

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Sunil Shivaji Thombare & Sau. Madhuri Sunil Thombare.**

Residential Row House No. A-5, Ground + First Floor, " **Sohan City Phase 1** ", Gat No. 254/ 3/ 1(P), Opp. To MSEB Sub Station Lasalgaon, Kotamgaon Road, At - Lasalgaon, Taluka - Niphad & District - Nashik, PIN Code – 422 306, State – Maharashtra, Country – India.

Latitude Longitude: 20°08'36.2"N 74°13'08.8"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, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

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Regd. Office

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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. A-5, Ground + First Floor, " **Sohan City Phase 1** ", Gat No. 254/ 3/ 1(P), Opp. To MSEB Sub Station Lasalgaon, Kotamgaon Road, At - Lasalgaon, Taluka - Niphad & District - Nashik, PIN Code – 422 306, State – Maharashtra, Country – India. belongs Name of Owner: **Shri. Sunil Shivaji Thombare & Sau. Madhuri Sunil Thombare.**

Boundaries of the property.

Boundaries	Plot	Row House
North	Sohan City Phase 1	Row House No. Phase 1 - A 4
South	Kotamgaon Road	Row House No. Phase 1 - A 6
East	Gat No. 253 Part	Colony Road
West	Gat No. 254 Part	Gat No. 254 Part

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 ₹ **23,60,000.00 (Rupees Twenty-Three Lakh Sixty Thousand Only)**. As per Site Inspection **88%** 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.**

Sharadkumar B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.07.08 18:20:20 +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,**Bank of Baroda****Regional Office**

3SNL Building, Datta Mandir Road, Nashik Road,

Nashik, PIN – 422 101, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF ROW HOUSE)

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	: 05.07.2024
	b) Date on which the valuation is made	: 08.07.2024
3.	List of documents produced for perusal: <ul style="list-style-type: none"> i. Copy of Agreement for Sale No. 702/ 2024 Dated.02.05.2024. ii. Copy of Correction Deed No. 1059/ 2024 Dated.22.05.2024. iii. Copy of Commencement Certificate Vide No. SR/ 68/ 2023 Dated.24.07.2023, issued by Office of the Sub - Divisional Officer, Niphad Sub Division, Niphad. iv. Copy of Approved Building Vide No. 696 Dated.29.03.2023, issued by Assistant Director of Town Planning Nashik. v. Copy of MAHA Rera Certificate No. P51600053469 Dated.06.11.2023 issued by Maharashtra Real Estate Regulatory Authority. 	
	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Owner: Shri. Sunil Shivaji Thombare & Sau. Madhuri Sunil Thombare. Address: Residential Row House No. A-5, Ground + First Floor, " Sohan City Phase 1 ", Gat No. 254/ 3/ 1(P), Opp. To MSEB Sub Station Lasalgaon, Kotamgaon Road, At - Lasalgaon, Taluka - Niphad & District - Nashik, PIN Code – 422 306, State – Maharashtra, Country – India. Contact Person: Shri. Mahale Sir (Site Engineer) Contact No. +91 883086554 Joint Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: Residential Row House No. A-5 is Situated on Ground + First Floor. As per Approved Plan, The composition of Row House is: Ground Floor – Hall + Kitchen + Toilet + Staircase + + Passage. First Floor – 2 Bedroom + Toilet + Passage+ Staircase + Balcony (i.e. 2BHK). The property is at 2.3 Km. travelling distance from nearest Bus Stand of Lasalgaon.



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			Landmark: Opp. To MSEB Sub Station Lasalgaon. At the time of inspection, the property was under construction. Extent of completion are as under:
	RCC Footing/Foundation	Completed	Full Building RCC
	RCC Plinth	Completed	Internal Brick work
	External Brick work	Completed	Internal plastering
	External plastering	Completed	Doors & Windows
	Flooring, Tiling, Kitchen Platform	Partly Completed	Internal painting
	External painting	Completed	Electrification, plumbing & Sanitary installation
	Total	88% 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.	:	Gat No. 254/ 3/ 1(P)
b)	Door No.	:	Residential Row House No. A-5
c)	T.S. No. / Village	:	At - Lasalgaon
d)	Ward / Taluka	:	Taluka- Niphad
e)	Mandal / District	:	District – Nashik
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Vide No. 696 Dated.29.03.2023, issued by Assistant Director of Town Planning Nashik.
g)	Approved map / plan issuing authority	:	Assistant Director of Town Planning Nashik.
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 Row House No. A-5, Ground + First Floor, " Sohan City Phase 1 ", Gat No. 254/ 3/ 1(P), Opp. To MSEB Sub Station Lasalgaon, Kotamgaon Road, At - Lasalgaon, Taluka - Niphad & District - Nashik, PIN Code – 422 306, 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 Panchayat / Municipality	:	At - Lasalgaon Assistant Director of Town Planning Nashik.
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 / Row House / Plot		Actual As per Agreement
	North	:	Sohan City Phase 1 Sohan City Phase 1
	South	:	Kotamgaon Road Kotamgaon Road
	East	:	Gat No. 253 Part Gat No. 253 Part
	West	:	Gat No. 254 Part Gat No. 254 Part
13.1	Dimensions / Boundaries of the property		Actual As per Agreement
	North		Row House No. Row House No. Phase 1 Phase 1 - A 4 - A 4
	South		Row House No. Row House No. Phase 1 Phase 1 - A 6 - A 6
	East		Colony Road Colony Road
	West		Gat No. 254 Part Gat No. 254 Part
13.2	Latitude, Longitude & Co-ordinates of the site	:	20°08'36.2"N 74°13'08.8"E
13.3	Whether Boundaries Matching with Actual		Yes
14.	Extent of the site	:	Carpet Area in Sq. Ft = 585.00 Balcony Area in Sq. Ft = 53.00 Open Space Area in Sq. Ft = 259.00 (Area as per Site Measurement) Carpet Area in Sq. Ft = 590.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 649.00 (Total Carpet Area + 10 %)
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft = 590.00 (Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Row Houses is Under Construction
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Gat No. 254/ 3/ 1(P)
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	At - Lasalgaon Assistant Director of Town Planning Nashik.
	Door No., Street or Road (Pin Code)	:	Residential Row House No. A-5, Ground + First Floor, " Sohan City Phase 1 ", Gat No. 254/ 3/ 1(P), Opp. To MSEB Sub Station Lasalgaon, Kotamgaon Road, At - Lasalgaon, Taluka - Niphad & District - Nashik, PIN Code – 422 306, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Row Houses is Under Construction.

