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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri.Ajay Umakant Sonar**

Name of Owner: **M/s.Vinayak Infra**

Residential Flat No.501, Fifth Floor, " **Nilkanth Heights Apartment** ", Survey No.324/2A/1/2/2B,
Plot No.26+27+28, Near Gajanan Garden, Prashant Nagar, Pathardi Phata, Village – Pathardi ,
Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India.

Longitude Latitude: 19°57'06.4"N 73°46'03.5"E

Valuation Done for:

**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, Madhusha 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
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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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.501, Fifth Floor, " **Nilkanth Heights Apartment** ", Survey No.324/2A/1/2/2B, Plot No.26+27+28, Near Gajanan Garden, Prashant Nagar, Pathardi Phata, Village – Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **M/s.Vinayak Infra**. Name of Proposed Purchaser: **Shri.Ajay Umakant Sonar**

Boundaries of the property.

		As per Site	As per Site
North	:	Road	Flat No.506 & Passage
South	:	Garden	Building Marginal Space
East	:	Building	Building Marginal Space
West	:	Open Plot	Passage & Flat No.502

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 **₹ 35,11,200.00 (Rupees Thirty-Five Lakh Eleven Thousand Two Hundred Only)**. The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report

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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: 2024.07.25 15:38:04 +05'30'

Auth. Sign.



**Director
Sharadkumar B. Chalikwar**

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

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

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



Valuation Report of Immovable Property

I	General	
1.	Name and Address of the Valuer	: Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. B1-001, U/B Floor, Boomerang , Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.
2.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
3.	a) Date of inspection	: 24.07.2024
	b) Date of valuation	: 25.07.2024
4.	List of documents produced for perusal: 1) Copy of Notarized Agreement Between M/s.Vinayak Infra (The Seller) and Shri.Ajay Umakant Sonar (Proposed Purchaser) 2) Copy of Approved Building Plan Accompanying Commencement Certificate No.B2/BP/32/2022 dated 20.05.2022, issued by Executive Engineer Town Planning Nashik Municipal Corporation. 3) Copy of Commencement Certificate No. LND / BP / B2/ 32 / 2022 dated 20.05.2022, issued by Nashik Municipal Corporation. 4) Copy of Full Occupancy Certificate Building Proposal Number -259184 Dated.25.06.2024 issued by Nashik Municipal Corporation. 5) Copy of Rera Certificate No. P51600048774 Dated.17.01.2023 issued by Maharashtra Real Estate Regulatory Authority.	
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <u>Name of Proposed Purchaser:</u> Shri.Ajay Umakant Sonar <u>Name of Owner:</u> M/s.Vinayak Infra <u>Address:</u> Residential Flat No.501, Fifth Floor, " Nilkanth Heights Apartment ", Survey No.324/2A/1/2/2B, Plot No.26+27+28, Near Gajanan Garden, Prashant Nagar, Pathardi Phata, Village – Pathardi , Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India. <u>Contact Person:</u> M/s.Vinayak Infra (Builder) Contact No. +91 9825637982 Sole Ownership (Proposed)
6.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential flat No.501 is located on Fifth Floor. As per Approved Plan The composition of flat is Living + 2 Bedroom + Kitchen + Toilet + Passage + Balcony (i.e.

			2BHK). The property is at 10.3 Km. travelling distance from Nashik Road Railway Station. Landmark: Near Gajanan Garden
7.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No.324/2A/1/2/2B, Plot No.26+27+28
	b) Door No.	:	Residential Flat No.501
	c) C.T.S. No. / Village	:	Village – Pathardi
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. B2/BP/32/2022 dated 20.05.2022, issued by Executive Engineer Town Planning Nashik Municipal Corporation
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, 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
8.	Postal address of the property	:	Residential Flat No.501, Fifth Floor, " Nilkanth Heights Apartment ", Survey No.324/2A/1/2/2B, Plot No.26+27+28, Near Gajanan Garden, Prashant Nagar, Pathardi Phata, Village – Pathardi , Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India
9.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
10.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
11.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Pathardi Nashik Municipal Corporation, Nashik.
12.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Boundaries of the property		As per Site As per document

