



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri.Rameshkumar Chhotelal Gupta**

Residential Land & **Bungalow on Plot No.34**, Ground Floor, Survey No.25/B/1,
Opposite Sai Multiservice, Ajmeri Nagar, Kewal Park Link Road, Village- Chunchale ,
Tal & Dist.- Nashik, PIN Code – 422 010, State - Maharashtra, Country - India

Latitude Longitude: 19°58'20.5"N 73°44'07.7"E

Intended User:

**Punjab National Bank
Canada Corner Branch**

Shop No.2,3,4 Prestige Point, Opp. Vasant Market, Canada Corner
Nashik – 422 005, State – Maharashtra, Country – India.

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

Our Pan India Presence at :

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

Regd. Office

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

+91 22 47495919

mumbai@vastukala.co.in

www.vastukala.co.in



VALUATION OPINION REPORT

The property bearing Residential Land & **Bungalow on Plot No.34**, Ground Floor, Survey No.25/B/1, Opposite Sai Multiservice, Ajmeri Nagar, Kewal Park Link Road, Village- Chunchale , Tal & Dist.- Nashik, PIN Code – 422 010, State - Maharashtra, Country - India belongs to **Shri. Rameshkumar Chhotelal Gupta**

Boundaries of the property

	Plot
North	7.50 Meter Road
South	Survey No.29
East	Survey No.30
West	Plot No.33

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 92,26,800/- (Rupees Ninety-Two Lakh Twenty-Six Thousand Eight Hundred Only)**.

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

Hence certified

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

**Sharadkumar
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.07.11 16:45:26 +05'30'

Director

Sharadkumar B. Chalikwar

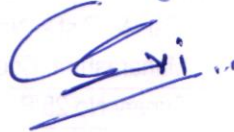
Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

Auth. Sign.



Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To
Branch Manager,
Punjab National Bank
Canada Corner Branch
 Shop No.2,3,4 Prestige Point, Opp. Vasant Market, Canada Corner
 Nashik – 422 005, State – Maharashtra, Country – India.

Valuation Report of Immovable Property

I	Introduction	
1	Name of Valuer	Vastukala Consultants (I) Pvt. Ltd.
2	Date of Inspection	08.07.2024
	Date of Valuation	10.07.2024
3	Purpose of Valuation	As per the request from Punjab National Bank, Canada Corner Branch to assess fair market value of the property for Banking purpose
4	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	Shri.Rameshkumar Chhotelal Gupta Address – Residential Land & Bungalow on Plot No.34, Ground Floor, Survey No.25/B/1, Opposite Sai Multiservice, Ajmeri Nagar, Kewal Park Link Road, Village- Chunchale, Tal & Dist.- Nashik, PIN Code – 422 010, State - Maharashtra, Country - India <u>Contact Details</u> Shri.Rameshkumar Chhotelal Gupta (Owner) Contact No.+91 9850204278 (Sole Ownership)
5	Name of Bank/FI as applicable	Punjab National Bank
6	Name of the Developer of Property (in case of developer-built properties)	Developer
7	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Owner Occupied
II	Physical Characteristics of the Asset	
1	Location of the Property	Residential Land & Bungalow on Plot No.34, Ground Floor, Survey No.25/B/1, Opposite Sai Multiservice, Ajmeri Nagar, Kewal Park Link Road, Village- Chunchale, Tal & Dist.- Nashik, PIN Code – 422 010, State - Maharashtra, Country - India
	S No / Plot	Survey No.25/B/1, Plot No.34
	Door No.	Residential Land & Bungalow No.34
	C. T.S. No. / Village	Village- Chunchale