5.	Number of Floors	:	Ground + First Floor
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	12 Row Houses
8.	Quality of Construction	:	Row Houses is Under Construction
9.	Appearance of the Building	:	Row Houses is Under Construction
10.	Maintenance of the Building	:	Row Houses is Under Construction
11.	Facilities Available	:	
	Lift	:	N. A
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Covered Parking
	Is Compound wall existing?	:	Proposed Yes
	Is pavement laid around the building	:	Proposed Yes
III	ROW House		
1	The floor in which the Row House is situated	:	Ground + First Floor
2	Door No. of the Row House	:	Residential Row House No. A-5
3	Specifications of the Row House	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum Sliding windows
	Fittings	:	Proposed Concealed plumbing, Concealed C.P. Fitting Wiring
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Row Houses is Under Construction
	Tax paid in the name of:	:	Row Houses is Under Construction
	Tax amount:	:	Row Houses is Under Construction
5	Electricity Service connection No.:	:	Row Houses is Under Construction
	Meter Card is in the name of:	:	Row Houses is Under Construction
6	How is the maintenance of the Row House?	:	Row Houses is Under Construction
7	Sale Deed executed in the name of	:	Name of Owner: Shri. Sunil Shivaji Thombare & Sau. Madhuri Sunil Thombare.
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Row House?	:	Built Up Area in Sq. Ft. = 649.00 (Total Carpet Area + 10 %)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Row House?	:	Carpet Area in Sq. Ft = 585.00 Balcony Area in Sq. Ft = 53.00 Open Space Area in Sq. Ft = 259.00 (Area as per Site Measurement) Carpet Area in Sq. Ft = 590.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	-

13	Is it being used for Residential or Commercial purpose?	:	Proposed Residential purpose
14	Is it Owner-occupied or let out?	:	Row Houses is Under Construction
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 developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Row House 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)	:	₹ 3,500.00 to ₹ 4,500.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).	:	4,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 2,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 19,400.00 per Sq. M. ₹ 1,802.00 per Sq. Ft.
	Guideline rate (After Depreciation)	:	-
5	Registered Value (if available)	:	N.A
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	Row Houses is Under Construction
	Replacement cost of Row House with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	Row Houses is Under Construction
	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	Row Houses is Under Construction
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	-
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 2,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 4,000.00 per Sq. Ft.
	Remark : -		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	590.00 Sq. Ft.	4000.00	23,60,000.00
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	As per current stage of work completion the value of the Row House (if Row House is under construction)			
12	After 100% completion final value of Row House			
	Total Value of the property			23,60,000.00

Value of Row House

Fair Market Value of the property	23,60,000.00
Realizable value of the property	22,42,000.00
Distress Value of the property	18,88,000.00
Insurable value of the property (649.00 Sq. Ft. X ₹ 2,000.00)	12,98,000.00
Guideline value of the property (649.00 Sq. Ft. X ₹ 1,802.00)	11,69,498.00

Justification for price / rate

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

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of



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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 Row House, where there are typically many comparables available to analyze. As the property is a Residential Row House, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 3,500.00 to ₹ 4,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc. We estimate ₹ 4,000.00 per Sq. Ft. on Carpet Area for valuation.