	North	:	Road	7.50 Meter Colony Road Proposed 9.00 Meter
	South	:	Garden	Open Space
	East	:	Building	Plot No.29
	West	:	Open Plot	Plot No.25
14.	Dimensions of the site / Flat	:	N. A. as property under consideration is a Residential Flat.	
			As per Site	As per document
	North	:	Flat No.506 & Passage	Flat No.506 & Passage
	South	:	Building Marginal Space	Building Marginal Space
	East	:	Building Marginal Space	Building Marginal Space
	West	:	Passage & Flat No.502	Passage & Flat No.502
15.	Extent of the site	:	Carpet Area in Sq. Ft. = 627.00 (Area as per Site Measurement)	
			Carpet Area in Sq. Ft. = 616.00 (Area as per Notarized Agreement)	
			Built up Area in Sq. Ft. = 678.00 (Area as per Notarized Agreement + 10%)	
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	19°57'06.4"N 73°46'03.5"E	
16.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 616.00 (Area as per Notarized Agreement)	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is Under Construction	
II APARTMENT BUILDING				
1.	Name of the Apartment	:	"Nilkanth Heights Apartment"	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3	Year of Construction	:	2024 (as per Full Occupancy Certificate)	
4	Number of Floors	:	Ground (Parking) + 6 th Upper Floors	
5	Type of Structure	:	R.C.C. framed structure	
6	Number of Dwelling units in the building	:	6 Flats on Fifth Floor	
7	Quality of Construction	:	Good	
8	Appearance of the Building	:	Good	
9	Maintenance of the Building	:	Good	
10	Facilities Available	:		
	Lift	:	1 Lift	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Covered Parking	

	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	Residential Flat	:	
1	The floor in which the Flat is situated	:	Fifth Floor
2	Door No. of the Flat	:	Residential Flat No.501
3	Specifications of the Flat	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Wooden door frame with solid flush shutters
	Windows	:	Aluminum Sliding Windows with M.S Grill
	Fittings	:	Concealed plumbing with Concealed Electrical Wiring
	Finishing	:	Cement Plastering
	Paint	:	Luster Paint
4	House Tax	:	Not Applied Yet
	Assessment No.	:	Not Applied Yet
	Tax paid in the name of:	:	Not Applied Yet
	Tax amount:	:	Not Applied Yet
5	Electricity Service connection No.	:	Not Applied Yet
	Meter Card is in the name of	:	Not Applied Yet
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	<u>Name of Proposed Purchaser:</u> Shri.Ajay Umakant Sonar <u>Name of Owner:</u> M/s.Vinayak Infra
8	What is the undivided area of land as per Sale Deed?	:	Not applicable
9	What is the plinth area of the Flat?	:	Built up Area in Sq. Ft. = 678.00 (Area as per Notarized Agreement + 10%)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 627.00 (Area as per Site Measurement) Carpet Area in Sq. Ft. = 616.00 (Area as per Notarized Agreement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 7,000.00 Expected rental income per month after Completion
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an	:	Located in developed area

	extra Potential Value?	
3	Any negative factors are observed which affect the market value in general?	: No
V	Rate	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar Residential Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 4,500.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Residential Flat under valuation after comparing with the specifications and other factors with the Residential Flat under comparison (give details).	: ₹ 5,700.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,000.00 per Sq. Ft.
	II. Land + others	: ₹ 3,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	: ₹ 38,500.00 per Sq. M. i.e. ₹ 3,577.00 per Sq. Ft.
4A	Guideline rate obtained (after Depreciation)	: N.A. as the age of the property is below 5 years
4B	Registered Value (if available)	: ---
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	: It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	: N.A. as the age of the property is below 5 years
	Replacement cost of Residential Flat	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: New Construction
	Life of the building estimated	: 60 Years after Completed Subject to proper, preventive periodic maintenance & structural repairs
	Depreciation percentage assuming the salvage value as 10%	: N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	: N.A. as the age of the property is below 5 years
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 3,700.00 per Sq. Ft.
	Total Composite Rate	: ₹ 5,700.00 per Sq. Ft.
	Remark:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Residential Flat	616.00 Sq. Ft.	5,700.00	35,11,200.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of i.e. ₹ 4,500.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of residential and commercial application in the locality etc. We estimate ₹ 5,700.00 per Sq. Ft. on Carpet Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications **₹ 35,11,200.00 (Rupees Thirty-Five Lakh Eleven Thousand Two Hundred Only).**



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I	Date of Purchase of Immovable Property	:	July 2024
II	Purchase Price of immovable property	:	₹ 27,78,000.00
III	Book value of immovable property:	:	₹ 27,78,000.00
IV	Fair Market Value of immovable property:	:	₹ 35,11,200.00
V	Realizable Value of immovable property:	:	₹ 33,35,640.00
VI	Distress Sale Value of immovable property:	:	₹ 28,08,960.00
VII	Guideline Value	:	₹ 24,25,206.00
VIII	Insurable value of the property (678.00 Sq. Ft. X 2,000.00)	:	₹ 13,56,000.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 13 & 14