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Ward / Taluka	Nashik						
Mandal / District	Nashik						
Brief description of the property							
Property -							
The property is Residential Land & Bungalow on Plot No.34 , Ground Floor, Survey No.25/B/1, Opposite Sai Multiservice, Ajmeri Nagar, Kewal Park Link Road, Village- Chunchale ,Tal & Dist.- Nashik, PIN Code – 422 010, State - Maharashtra, Country - India. It is well connected by road and train. It is located at about 15.3 KM. travelling distance from Nashik Railway Station.							
Plot Area:							
As per Approved Plan, the land area is 288.75 Sq. M. considered for valuation.							
Structures –							
The composition of the Residential Bungalows per site inspection is as below:							
Composition (As per site Inspection)							
Ground Floor – Living, Kitchen, Dining,3 Bedroom, Wc, Bath, Toilet, Passage, Staircase, Canopy.							
As per Approved Plan the Built-up area is 112.20 Sq. M. considered for valuation.							
<table border="1"> <thead> <tr> <th>Floor</th> <th>Area (Sq.M)</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>112.20</td> </tr> <tr> <td>Total Built Up Area</td> <td>112.20</td> </tr> </tbody> </table>		Floor	Area (Sq.M)	Ground Floor	112.20	Total Built Up Area	112.20
Floor	Area (Sq.M)						
Ground Floor	112.20						
Total Built Up Area	112.20						
Nearby landmark	Opposite Sai Multiservice						
2. Survey No / Plot	Survey No.25/B/1, Plot No.34						
3. Village	Village- Chunchale						
Residential area	Yes						
Commercial area	No						
Industrial area	No						
4. Classification of the area							
i) High / Middle / Poor	Middle Class						
ii) Urban / Semi Urban / Rural	Urban						
5. Coming under Corporation limit / Village Panchayat / Municipality	Nashik Municipal Corporation						
6. Postal address of the property	Residential Land & Bungalow on Plot No.34 , Ground Floor, Survey No.25/B/1, Opposite Sai Multiservice , Ajmeri Nagar, Kewal Park Link Road, Village-Chunchale ,Tal & Dist.- Nashik, PIN Code – 422 010, State - Maharashtra, Country - India						
7. Latitude, Longitude and Coordinates of the site	19°58'20.5"N 73°44'07.7"E						
8. Area of the plot/land (supported by a plan)	Land Area – 288.75 Sq. M. (As per Approved Plan)						
9. Layout plan of the area in which the	Not Provided						

	property is located		
10.	Development of surrounding areas	Developed	
11.	Details of Roads abutting the property	Above than 20 ft. B.T. Road	
12.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No	
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	N.A., Residential Land	
14.	Boundaries of the Property Plot	As per Site	As per Document
	North	7.50 Meter Road	7.50 Meter Road
	South	Survey No.29	Survey No.29
	East	Survey No.30	Survey No.30
	West	Plot No.33	Plot No.33
14A	Boundaries of the Property Bungalow		
	North	---	---
	South	---	---
	East	---	---
	West	---	---
	Extent of the site considered for valuation (least of 14 A & 14 B)	Land Area – 288.75 Sq. M. (As per Approved Plan) Built up area – 112.20 Sq.M (As per Approved Plan)	
15.	Description of Adjoining properties	Residential properties	
	North		
	South		
	East		
	West		
16.	Survey no. if any	-	
17.	Type of Bungalow(Residential/ Commercial/ Industrial)	Residential	
18.	Details of the Row House/Row Houses and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with Bungalowplans and elevations	Built up area – 112.20 Sq.M (As per Approved Plan) Year of Construction – 2021 (As per occupancy certificate)	
19.	Plinth Area, and saleable are to be mentioned separately and clarified	Land Area – 288.75 Sq. M. (As per Approved Plan)	