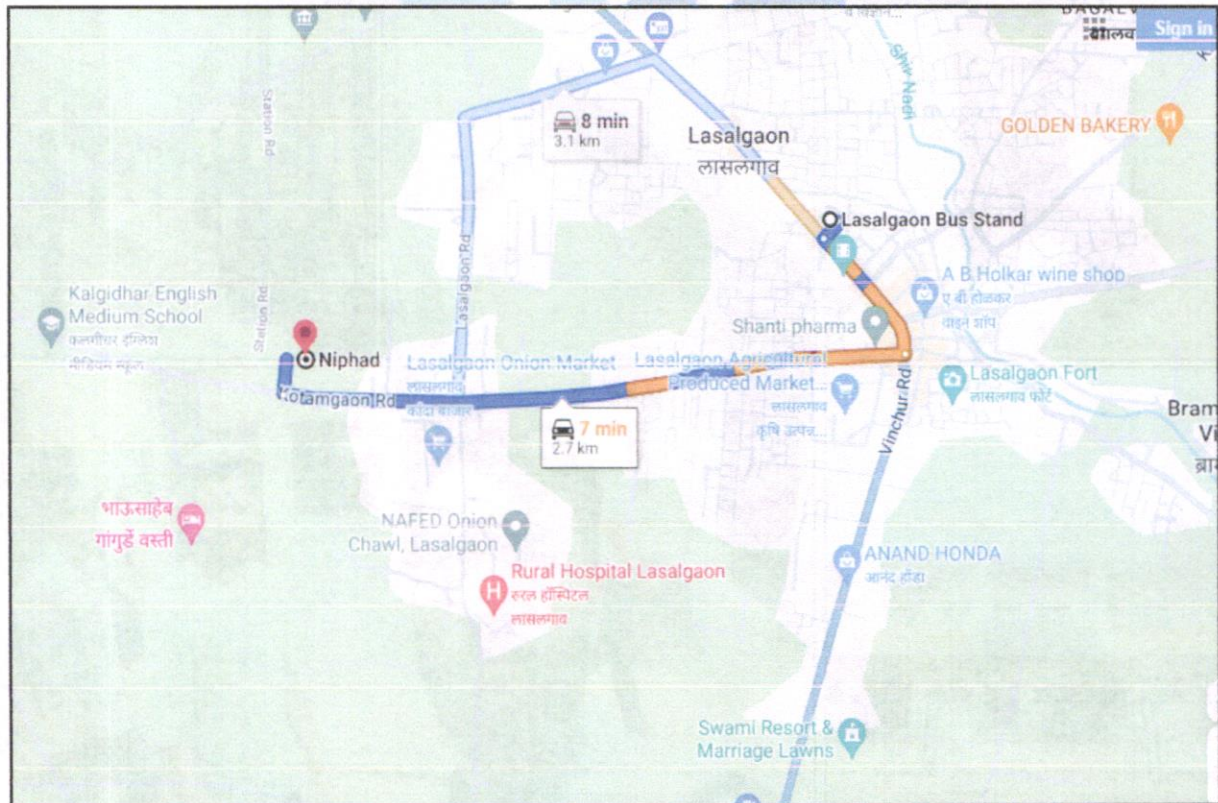
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	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: 20°08'36.2"N 74°13'08.8"E


Note: The Blue line shows the route to site from nearest Bus Stand of Lasalgaon (Nashik Road – 2.3 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: Niphad

Select Village: Mauje : Lasalgaon

Search By: Survey No. Location

Select Location: इतर विकसनशिल विभाग

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.3	27.3-दुकाने	27500	चौरस मीटर
SurveyNo	27/27.2	27.2-कार्यालये	24000	चौरस मीटर
SurveyNo	27/27.1	27.1-सदनिका	19400	चौरस मीटर
SurveyNo	12/12.3	12.3-गावठाण अंतगत	2900	चौरस मीटर
SurveyNo	12/12.2	12.2-गावठाण	4130	चौरस मीटर
		12		

Price Indicators

The screenshot shows a real estate listing on the 99acres website. The listing is for a property priced at 26 Lac, with an estimated EM of ₹20,766. The property features 2 bedrooms and 2 bathrooms, and is described as an independent house. The plot area is 1100 sq. ft. The listing is located in Lasalgaon, Nashik. The website interface includes a search bar, navigation tabs (Overview, Owner Details, Registry Record, Featured Dealers, Recommendations, Arti), and a 'Request Photos' button. A 'Send Feedback' button is visible on the right side of the listing.

99acres Buy | Enter Locality / Project / Society / Landmark | Post property | 9 |

Property in Nashik / House for sale in Nashik | Posted on Mar 17, 2024 | Ready to move

26 Lac @ 2,363 per sq. ft. | **2Bedrooms 2Baths** | **Contact Owner** | **Shortlist**

Estimated EM ₹20,766 | Independent House/Mita for Sale | In Lasalgaon, Nashik, Maharashtra

WOT AVAILABLE | Website: <https://mahanagar.com/real-estate/>

Overview | Owner Details | Registry Record | Featured Dealers | Recommendations | Arti