Place: Nashik

Date: 25.07.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
ChalikwarDigitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.07.25 15:38:24 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No.ZO:SAMD:1138

Enclosures

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



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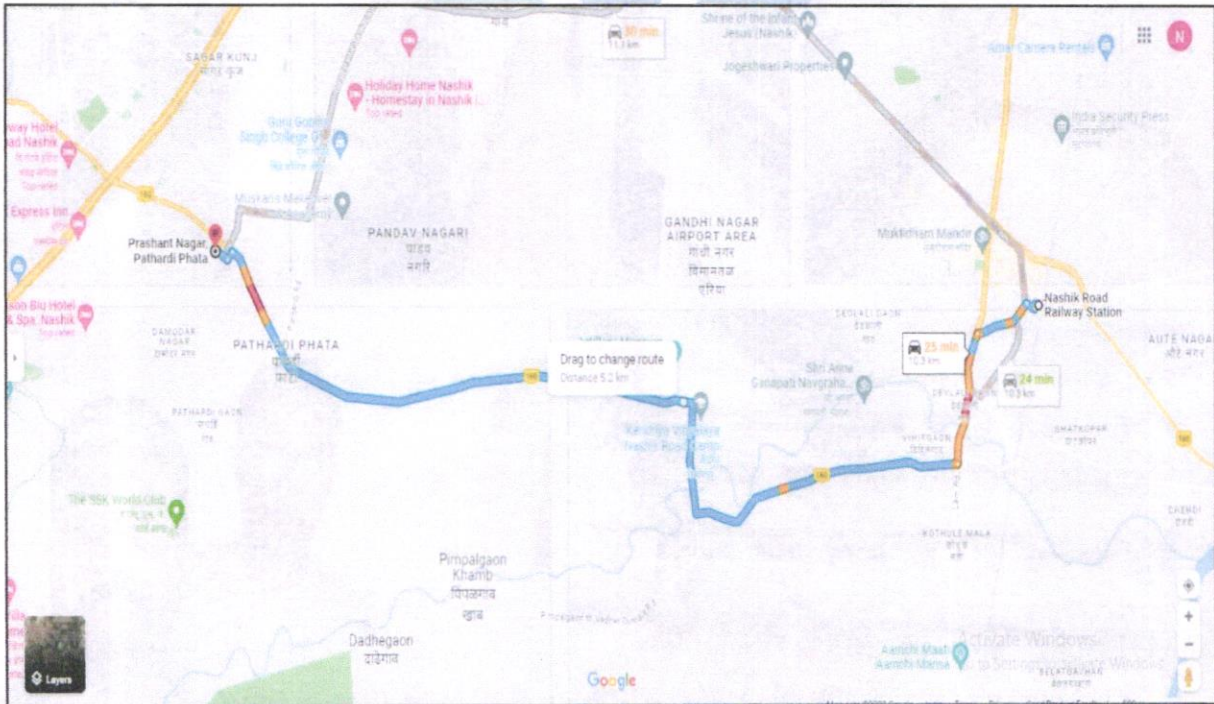
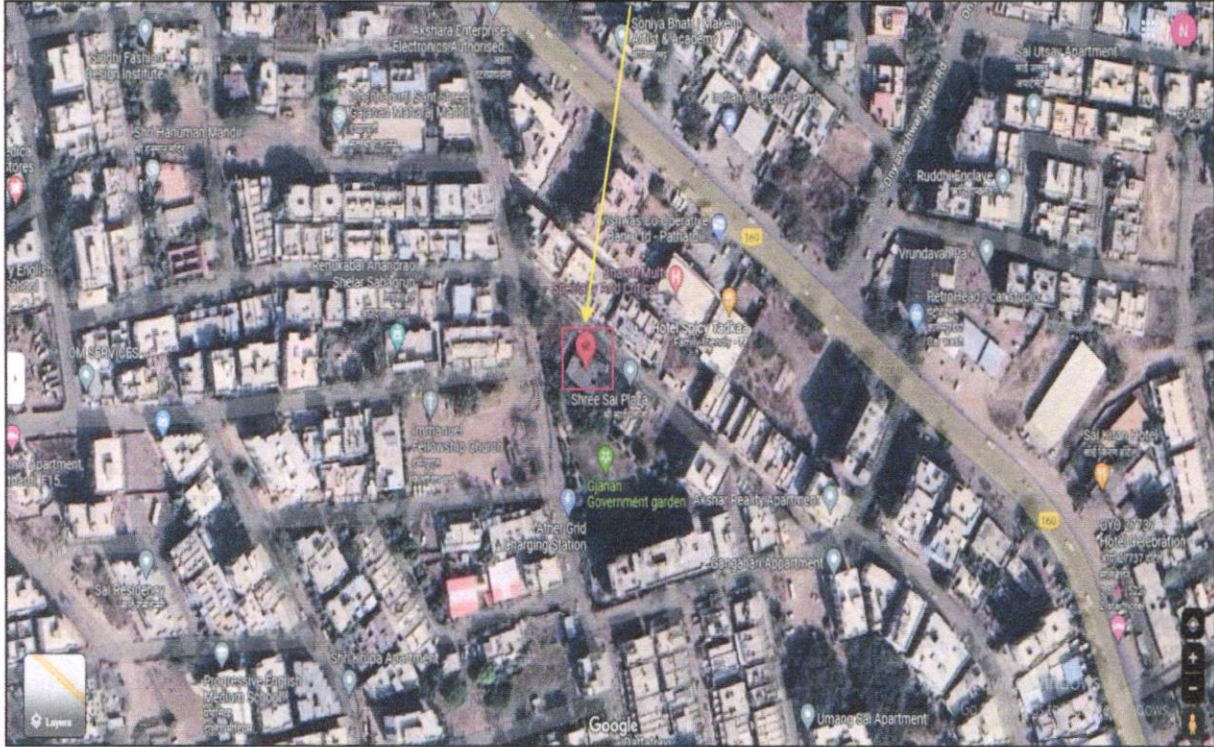