20.	Any other aspect	-
III	Town Planning parameters	
1.	Master plan provisions related to the property in terms of land use	Residential use
2.	Date of issue and validity of layout of approved map / plan	Copy of Approved Building Plan Accompanying Occupancy Certificate No.Nashik/28151/2021 dated 08.11.2021 issued by Sectional Engineer Nashik Municipal Corporation.
3.	Approved map / plan issuing authority	
4.	Whether genuineness or authenticity of approved map / plan is verified	Yes
5.	Any other comments by our empaneled valuers on authentic of approved plan	No
6.	Planning area/zone	Residential Zone
7.	Development controls	Nashik Municipal Corporation
8.	Zoning regulations	Residential Purpose
9.	FAR/FSI permitted and consumed	As per NMC Norms
10.	Ground coverage	-
11.	Transferability of development rights if any, Bungalowbye- law provisions as applicable to the property viz. setbacks, height restrictions, etc.	No information provided.
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	Residential
13.	Comment on unauthorized constructions if any	No
14.	Comment on demolition proceedings if any	No
15.	Comment on compounding/ regularization proceedings	No
16.	Comment on whether OC has been issued or not	Copy of Occupancy Certificate Javak No.NRV/28151/2021 dated 08.11.2021 issued by Nashik Municipal Corporation
17.	Any other aspect	-
IV.	Legal Aspects	
1.	Ownership Documents	
	1. Copy of Sale deed Vide No.2062/2020 Dated.29.06.2020	
	2. Copy of Commencement Certificate No.LND/BP/CD/432 dated 11.01.2021 issued by Nashik Municipal Corporation	
	3. Copy of Approved Building Plan Accompanying Occupancy Certificate No.Nashik/28151/2021 dated 08.11.2021 issued by Sectional Engineer Nashik Municipal Corporation	
	4. Copy of Occupancy Certificate Javak No.NRV/28151/2021 dated 08.11.2021 issued by Nashik Municipal Corporation.	
2.	TIR Verification	Not Applicable

3.	Name of the Owner/s	Shri.Rameshkumar Chhotelal Gupta
4.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any regarding immovable property.	Information not available
5.	Comment on whether the IP is independently accessible?	Yes.
6.	Title verification,	Not Applicable
7.	Details of leases if any,	Not Applicable
8.	Ordinary status of freehold or leasehold including restrictions on transfer	Not Applicable
9.	Agreement of easement if any	Not Applicable
10.	Notification of acquisition if any	Not Applicable
11.	Notification of road widening if any	Not Applicable
12.	Possibility of frequent flooding / submerging	No
13.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No
14.	Heritage restrictions if any, all legal documents, receipts related to electricity, water tax, property tax and any other Bungalowtaxes to be verified and copies as applicable to be enclosed with the report.	No
15.	Comment on transferability of the property ownership	Not Applicable
16.	Comment on existing mortgages / charges / encumbrances on the property, if any	Not Applicable
17.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Not Applicable
18.	Bungalowplan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved BungalowPlan	Not Applicable
	Any other aspect	-
V.	Economic Aspects	
1.	Details of ground rent payable,	N.A.
2.	Details of monthly rents being received if any,	Vacant
3.	Taxes and other outings	Details not provided
4.	Property Insurance	Details not provided

5.	Monthly maintenance charges	Self - Maintained
6.	Security charges	Details not provided
7.	Any other aspect	Nil
VI. Socio-cultural Aspects of the Property		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Developed Residential area, Middle Class
VII. Functional and Utilitarian Aspects of the Property		
1.	Description of the functionality and utility of the property in terms of:	
2.	Space allocation	Provided
3.	Storage Spaces	Provided
4.	Utility spaces provided within the Bungalow	Provided
5.	Any other aspect	Nil
VIII. Infrastructure Availability		
1.	Description of physical infrastructure availability in terms of	
	Water supply	Yes
	Sewerage / sanitation System	Yes
	Storm water drainage	Yes
2.	Description of other physical infrastructure facilities viz.	
	Solid waste management	No
	Electricity	Yes
	Road and public transport connectivity	Connected with public transport like Auto, bus, private vehicles, etc.
	Availability of other public utilities nearby	All available nearby
3.	Social infrastructure in terms of	All available nearby
	i. School	
	ii. Medical facilities	
	iii. Recreational facility in terms of parks and open space	
IX. Marketability		
1.	Analysis of the property in terms of	Location, development of surrounding area, type of construction, construction specifications, age of Bungalow, condition of the premises & Bungalow, facilities provided and its prevailing market rate.
2.	Locational attributes	Residential Area
3.	Scarcity	Average
	Demand and supply of the kind of subject property	Average
4.	Comparable sale prices in the locality	Price Indicators attached