Plot area 1100 sq. ft. | Configuration: 2 Bedrooms, 2 Bathrooms, 1 Balcony

Price: 26 Lac @ 2,363 per sq. ft. | Address: Lasalgaon, Nashik

Total Floors: 2 Floors | Property Age: 1 to 5 Year Old

Photos not shared by advertiser | **Request Photos**

Why should you consider this property? | **Parking Available**

Send Feedback





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Agreement For Sale

<div style="text-align: center;">  <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="text-align: center; margin: 0;">लसल</p> <p style="text-align: center; margin: 0;">द.क्र. ७०२ / २०२४</p> <p style="text-align: center; margin: 0;">६-३१</p> </div> </div> <p style="text-align: center; margin-top: 10px;">!!श्री!!</p> <p style="text-align: center;">रो हाउस विक्री करारनामा</p> <p>मुद्रांक शुल्क ई चलान रु ९३,९००/- नोंदणी फी ई चलान रु ९५,५९०/-</p> <p>लासलगाव ता.निफाड येथील सोहन सिटी फेज १ मधील रो हाउस नं. अ ५ वे फरोक्त खरेदीखताचा विक्री करारनामा शासकिय मुल्यांकन किंमत रक्कम रु ९३,९२,०००/-अक्षरी रु तेरा लाख बयाळव हजार मात्र. व आमची आपापसातील मुळ व्यवहाराची ठरलेली किंमत रु ९५,५९,०००/-अक्षरी रु पंधरा लाख एककावन्न हजार मात्र आज वारभूत वार दिनांक २ माहे मे सन २०२४ ते दिवशी.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%; vertical-align: top;"> <p>१. श्री.सुनिल शिवाजी ठोंबरे उ.व.३७ पॅन नं-ANVPT7041C आधार नं-२०९७ ६९६७ ९२६५ २. सौ. माधुरी सुनिल ठोंबरे उ.व.३२ पॅन नं- BOTPT6567B आधार नं-९२४८ ८२७५ ४९५८ धंदा-नं. १ नोकरी नं. २ घरकाम रा.पिंपळद ता.निफाड जि.नासिक -यांसी-</p> </td> <td style="width: 30%; vertical-align: middle; text-align: center;">} लिहून</td> </tr> <tr> <td style="vertical-align: top;"> <p>श्री. सिध्दार्थ सोहनलाल भंडारी उ.व.२७ पॅन नं- BRRPB7051F आधार नं-८५६९ ७८४२ ८२८५ धंदा-व्यापार रा.मु.पो. पिंपळगाव ब. ता.निफाड जि.नासिक</p> </td> <td style="vertical-align: middle; text-align: center;">} देणार</td> </tr> </table> <p style="margin-top: 20px;">कारणे, निवासी रो-हाउस मिळकतीचे कायम फरोक्त खरेदीखताचा विक्री करारनामा लिहून देतो कि,</p> <p>१. अ.मिळकतीचे वर्णन :-</p> <p>तुकडी जिल्हा नासिक पोट तुकडी तालुका निफाड पैकी मौजे लासलगाव ग्रामपंचायत हद्दीतील रहिवास विभागात समाविष्ट असलेली मिळकत यांसी गट नं. २५४/३/१ क्षेत्र १-८० आर पैकी मालकीचे क्षेत्र ५२००-०० चौ.मी.</p> <p>यांसी चतु:सिमा :-</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">पुर्व-</td> <td style="width: 25%;">गट नं. २५३</td> <td style="width: 25%;">पश्चिम- गट नं. २५४ पैकी</td> <td style="width: 25%;"></td> </tr> <tr> <td>दक्षिण-</td> <td>कोटमगाव रोड</td> <td>उत्तर- सोहन सिटी फेज २ रो हाउस</td> <td></td> </tr> </table> <p style="margin-top: 10px;">येणेप्रमाणे वर वर्णन केलेली मिळकत जलतरु, काष्टपाषाण, निधीनिक्षेप, तदंगभूत, वस्तुसह जाणेयेणेचे वागवहिवाटीचे कॉ.रोड सामा. वापरण्याचे हक्कासह दरोबरत.</p> <p>ब. खरेदी दयावयाचे मिळकतीचे वर्णन :-</p>	<p>१. श्री.सुनिल शिवाजी ठोंबरे उ.व.३७ पॅन नं-ANVPT7041C आधार नं-२०९७ ६९६७ ९२६५ २. सौ. माधुरी सुनिल ठोंबरे उ.व.३२ पॅन नं- BOTPT6567B आधार नं-९२४८ ८२७५ ४९५८ धंदा-नं. १ नोकरी नं. २ घरकाम रा.पिंपळद ता.निफाड जि.नासिक -यांसी-</p>	} लिहून	<p>श्री. सिध्दार्थ सोहनलाल भंडारी उ.व.२७ पॅन नं- BRRPB7051F आधार नं-८५६९ ७८४२ ८२८५ धंदा-व्यापार रा.मु.पो. पिंपळगाव ब. ता.निफाड जि.नासिक</p>	} देणार	पुर्व-	गट नं. २५३	पश्चिम- गट नं. २५४ पैकी		दक्षिण-	कोटमगाव रोड	उत्तर- सोहन सिटी फेज २ रो हाउस		<div style="text-align: center;">  <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="text-align: center; margin: 0;">लसल</p> <p style="text-align: center; margin: 0;">द.क्र. ७०२ / २०२४</p> <p style="text-align: center; margin: 0;">६-३१</p> </div> </div> <p style="text-align: center; margin-top: 10px;">स्थानिक नाव</p> <p>सोहन सिटी २५४/३/१ ५२००-००</p> <p>सदर मिळकतीवरील सोहन सिटी फेज १ रो हाउस मधील दुमजली रो-हाउस मिळकत.</p> <p>रो-हाउस नं.अ ५ प्लॉटचे क्षेत्र ५४-८८ चौ.मी. व तळमजला + पहिला मजला मिळुन रेरा कारपेट क्षेत्र ५४-८५ चौ.मी यात तळमजल्यास हॉल +किचन,संडास, बाथरूम,जिना, पॅसेज व पहिल्या मजल्यास २ बेडरूम, टॉयलेट, बाथरूम, बाल्कनी.</p> <p>चतु:सिमा :-</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">पुर्व-</td> <td style="width: 50%;">कॉलनी रोड</td> </tr> <tr> <td>पश्चिम-</td> <td>गट नं. २५४ पैकी</td> </tr> <tr> <td>दक्षिण-</td> <td>रो हाउस नं. फेज १ अ ६</td> </tr> <tr> <td>उत्तर-</td> <td>रो हाउस नं. फेज १ अ ७</td> </tr> </table> <p style="margin-top: 20px;">येणेप्रमाणे वर वर्णन केलेली चतु:सिमापुर्वक तोहन सिटी रो-हाउस मिळकत यांसी क्षेत्राची लांबी रुंदी मंजुर बांधकाम नकाशाप्रमाणे, तसेच सोई सुविधासह तसेच सदरचे रो हाउसचे वरील टेरेंसाचा भाग मालकी हक्कासह, तसेच तळमजलीत अविभक्त मालकी हक्कासह, तसेच सदर रो हाउसला जाणेयेणेसाठी पुर्वबाजुने कॉलनी रोड सामाईक वापराचे हक्कासह,निवासी बिनशेती प्लॉटचे क्षेत्र व त्यामधील बांधीव रो हाउसला मिळकतीत हवा, उजेड घेणेचा हक्क मंजुर बांधकाम नकाशाप्रमाणे व सोई सुविधासह मिळकत कायम फरोक्त खरेदी देणेची ठरली आहे.तसेच सदरचे मंजुर अभिन्यासांमधील मोकळ्या जागा, अॅमिनीटी प्लॉट, ओपन स्पेस या सर्वांवर मालकी लिहून देणार यांचीच आहे व राहिल.त्यादर लिहून देणार यांचा व त्यांचे वारसांचा कोणत्याही प्रकारे हक्क व अधिकार रहाणार नाही.</p> <p>सदर रो हाउसमध्ये बांधकाम करतांना देण्या-या सोयीसुविधा खालीलप्रमाणे असातील.</p> <ol style="list-style-type: none"> १. आर सी सी कॉलम, बिन. २. बाहेरील बांधकाम ६ इंच वितकाम व आतील ४ इंच वितकाम व संडास, बाथरूम ४ इंच वितकाम. ३. बाहेरील बाजुस सिमेंट प्लारटर, तर आतील बाजुस भिंतीना प्लारटर. ४. मुख्य दरवाजा फ्रेममध्ये, डिझायनर लॅमिनेटेड दरवाजा रोपटी लॅचसह, आतील सर्व सिमेंट कॉन्क्रेट चौकट व लॅमिनेटेड पलश डोअर्स,संडास व बाथरूम दरवाजे फायबरचे ५. तीन वॉल पायडर कोटेड अॅल्युमिनियम रत्नायडींग विंडो, आकर्षक डिझाईनची एम एस.सेपटी ग्रिल. ६. बाथरूम/टॉयलेटमध्ये डिझायनर प्लेझ टाईल्स. ७. स्टेबलेस स्टील सिंकसह किचन प्लॅटफॉर्म, डिझायनर वॉल टाईल्स. ८. उत्कृष्ट दर्जाचे कन्सील्ड प्लंबिंग. ९. मॉड्युलर स्टिचेस व फिटींगसह कन्सील्ड इलेक्ट्रीफिकेशन. १०. हॉल, किचन, बाथरूममध्ये व्हेटीफाईड टाईल्स, स्कर्टींग. ११. बाहेरील भिंतीना अॅक्रेलिक तसेच आतील भिंतीना ऑईड बाउंड डिस्टेंम्पर पॅट. 	पुर्व-	कॉलनी रोड	पश्चिम-	गट नं. २५४ पैकी	दक्षिण-	रो हाउस नं. फेज १ अ ६	उत्तर-	रो हाउस नं. फेज १ अ ७
<p>१. श्री.सुनिल शिवाजी ठोंबरे उ.व.३७ पॅन नं-ANVPT7041C आधार नं-२०९७ ६९६७ ९२६५ २. सौ. माधुरी सुनिल ठोंबरे उ.व.३२ पॅन नं- BOTPT6567B आधार नं-९२४८ ८२७५ ४९५८ धंदा-नं. १ नोकरी नं. २ घरकाम रा.पिंपळद ता.निफाड जि.नासिक -यांसी-</p>	} लिहून																				
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पुर्व-	गट नं. २५३	पश्चिम- गट नं. २५४ पैकी																			
दक्षिण-	कोटमगाव रोड	उत्तर- सोहन सिटी फेज २ रो हाउस																			
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उत्तर-	रो हाउस नं. फेज १ अ ७																				