Actual Site Photographs



Route Map of the property

Site u/r



Longitude Latitude: 19°57'06.4"N 73°46'03.5"E

Note: The Blue line shows the route to site from nearest Nashik Railway Station (Nashik- 10.3 Km.)




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महाराष्ट्र शासन



Valuation
Home
Rate Guide
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Valuation For Rural Area

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Nashik Help on Division

District Name: नाशिक Taluka Name: नाशिक Village/Zone Name: मोने पाथरी

Attribute: रुई नवर SubZone Name: 19.2 - 30 मीटर रुंद रस्त

Mahapalika Area: Nashik Muncipal Corp

Open Land	Residence	Office	Shop	Industry	Unit
16200	38500	44270	48120	0	Square Meter



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Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾


Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Pathardi Phata > 3 BHK Flats for Sale in Pathardi Phata > 1459 Sq-ft

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✔ Shortlists Properties
✔ Live Video Call
Join Prime 50% OFF

₹72.0 Lac

Get ₹21,600 cashback on Home Loan ✔ ONLY ON MAGICBRICKS

3 BHK Flat For Sale in Hari Vishwa, **Pathardi Phata, Nashik**



3 Beds
 3 Baths
 1 Balcony
 Unfurnished

Carpet Area

1088 sqft

₹6.618/sqft

Floor

1 (Out of 13 Floors)

Facing

East

Developer

Karda Constructions Ltd.

Project

Hari Vishwa

Transaction Type

Resale

Status

Ready to Move

Furnished Status

Unfurnished

Type Of Ownership

Co-operative Society

East Facing Property

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾


Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Pathardi Phata > 3 BHK Flats for Sale in Pathardi Phata > 1490 Sq-ft

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Join Prime 50% OFF

₹65.0 Lac

Get ₹19,500 cashback on Home Loan ✔ ONLY ON MAGICBRICKS

1490 Sq-ft 3 BHK Flat For Sale in **Pathardi Phata, Nashik**



3 Beds
 3 Baths
 1 Balcony
 Unfurnished

Carpet Area

1040 sqft

₹6.250/sqft

Floor

6 (Out of 6 Floors)

Facing

West

Transaction Type

Resale

Furnished Status

Unfurnished

Age Of Construction

Under Construction

+3 Photos

Price Indicators

99acres Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Nashik > Flats in Nashik > Resid. in Patwardi

Posted on Jan 16, 2022 | Ready to Move

₹65 Lac @ 4,861 per sq.ft. **3BHK 3Baths**
 Residential Apartment for Sale
 Estimated EMI ₹51,916
 in Amit Eka Patwardi, Nashik, Maharashtra