X. Engineering and Technology Aspects of the Property		
1.	Type of construction	As per Brief Description
2.	Material & technology used	B Grade
3.	Specifications	Standard
4.	Maintenance issues	No
5.	Age of the Bungalow	03 Years
6.	Total life of the Bungalow	60 years
7.	Extent of deterioration	57 years Subject to proper, preventive periodic Maintenance & structural repairs.
8.	Structural safety	Good
9.	Protection against natural disaster viz. earthquakes,	Good
10.	Visible damage in the Bungalow	Nil
11.	System of air-conditioning	No
12.	Provision for firefighting,	Not Provided
13.	Copies of the plan and elevation of the Bungalow to be included	Not Provided
XI. Environmental Factors		
1.	Use of environment friendly Bungalow materials, Green Bungalow techniques if any	No
2.	Provision of rain water harvesting	Information not available
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No
XII. Architectural and aesthetic quality of the Property		
1.	Descriptive account on whether the Bungalow is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Bungalow is modern
XIII. In case of valuation of industrial property		
1.	Proximity to residential areas	Nearby
2.	Availability of public transport facilities	All public transport facilities are available.
XIV. Valuation		
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Land and Bungalow Method is used for this valuation report.
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property	₹ 20,000/- to ₹ 25,000/- per Sq. M. Considering the rate with attached report, current market conditions, demand

search sites viz. magickbricks.com, 99acres.com, makaan.com etc. if available	and supply position, Residential land size, Bungalow area, location, upswing in real estate prices, sustained demand for residential land, all round development of industrial application in the locality etc. We estimate ₹ 23,600/- per Sq. M. for land including land development.				
Guideline Rate	₹ 8,900/- per Sq. M.				
Land	₹ 23,600/- per Sq. M.				
Bungalow	As per valuation table				
c) Summary of Valuation					
i. Guideline Value	Area in Sq. M.	Rate in ₹	Value in ₹		
Land	288.75	₹ 8,900/-	25,69,875/-		
Bungalow	As per below chart		24,12,300/-		
Total			49,82,175/-		
ii. Fair Market Value					
A) Land	Area in Sq. M.	Rate in ₹	Fair Market Value in ₹		
	288.75	₹ 23,600/-	68,14,500/-		
B) Bungalow					
Particulars	Built up Area	Estimated replacement rate	Replacement rate	Replacement value	Full Value / Insurable Value
	(Sq. M.)	(₹)	(₹)	(₹)	(₹)
Bungalow	112.20	21,500.00	21,500.00	24,12,300/-	24,12,300/-
Total				24,12,300/-	24,12,300/-
Total Value = A + B				92,26,800.00	
Remarks:					

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is ₹ 92,26,800/- (Rupees Ninety-Two Lakh Twenty-Six Thousand Eight Hundred Only)