Correction Deed



लसल
द.क्र. १०२ / २०२४
६-३१

!!श्री!!

रो हाउस विक्री करारनामा

मुद्रांक शुल्क ई चलान रु १३,१००/-
नोंदणी फी ई चलान रु ११,५१०/-

लासलगाव ता.निफाड येथील सोहन सिटी फेज १ मधील रो हाउस नं. ७१ चे फरोक्त खरेदीखताचा विक्री करारनामा शासकिय मुल्यांकन किंमत रक्कम रु १३,१२,०००/-अक्षरी रु तेरा लाख बयान्वन्न हजार मात्र. व आमची आपापसातील मुळ व्यवहाराची ठरलेली किंमत रु ११,५१,०००/-अक्षरी रु पंधरा लाख एक्कावन्न हजार मात्र आज वारभु, वार दिनांक २ माहे मे सन २०२४ ते दिवशी.

१. श्री.सुनिल शिवाजी ठोंबरे उ.व.३७

पॅन नं.-ANVPT7041C

आधार नं.-२०९७ ६९६७ ९२६५

२. सौ. माधुरी सुनिल ठोंबरे उ.व.३२

पॅन नं.- BOTPT6567B

आधार नं.-९२४८ ८२७५ ४९५८

धंदा-नं. १ नोकरी नं. २ घरकाम रा.पिंपळद

ता.निफाड जि.नासिक

-यांसी-

श्री. सिध्दार्थ सोहनलाल भंडारी उ.व.२७

पॅन नं.- BRRPB7051F

आधार नं.-८५६९ ७८४२ ८२८५

धंदा-व्यापार रा.मु.पो. पिंपळगाव व.