REGA STATUS REGISTERED Registration No. PS1600008366 Website: http://maharegdt.mahapoline.gov.in

Overview Society Owner Details Price Trends Recommendations

Property (12) Society (26)

Area
 Built Up area: 1337 sq.ft.
 (29.49 sq.m)

Configuration
 3 Bedrooms, 3 Bathrooms, 2 Balconies

Price
 ₹65 Lac
 @ 4,861 per sq.ft. (Negotiable)

Address
 Amit Eka
 Patwardi, Nashik

Floor Number
 7th of 12 Floors

Facing
 East

Overlooking
 Park/Garden

Property Age
 1 to 5 Year Old

Photos (1/12)

99acres Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Nashik > Flats in Nashik > Resid. in Patwardi Phata > 3BHK Flats in Patwardi Phata > 1000 to 1500

Posted on Sep 26, 2022 | Ready to Move

₹72 Lac @ 5,217 per sq.ft. **3BHK 3Baths**
 Residential Apartment for Sale
 Estimated EMI ₹57,507
 in Anmol Nayantara Gold Patwardi Phata, Nashik, Maharashtra

REGA STATUS REGISTERED Registration No. PS1600002894 Website: http://maharegdt.mahapoline.gov.in

Overview Society Owner Details Price Trends Recommendations

Property (14) Society (18)

Area
 Built Up area: 1380 sq.ft.
 (28.21 sq.m)

Configuration
 3 Bedrooms, 3 Bathrooms, 2 Balconies

Price
 ₹72 Lac
 @ 5,217 per sq.ft.

Address
 Anmol Nayantara Gold
 Patwardi Phata, Nashik

Floor Number
 1st of 11 Floors

Property Age
 10+ Year Old

Photos (1/14)



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Price Indicators

99acres Buy ▾ Enter Locality / Project / Society / Landmark

Primary Property in Nashik • Flats in Nashik • Flats in Pathardi Phata • 3 BHK Flats in Pathardi Phata

Posted on Oct 20, 2022 | Ready to move

₹56 Lac @ 5,894 per sq.ft. **3BHK 3Baths**
 Estimated EMI ₹44,727 Residential Apartment for Sale
 In Sharvari Heights, Pathardi Phata, Nashik, Maharashtra

REBA STATUS **REBA AVAILABLE** [Website: https://maharashtra.maharashtra.gov.in](https://maharashtra.maharashtra.gov.in)

Overview | Owner Details | Price Trends | Recommendations

Properties in:

- Area: Carpet area: 950 sq.ft. (96.25 sq.m)
- Price: ₹56 Lac @ 5,894 per sq.ft.
- Floor Number: 3rd of 4 Floors
- Configuration: 3 Bedrooms, 3 Bathrooms, 3 Balconies
- Address: sharvari heights, Pathardi Phata, Nashik
- Property Age: 1 to 5 Year Old

Request Photos

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home • Property for Sale in Nashik • Flats for Sale in Nashik • Flats for Sale in Pathardi Phata • 3 BHK Flats for Sale in Pathardi Phata • 1459 sq.ft.

Get priority access & benefits with **MB Prime** | Unlock exclusively Reserved Owner Properties | Join Prime **50% OFF**

₹66.0 Lac Get ₹19,800 cashback on Home Loan **ONLY ON MAGICBRICKS**

3 BHK Flat For Sale in Hari Vishwa, **Pathardi Phata, Nashik**

3 Beds | 3 Baths | 1 Balcony | Unfurnished

Super Built-Up Area: **1459 sqft** ₹4,524/sqft

Developer: **Karda Constructions Ltd.**

Project: **Hari Vishwa**

Floor: **8 (Out of 12 Floors)**

Transaction Type: **Resale**

Status: **Ready to Move**

Furnished Status: **Unfurnished**

Age Of Construction: **Less than 5 years**

+5 Photos

Price Indicators

3 BHK Apartment ₹54.0 L EM starts at ₹28.50 K

By **DAKSHINABAL ESTATE** Contact Owner

Patbandh Phata, Nashik

1150 sq ft Build Up Area ₹4.70 K/sq ft Avg. Price 5 Year Old Age of property Ready to move Possession status Higher of 12 floors Semi-Furnished Furnishing

3 BHK Apartment ₹65.0 L EM starts at ₹34.42 K


By **DAKSHINABAL ESTATE** Contact Seller

Patbandh Phata, Nashik

1150 sq ft Build Up Area ₹5.65 K/sq ft Avg. Price 5 Year Old Age of property Ready to move Possession status Lower of 12 floors East facing Facing Semi-Furnished Furnishing