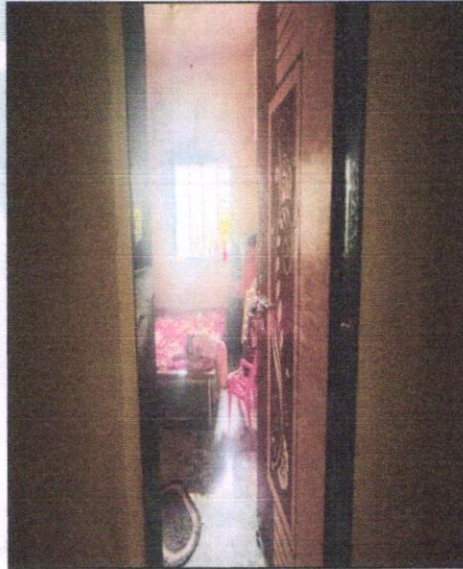
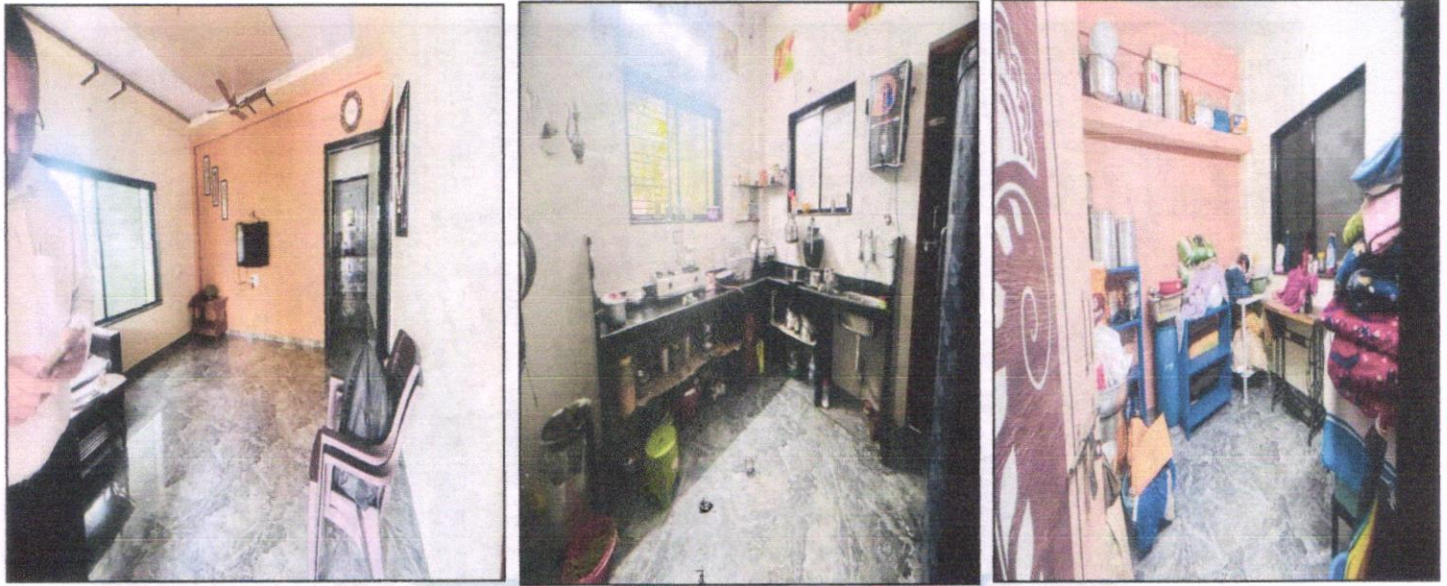
i. Date of purchase of immovable property	:	29.06.2020
ii. Purchase Price of immovable property	:	₹ 21,60,000.00
iii. Book value of immovable property	:	₹ 23,11,200.00
iv. Fair Market Value of immovable property (A + B)	:	₹ 92,26,800/-
v. Cost of Extra Amenities		---
vi. Total Value		₹ 92,26,800/-
vii. Realizable Value of immovable property	:	₹ 87,65,460/-
viii. Distress Sale Value of immovable property	:	₹ 73,81,440/-
ix. Insurable Value of immovable property	:	₹ 20,50,455/-

x. Guideline Value	:	₹ 49,82,175/-
--------------------	---	---------------

15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the Bungalow
b)	Bungalow Plan	Provided
c)	Floor Plan	Provided
d)	Site Photograph of the property	Site photographs of the property is provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Provided
f)	Google Map location of the property	Provided
g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	Available and attached in annexure
h)	Any other relevant documents/ extracts	No