ता.निफाड जि.नासिक

लिहून

घेणार

लिहून

देणार

कारणे, निवासी रो-हाउस मिळकतीचे कायम फरोक्त खरेदीखताचा विक्री करारनामा लिहून देतो कि,

१. अ.मिळकतीचे वर्णन :-

तुकडी जिल्हा नासिक पोट तुकडी तालुका निफाड पैकी मौजे लासलगाव ग्रामपंचायत हद्दीतील रहिवास विभागात समाविष्ट असलेली मिळकत यांसी गट नं. २५४/३/१ क्षेत्र १-८० आर पैकी मालकीचे क्षेत्र ५२००-०० चौ.मी.

यांसी चतु:सिमा :-

पुर्व- गट नं. २५३

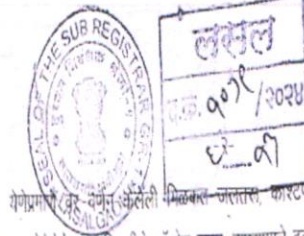
पश्चिम- गट नं. २५४ पैकी

दक्षिण- कोटमगाव रोड

उत्तर- सोहन सिटी फेज २ रो हाउस

येणेप्रमाणे वर वर्णन केलेली मिळकत जलतरु, काष्टपाषाण, निधीनिक्षेप, तदंगभुत, वस्तुसह जाणेयेणेचे वागवहिवाटीचे कॉ.रोड सामा. वापरण्याचे हक्कासह दरोबरस्त.

ब. खरेदी दयावयाचे मिळकतीचे वर्णन :-



येणेप्रमाणे वर वर्णन केलेली मिळकत जलतरु, काष्टपाषाण, निधीनिक्षेप, तदंगभुत,

वस्तुसह जाणेयेणेचे वागवहिवाटीचे कॉ.रोड सामा. वापरण्याचे हक्कासह दरोबरस्त.

ब. खरेदी दयावयाचे मिळकतीचे वर्णन :-

स्थानिक नाव गट नं. क्षेत्र हे.आर.चौ.मी.

सोहन सिटी २५४/३/१ ५२००-००

सदर मिळकतीवरील सोहन सिटी फेज १ रो हाउसेस मधील दुमजली रो-हाउस मिळकत रो-हाउस न.अं ५ प्लॉटचे क्षेत्र ५४-८८ चौ.मी. व तळमजला + पहिला मजला मिलुन रेरा कारपोट क्षेत्र ५४-८५ चौ.मी यात तळमजल्यास हॉल +किचन,सडास, बाथरूम,जिना, पॅसेज व पहिल्या मजल्यास २ बेडरूम, टॉयलेट, बाथरूम, बाल्कनी.

चतु:सिमा :-

पुर्व- कॉलनी रोड पश्चिम- गट नं. २५४ पैकी

दक्षिण- रो हाउस नं. फेज १ अं ६ उत्तर- रो हाउस नं. फेज १ अं ७

येणेप्रमाणे वर वर्णन केलेली मिळकत जलतरु, काष्टपाषाण, निधीनिक्षेप, तदंगभुत, वस्तुसह जाणेयेणेचे वागवहिवाटीचे कॉ.रोड वापरण्याचे हक्कासह दरोबरस्त.

मी लिहून देणार वर कालम १ व मध्ये वर्णन केलेल्या मिळकतीचे विक्री करारनामा दस्त हा लिहून घेणार यांचे लाभांत मे.दु.नि.सो. लासलगाव यांचे कार्यालयात दस्त नं. ७०२/२०२४ दिनांक २/५/२०२४ अन्वये लिहून व नोंदवुन दिला आहे. त्यात सदरचे सदनिका मिळकतीची उत्तरेकडील चतु:सिमा हि नजरचुकिने, टंकदोषामुळे चुकिची लिहीली गेली आहे त्या चतु:सिमेत दुरुस्ती व्हावी म्हणुन आपण हा चुक दुरुस्ती लेख लिहून व नोंदवुन देत आहोत.

ह्यात आपण खातीलप्रमाणे चुक दुरुस्ती करुन देत आहोत त्याचे वर्णन असे..

ब. खरेदी दयावयाचे मिळकतीचे वर्णन :-

स्थानिक नाव गट नं. क्षेत्र हे.आर.चौ.मी.