Notarized Agreement



भारतीय गैर न्यायिक
भारत INDIA

₹. 500  **FIVE HUNDRED RUPEES**

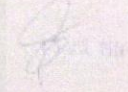
पाँच सौ रुपये **Rs. 500**

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA
₹ 2023
CN 322915

TREASURY OFFICE NASHIK



STPHC ATO

THIS DOCUMENT CONTAINS 11 PAGES

॥ ॐ नमः शिवाय ॥

विद्यमान क्रमांक	११२
मुद्रापत्रांचा दर काढणे	१८,५००/-०० या पेरी
मिळविलेला रक्कम	५०,२५०/-००
बाकीर मुद्रापत्रांचा खर्च	२१,७५०/-००
आवक्यातील विवेक खर्च	२०,०००/-००
मुद्रांक शुल्कांचा खर्च	१,६५,०००/-००
नोचणी वी खर्च	२०,४८०/-००

फर्लट विक्रीचा करारनामा

फर्लट विक्रीचा करारनामा घेतलेला दिनांक **मागे जुलै रवळ २०२२ रोजी**
ते विक्रीची नोंदविले जाणारी.....

NAMDEO S. GITE
A Notary & Public Trustee
S.A. 7894 Kalyan Society,
791 793 7903 Nashik-422002

NAMDEO S. GITE

२) दस्तावा विषय असलेल्या फर्लट मिळकतीचे वर्णन - वर वळख १ यात वर्णन केलेल्या मिळकतीवर " फिडकंट डायरेक्ट अपार्टमेंट " या नावाने ओळखल्या जाणाऱ्या इमारतीतील फर्लट क्रमांक ५०३ (पाचव्या एअर) यावरील मकाना वरील वसती कोर्ट खेचकट ५०,२५०/-०० या पेरी वरवी मिळकतीच्या अनुविधान वेगळ्यात

पूर्वेस
पश्चिमेस
दक्षिणेस
उत्तरेस

इमारतीची मोकळी जागा
वेगळ व फर्लट क्रमांक ५०२
इमारतीची मोकळी जागा
फर्लट क्रमांक ५०५ व वेगळ

वेगळ्यात वळख २ मधील मिळकत.

३) वर वळख १ मध्ये वर्णन केलेली मिळकत लिहून देणार इमारतीची संस्थांच्या खरेदी मालकीची आहे. सधर मिळकत अनुषंगाने पुढीलप्रमाणे पाटील यांचे पासून दिनांक २८/०३/२०२२ रोजी कायम पत्रांचा खरेदीपत्रांचा खरेदी केलेली आहे. सधरचे खरेदीपत्रांचे अनुषंगाने मिळकत सौ. नाशिक - ९ याचे कार्यलयाने दस्त क्रमांक ३९३९ अन्वये दिनांक ११/०४/२०२२ रोजी नोंदविल्यात झालेले आहे. सधरच्या खरेदीपत्रांचे सधर मिळकतीच्या रेकॉर्ड ऑफ राईटमन्स नोंद क्रमांक ३९५९९ अन्वये लिहून देणार यांचे नोंद मालकी हक्कात राखलेले आहे.

४) त्यानुसार सधर मिळकत लिहून देणार कच्चात व उपभोगाने असून सधर मिळकतीचे लिहून देणार ही कायदाप्रमाणे मालक व कच्चात आहे.

त्यानुसार सधरच्या फर्लट क्रमांक २६, २७, २८ मधील मिळकतीतून मरणा व शासनाच्या नियमानुसार रक्कम कटौतकारांचे रेष २५,३१ को. या वरचे विलेवट झालेले असून त्यासंबंधी नोंद क्रमांक ३१६५७ अन्वये मसुदा होवून २५,३१ को. या वरच्या खेचकटातील भागात वरवीला नोंदविले जाणे नोंद मालकी हक्कात राखलेले आहे व लिहून देणार यांचे नोंद ६६६,५५ को. या वरचे रेष शिष्टांक राखिलेले आहे.