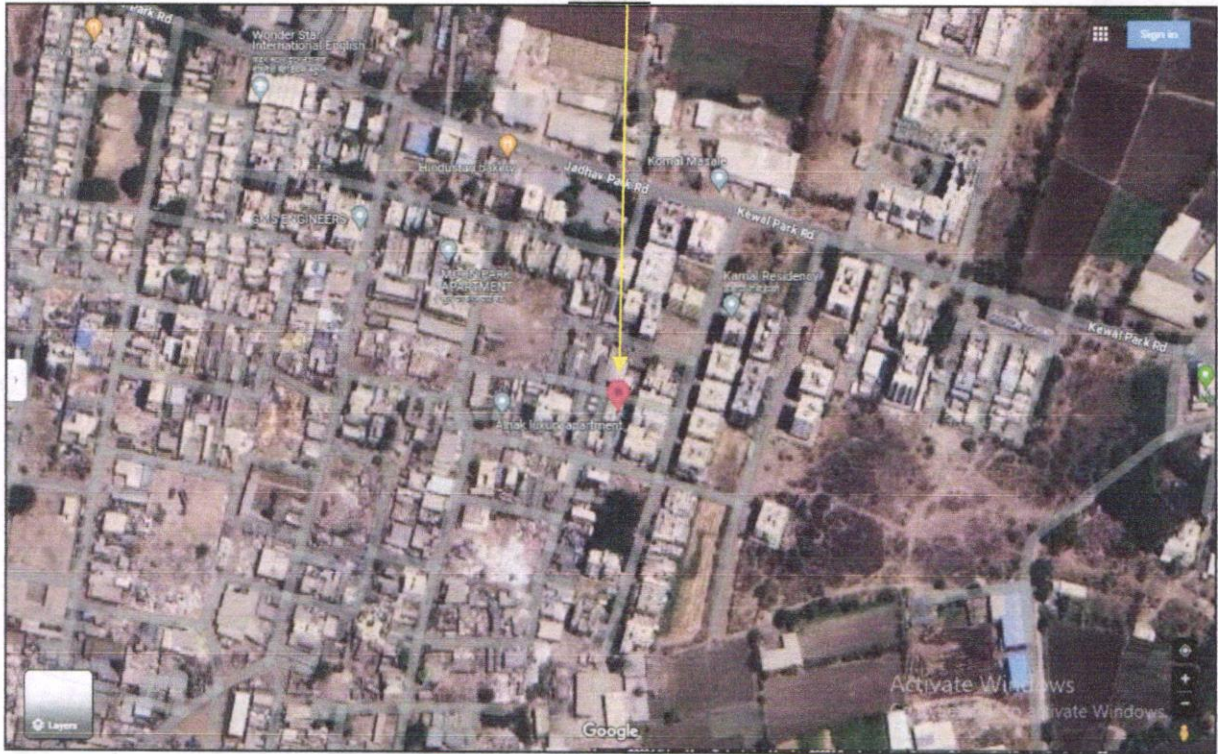


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°58'20.5"N 73°44'07.7"E


Note: The Blue line shows the route to site from nearest railway station (Nashik- 15.3 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 Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
8.2 - 30मी हंडर रस्त्यावरील व सडर रस्त्यापासुन अंडइ एम आय डी सी कडे बेगा-या रस्त्यावरील रद्दीवास विभागातील मिळकती	8900	31500	36220 42300	0	चौ. मीटर	सर्वेक्षण नंबर

Price Indicators

REI RealEstateIndia | Nashik | BUY | RENT | PROJECTS | AGENTS | SERVICES | Post Property (FREE) | Sign In | Join Free

Home > Nashik > Chunchale > Residential Plots > Residential Plot 660 Sq.ft. for Sale in Chunchale, Nashik

Residential Plot 660 Sq.ft. for Sale in Chunchale, Nashik
Listing ID #1147026

660 Sq.ft.

₹ 14.60 Lac ♥ ₹ 2,212/Sq.ft.

ENQUIRY NOW | GET PHONE NO.

REERA: N/A | +1 more

REI RealEstateIndia | Nashik | BUY | RENT | PROJECTS | AGENTS | SERVICES | Post Property (FREE) | Sign In | Join Free

Home > Nashik > Chunchale > Residential Plots > Residential Plot 694 Sq.ft. for Sale in Chunchale, Nashik

Residential Plot 694 Sq.ft. for Sale in Chunchale, Nashik
Listing ID #1120914

694 Sq.ft.

₹ 14.50 Lac ♥ ₹ 2,089/Sq.ft.

ENQUIRY NOW | GET PHONE NO.

S.N.85 | S.N.88 | 3 more

Commencement Certificate & Occupancy Certificate

NASHIK MUNICIPAL CORPORATION
NO. LNDRP/23/432
OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE: 11/04/2024

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To, **Shri. Rameshkumar Chhotelal Gupta**
C/o. At: Athbhok A. Kulkarni & Stra. Egg, Nitesh V. Mutha of Nashik.