सोहन सिटी २५४/३/१ ५२००-००

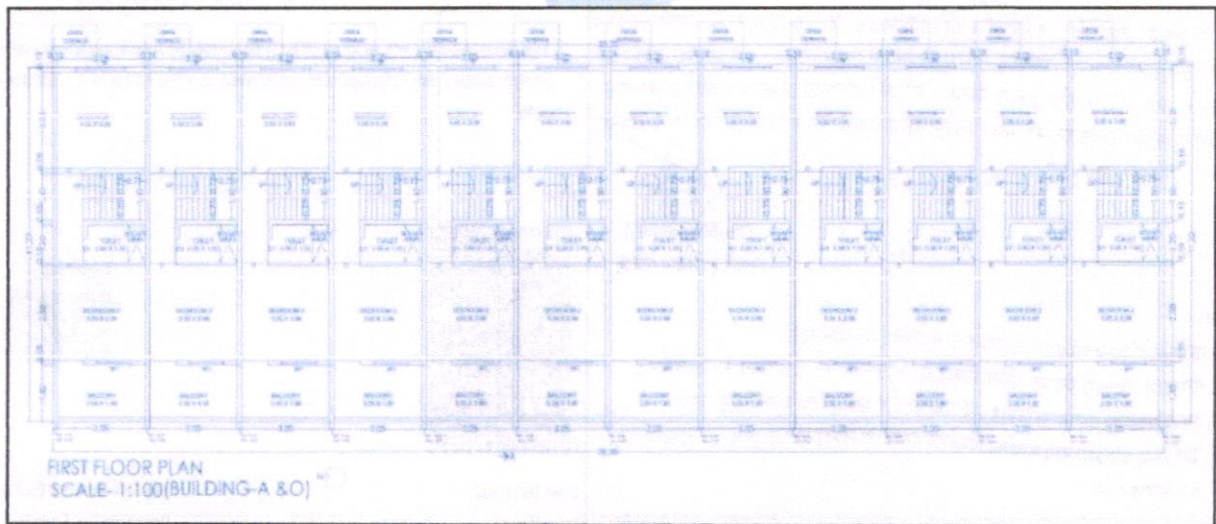
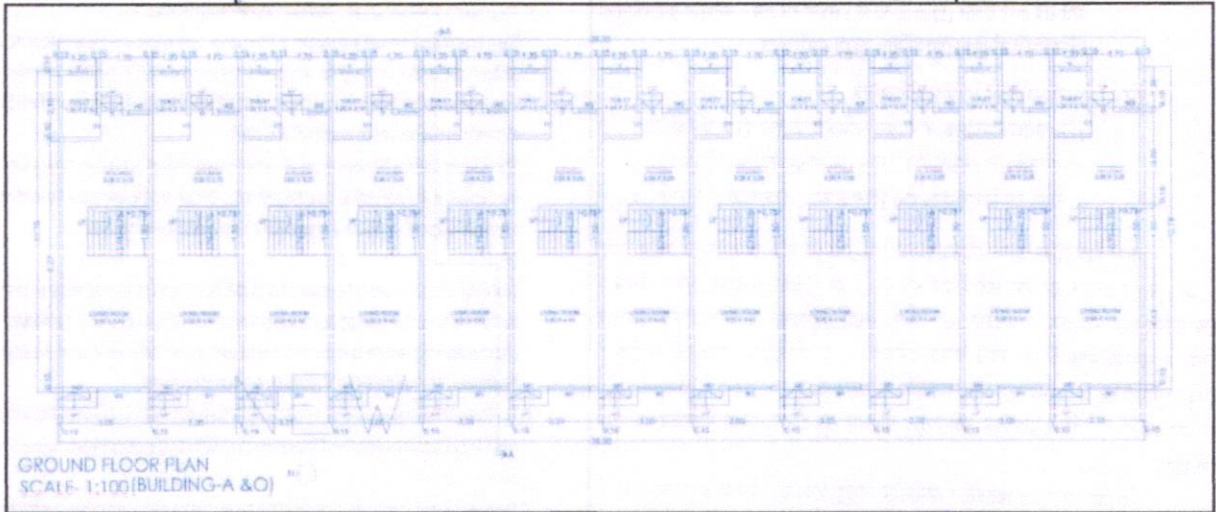
Approved Plan

SHEET 2/2

1) This drawing is based on information/document provided by owner/CPA.H
PROPOSED GROUP HOUSING FOR RESIDENTIAL & COMMERCIAL
PURPOSE GUT NO.254/3/1(P), AT LASALGACH (B), TAL. NIPHAD,
DIST. NASHIK
FOR MR. SIDDHARTH S. BHANDARI

Recommended For Approval For Residential & Commercial
Purpose Only, As Amended in
Subject To the Conditions Mentioned in this Office
letter No. १११ Dated 29.03.2023

Asstt. Director of
Town Planning
NASHIK








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Commencement Certificate & Rera Certificate