(५) अशा रितीने सधर वस्ताने सधर मिळकतीवर वाचकाने करणाऱ्या असून अन्य तऱ्हेने उपभोग घेणाऱ्या असून केलेले वाचकाम विक्री करणाऱ्या, विक्री झालेल्या वाचकामा संदर्भात खरेदीपत्रांचातून रक्कम विलेवटकारणाचा, वाचक करणाऱ्या खरेदीपत्रांचे लघवाने करणाऱ्या खरेदीपत्रांचे, इतर अनुषंगाने दस्त लिहून देण्याचा त्यावर सधर करणाऱ्या तसेच सधरचे वस्ताने व वळख नियंत्रक सौ. यांचे कार्यलयाने नोंदवून वेगळ्यात हक्क व अधिकार असल्याचे आहे.

(६) त्यानुसार वळख २ मधील मिळकत लिहून देणार यांचे दस्त केलेली असून खरेदी करणाऱ्याचे ठरविले आहे. सधर सधर मिळकत लिहून देणार यांचा कायम स्वसमी आम्ही विक्री करणाऱ्याचे ठरविले असल्याने सधर मिळकतीचा करारनामा लिहून देणार यांचे लघवाने कायम स्वसमी लिहून व नोंदवून देवाचने येत आहे.

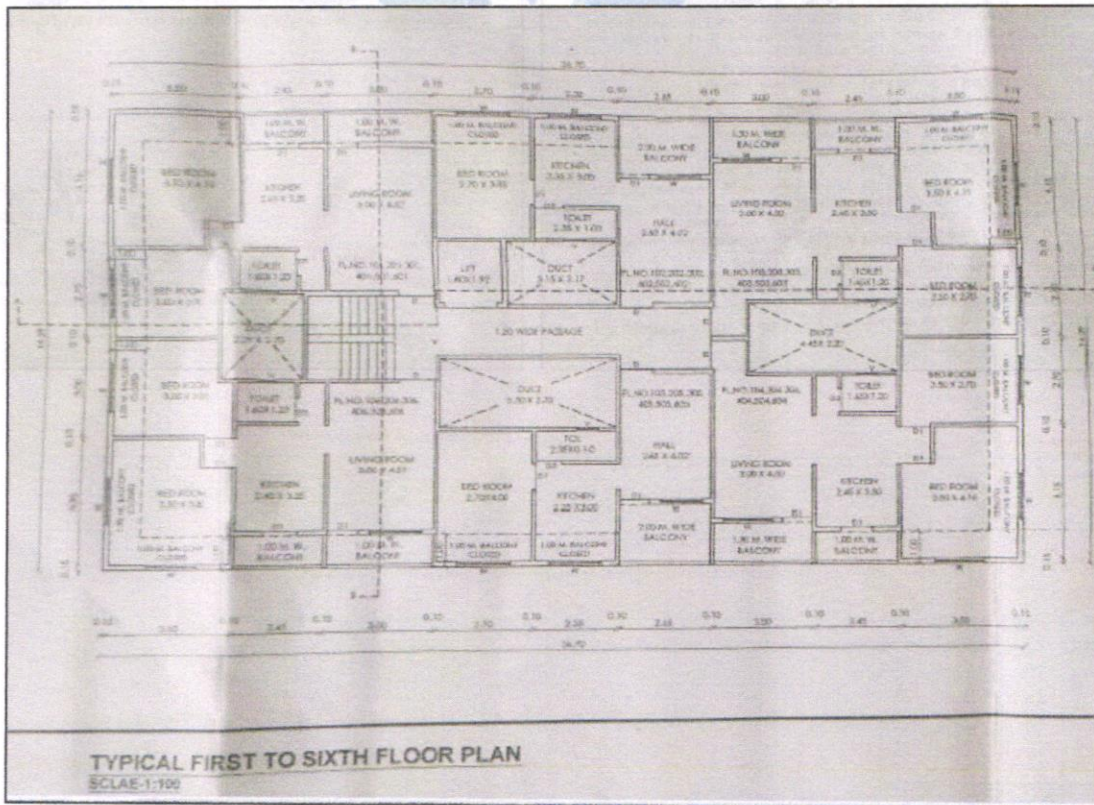
७) वर वळख १ मधील मिळकतीची विनोदो परवानगी मे. शिष्टाधिकारणी सौ. नाशिक यांची परवानगी/आदेश क्रमांक विलेवट असून त्याचा अर्षा