Sub: Sanction of Building Permission & Commencement Certificate on Plot No. 54 of S. No. 25/B/1 of Chunchale Shivar, Nashik.

Ref: 1) Your Application & for Building permission/ Revised Building permission/ Extension, Structure Plan Dated: 24/12/2020 Inward No. 222BP/1426.
2) Tentative Layout No. 34, Dt: 07/04/2021.

Sanction of building permission & commencement certificate is hereby granted under section 43 & 63 of the Maharashtra Regional and Town Planning Act 1956 (Mah. of 1956) carry out development works and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No. LIX of 1948) to erect building for Residential Purpose as per plan duly submitted in ----- subject to the following conditions.

CONDITIONS (1 to 38)

1. The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
2. No new building of part thereof shall be proposed or allowed to be occupied or permitted to be used by any person unless occupancy permission under sec. 253 of the Maharashtra Municipal Corporation Act. duly obtained
3. The commencement certificate/ Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise provided 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, 1956 & under Maharashtra Municipal Corporation Act, 1948 will be taken against such defaulter which should please be clearly noted.
4. This permission does not enable you to develop the land which does not vest in you.
5. The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.
6. 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 1986).
7. After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
8. Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land Ceiling & Regulation Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. The balconies, office & verandah should not be encroached and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, office & verandah are counted or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
10. At least FIVE trees should be planted around the building in the open space of the site. Completion certificate shall not be granted if trees are not planted in the site as provided under section 78 of the reservation of Tree Act, 1975.

नशिक महानगरपालिका, नशिक
शासन चाकर कागद पत्र
No. 28151 (ए/भा/स/स) ताका ६, ११/०४/२०२४
दिनांक: ०६/११/२०२४

सेवेतरी शी. सुभद्रा कुमान चहतेलाल गुप्ता
चंचले शिवार वस. तेवन पार्क, चिंचले शिवार, अथोक-1, पोलीस ठाणे - नशिक

वर्ग - शासन विभाग: १३, १४, १५ वा वाचनालय: ११/२/२०२४

समाप्त
शासन देवाण घेणे वे: ३४/०६/२४ दिनांक: ०६/११/२४, व. न. २५/०६/२४

१) १५४ वर्ग मी. व. न. ३४/०६/२४ शासन देवाण घेणे
२) १५४ वर्ग मी. व. न. ३४/०६/२४ शासन देवाण घेणे

१) सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे
२) सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे

१) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे
२) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे

१) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे
२) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे

१) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे
२) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे

१) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे
२) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे

१) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे
२) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे

१) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे
२) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे

१) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे
२) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे

१) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे
२) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे

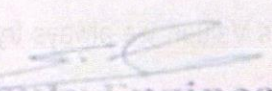
१) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे
२) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे

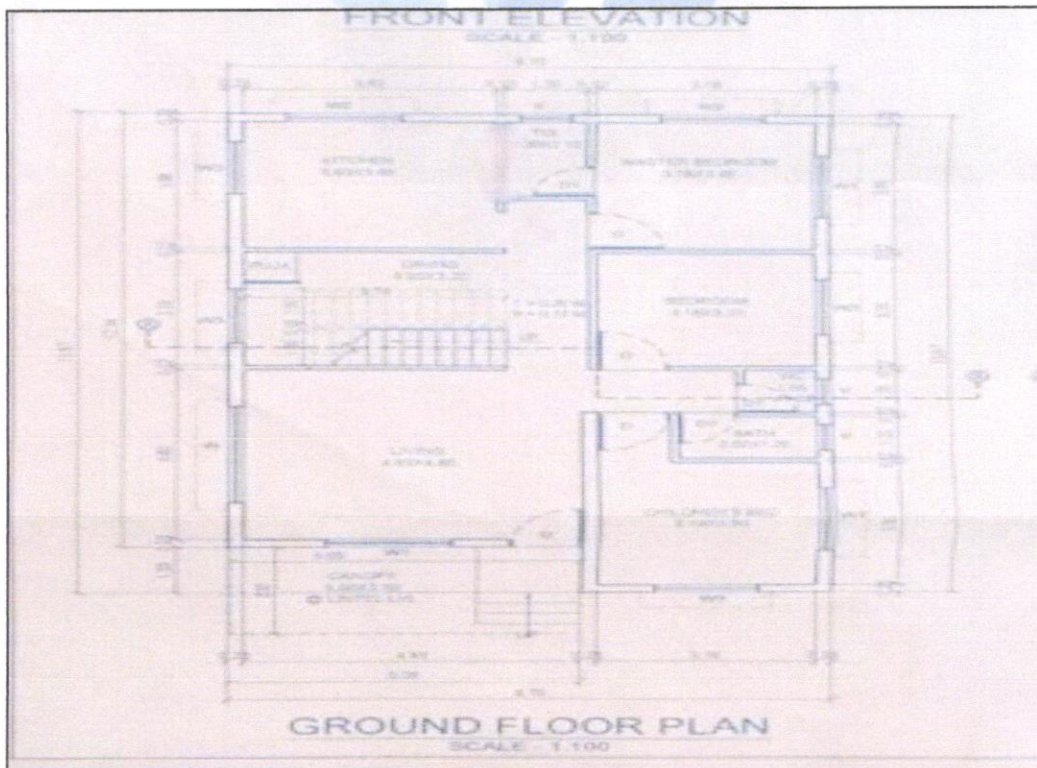
१) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे
२) अर्थव्यवस्था सशुद्ध १५४ वर्ग मी. किंमत: १५४/०६/२४ शासन देवाण घेणे



Building Plan

PROFORMA

PROJECT	SHEET NO 1/1
COMPLETION PLAN COMPLETION PLAN OF BUNGALOW ON PLOT NO. 34, SR NO. 25/B/1 FOR MR. RAMESHKUMAR CHHOTELAL GUPTA AT MAUJE CHUNCHALE, NASHIK	
STAMP OF APPROVAL	
APPROVED As per the accompanying occupancy Certificate No. Nashik/ 28151/2021 Date 08 / 11 / 2021	
 Deputy Engineer TOWN PLANNING Nashik Municipal Corporation Nashik	



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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



DECLARATION FROM VALUERS

I hereby declare that-

- The information furnished in my valuation report dated 10.07.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued;
- I/ my authorized representative has personally visited the property on 08.07.2024. The work is not sub- contracted to any other valuer and carried out by myself.
- I have not been convicted of any offence and sentenced to a term of Imprisonment;
- I have not been found guilty of misconduct in my professional capacity.
- I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" as enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- Further, I hereby provide the following information.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is purchased by Shri.Rameshkumar Chhotelal Gupta from Shri.Harshal Roshanali Kapasi & Shri.Habil Roshanali Kapasi as per Vide Saledeed Dated.29.06.2020
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, Canada Corner Branch, to assess fair market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharad 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 – 08.07.2024 Valuation Date – 10.07.2024 Date of Report – 11.07.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 08.07.2024
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;	Cost Approach (For Bungalow construction) Comparative Sales Method / Market Approach (For Land component)
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 land and Bungalow size, location, upswing in real estate prices, sustained demand for Residential land and Bungalow, all round development of residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

MODEL CODE OF CONDUCT FOR VALUERS**{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}**

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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 in compatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation, - For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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.

DECLARATION-CUM-UNDERTAKING

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

- I am a citizen of India.
- I have not been removed / dismissed from service / employment earlier.
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- I am not an undischarged insolvent.
- I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- My PAN Card number as applicable is AEAPC0117Q
- I have read and understood the 'Handbook on Policy, Standards and Procedures for real Estate Valuation by Banks and HFI in India 2010' of the IBA and fulfil all the conditions of criteria for Empanelment as listed therein.
- I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- I have not concealed or suppressed any material information, facts and record and I have made a complete and full disclosure.
- I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **Banking purpose** as on dated **11th July 2024**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this Banking purpose at **₹ 92,26,800/- (Rupees Ninety-Two Lakh Twenty-Six Thousand Eight Hundred Only)**

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

**Sharadkumar
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.07.11 16:45:42 +05'30'

Director

Sharadkumar B. Chalikwar

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

Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