   <p>महसूल विभाग उपविभागीय अधिकारी कार्यालय, निफाड उपविभाग, निफाड मु.पो. रसलपुर, तालुका निफाड, जिल्हा नाशिक, पिन कोड 422303 वेब :- www.nashik.nic.in ई-मेल :- prantniphad@gmail.com दूरध्वनी क्र. (02550) 241152</p>	 <p>Maharashtra Real Estate Regulatory Authority REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]</p>
<p>क्र. नं. वा. ध. परवानगा. एस.आर. 68.2023 निफाड दि. 04/07/2023</p> <p>प्रति, श्री. निधार्थ सोहनलाल भंडारी, रा. पिंपळगांव बसवंत, ता. निफाड, जि. नाशिक</p>	<p>This registration is granted under section 5 of the Act to the following project under project registration number : P51600053469 Project: Sohan City Phase 1 Lasalgaon Plot Bearing / CTS / Survey / Final Plot No.: Gat No. 254/3/1(P), Lasalgaon at Lasalgaon, Niphad, Nashik, 422306.</p>
<p>विषय :- बांधकाम परवानगी मिळणेबाबत मौजे लासलगांव, ता. निफाड येथील ग.नं. 254/3/1 पे क्षेत्र 1.80 हे आर पेकी अर्जदार यांचे क्षेत्र 0.52 हे आर (5200.00 चौ.मी.) क्षेत्रात रहिवास + वाणिज्य प्रयोजनासाठी अभिन्यास व बांधकाम (ग्रुप होसिंग) नकाशा मंजुरीबाबत संदर्भ :- 1) आपला दि. 07/07/2023 मोजेचा अर्ज 2) म. सहाय्यक संचालक, नगर रचना, नाशिक यांचेकडून पत्र क्र. अभि. वा. पो. मो. लासलगांव, ता. निफाड ग.नं. 254/3/1, समनं. 696 दि. 29/03/2023 3) तहसिलदार निफाड यांचेकडून पत्र क्र. ज. क्र. ज. म. 1-42 क. का. वि. 17/2023 दि. 19/5/2023</p>	<p>1. Mr./Ms. Siddharth Sohanlal Bhandari son/daughter of Mr./Ms. SOHAWLAL MOHANLAL BHANDAR Tehsil: Nashik, District: Nashik, Pin: 422209, situated in State of Maharashtra. 2. 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 sub-section (2) of section 4 read with Rule 5; OR That entire of the amounts to be realised herein after 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 06/11/2023 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6. • The promoter shall comply with the provisions of the Act and the rules and regulations made there under; • That the promoter shall take all the pending approvals from the competent authorities.</p>
<p>वरील विषयाबाबत आपण संदर्भ क्रमांक 1 चे अर्जांमध्ये मौजे लासलगांव, ता. निफाड येथील ग.नं. 254/3/1 पे क्षेत्र 1.80 हे आर पेकी अर्जदार यांचे क्षेत्र 1.04 हे आर (10400.00 चौ.मी.) क्षेत्रात रहिवास + वाणिज्य प्रयोजनासाठी अभिन्यास व बांधकाम (ग्रुप होसिंग) नकाशा मंजुरीबाबत या कार्यावळीकडे केल्या अर्जांनुसार म. सहाय्यक संचालक, नगर रचना, नाशिक यांचेकडून पत्र क्र. अभि. वा. पो. मो. लासलगांव, ता. निफाड ग.नं. 254/3/1, समनं. 696 दि. 29/03/2023 मोजे लासलगांव, ता. निफाड येथील ग.नं. 254/3/1 पे क्षेत्र 5200.00 चौ.मी. यास रहिवास + वाणिज्य प्रयोजनासाठी अभिन्यास व बांधकाम (ग्रुप होसिंग) नकाशा मंजुरीबाबत शिफारस केली आहे.</p> <p>त्यानुसार विषयाबाबत तहसिलदार निफाड यांचेकडून म.ज.म. अभिन्यास 1966 चे कलम 42 के अन्वये दिलेल्या सनदेमधील व म. सहाय्यक संचालक, नगर रचना, नाशिक यांचेकडून पत्र क्र. अभि. वा. पो. मो. लासलगांव, ता. निफाड ग.नं. 254/3/1, समनं. 696 दि. 29/03/2023 चे पत्रातील व सर्व शर्ती/अटींना अधिन राहून मौजे लासलगांव, ता. निफाड येथील ग.नं. 254/3/1 पे क्षेत्र 1.80 हे आर पेकी अर्जदार यांचे क्षेत्र 0.52 आर (5200.00 चौ.मी.) क्षेत्रात रहिवास + वाणिज्य प्रयोजनासाठी अभिन्यास व बांधकाम (ग्रुप होसिंग) नकाशांना परवानगी देण्यात येते आहे. सोबत बांधकाम नकाशा मंजूर अभिन्यास पत्राची छायांकित प्रत व अभिन्यास नकाशा दोन प्रतींमध्ये जोडले आहे.</p>	<p>3. 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.</p>
<p>उपविभागीय अधिकारी निफाड उपविभाग निफाड</p> <p>प्रत :- 1) तहसिलदार निफाड यांचेकडे महाहोतीसाठी व आवश्यक त्या कार्यवाहीसाठी 2) गटविकास अधिकारी, पंचायत समिती, निफाड यांचेकडे महाहोतीसाठी व आवश्यक त्या कार्यवाहीसाठी रवाना 3) तलाठी पिंपळगांव बसवंत, ता. निफाड यांना महाहोतीसाठी व आवश्यक त्या कार्यवाहीसाठी रवाना 4) ग्रामविकास अधिकारी प्रा.पं. कार्यालय पिंपळगांव बसवंत, ता. निफाड यांना महाहोतीसाठी व आवश्यक त्या कार्यवाहीसाठी रवाना.</p> <p>उपविभागीय अधिकारी निफाड उपविभाग निफाड</p>	 <p>Signature valid Digitally Signed by Dr. Vasant Nemanand Prabhu (Secretary, MahaRERA) Date: 06/11/2023 12:28:49</p> <p>Dated: 06/11/2023 Place: Mumbai</p> <p>Signature and seal of the Authorized Officer Maharashtra Real Estate Regulatory Authority</p>

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 ₹ 23,60,000.00 (Rupees Twenty-Three Lakh Sixty Thousand Only). The **Realizable Value** of the above property ₹ 22,42,000.00 (Rupees Twenty-Two Lakh Forty-Two Thousand Only) and the **Distress value** ₹ 18,88,000.00 (Rupees Eighteen Lakh Eighty-Eight Thousand Only).

Place: Nashik

Date: 08.07.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.07.08 18:20:37 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
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)



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(Annexure – III)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 08.07.2024 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 05.07.2024. 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.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration is Purchased by Shri. Sunil Shivaji Thombare & Sau. Madhuri Sunil Thombare From Shri. as per Agreement For Sale No. 702/ 2024 Dated.02.05.2024.
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office. to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh– 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 – 05.07.2024 Valuation Date - 08.07.2024 Date of Report - 08.07.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 05.07.2024
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 Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, 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 **08th July 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 advice 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 Row House, admeasuring **590.00 Sq. Ft. Carpet Area** owned by **Name of Owner: Shri. Sunil Shivaji Thombare & Sau. Madhuri Sunil Thombare**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Name of Owner: Shri. Sunil Shivaji Thombare & Sau. Madhuri Sunil Thombare**. 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 Row House, admeasuring **590.00 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 Purchasers 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 Row House 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.



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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Row House, admeasuring **590.00 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.



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(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: 08.07.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.07.08 18:20:45 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report



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