NAMDEO S. GITE
A Notary & Public Trustee of 1988



Approved Plan

<p>PROPOSED RESIDENTIAL BUILDING PLAN & PLOT AMALGAMATION ON P. NO. 26,27,28, SNO. 324/2A/1/2/2B OF PATHARDI SHIVAR, IN MASHIK. FOR, VINAYAK INFRA PARTNERSHIP FIRM THRO. PARTNER SHRI. JAY ASHOKBHAI ADROJA & OTHER</p>	<p>DRAWING SHEET NO.</p> <p style="font-size: 1.2em;">1/2</p>
<p>RECOMMENDATION</p> <p style="font-size: 1.5em; font-weight: bold; margin: 10px 0;">APPROVED</p> <p>The Plans amended in As per the conditions mentioned in the accompanying commencement Certificate No. G224 B218P/32/2022 Sd/05/2022</p> <div style="text-align: center; margin: 10px 0;"> <p>Executive Engineer TOWN PLANNING Nashik Municipal Corporation, Nashik</p> </div> <p style="text-align: right; margin-top: 10px;">STRUCTURAL ENGINEER</p>	
<p>OWNER'S DECLARATION</p>	




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Commencement Certificate & RERA Certificate



NASHIK MUNICIPAL CORPORATION
 NO. LNDWS/162/37/2022
 DATE: 20.05.2022

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO: Vinayak Infra Partnership Firm Through Partner Shri. Jay Ashokkhai Adroja, C/o. Er. Vitthal G. Kathale & Srus.Engg. Yogesh Thalte Of Nashik.


Sub - Sanction of Building Permission & Commencement Certificate on Plot No. 24+27+28 of S.No.16 No. 124/2A/12/2B of Pathardik Shewar, Nashik.

Ref - 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan in Dated:28/12/2021 Inward No.82/BP/78/W/2021.
 2) Final Layout No. LNDWS/169 D/10/1/2022.

Sanction of building permission & commencement certificate is hereby granted under section 45 & 50 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/land building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No LIX of 1949) in erect building for Residential Purpose as per plan duly amended in subject to the following conditions:

CONDITIONS (1 to 51)

- 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 occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 203 of the Maharashtra Municipal Corporation Act is duly granted.
- 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 renewed as stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The 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 for under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1926.]
- 7) The balconies, terraces & verandas should not be enclosed 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, terraces & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 10 of the reservation of Tree Act, 1975.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity. Invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of sanitoriums, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10) Proper arrangement for disposal of surface water will be made as per site requirements without disturbing natural gradient of the land facing to this condition if any incident happens the whole responsibility will be on the applicant/Developers.
- 11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.



Maharashtra Real Estate Regulatory Authority
 REGISTRATION CERTIFICATE OF PROJECT
 FORM 'C'
 (See Rule 6A)

This registration is granted under section 5 of the Act to the following project under project registration number: P016666976.

Project: NIKANTH WINDMYS APARTMENT, Plot Bessing / City / Survey / Final Plot No. PLOT NO: 25-27+28 OF S.NO.16 NO. 124/2A/12/2B of Pathardik Shewar of Nashik (W. Corp.), Nashik, Maharashtra.

1. Vinayak Infra having its registered office / principal place of business at: Teluk, Nashik, District: Nashik, Pin: 422001.
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 favor 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, Rules of Interest and Withdrawals on Website) 2017.
 - The promoter shall deposit seventy percent of the amount realized 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 (E) of clause (j) of sub-section (2) of section 4 read with Rule 5, OR
 That entire of the amount to be realized hereafter by promoter for the real estate project from the allottees (see line 1) here, shall be deposited in a separate bank to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, upon the order/invoice recoverable of the project is less than the estimated cost of completion of the project.
 - The Registrar shall be valid for a period commencing from 17/01/2023 and ending with 31/03/2026 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.
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 hereto, as per the Act and the rules and regulations made there under.

Signature valid
 Digitally Signed by
 Dr. Yashraj Anand Prabhu
 (Secretary, Maharashtra RERA)
 Date: 17/01/2023 11:27:00

Date: 17/01/2023
 Place: Mumbai

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



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UNDERTAKING

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

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment.
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and.
- g. My PAN Card number as applicable is AEAPC0117Q
- h. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is being purchased by Shri.Ajay Umakant Sonar from M/s.Vinayak Infra as per Notarized Agreement
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, Canada Corner Branch, to assess Fair Market value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh – Valuation 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 – 24.07.2024 Valuation Date – 25.07.2024 Date of Report – 25.07.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 24.07.2024
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 Flat size, location, upswing in real estate prices, sustained demand for Commercial Godown, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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and interests, while providing unbiased services.

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

Digitally signed by Sharadkumar Chalikwar
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Vastukala Consultants (I) Pvt. Ltd.

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