

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri.Gopal Ramrao Ghotkar & Sau.Savita Gopal Ghotkar**

Name of Owner: **M/s.Sadguru Buildcon**

Residential Flat No.101, First Floor, " **Vedraj Shambhu** ", Survey No.165/1, Plot No.34+35,
Near Thakare Baba Garden, Thakare Mala, Ayodhya Nagari, Meri Rasbihari Link Road,
Village – Nashik , Taluka & District - Nashik, PIN Code – 422 003,
State – Maharashtra, Country – India.

Longitude Latitude: 20°01'43.7"N 73°48'44.7"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, 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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Regd. Office

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

☎ +91 22 47495919

✉ mumbai@vastukala.co.in

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Vastu/Nashik/07/2024/0010195/2307434
26/15-438-CCBS
Date: 26.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.101, First Floor, " **Vedraj Shambhu** ", Survey No.165/1, Plot No.34+35, Near Thakare Baba Garden , Thakare Mala , Ayodhya Nagari, Meri Rasbihari Link Road, Village – Nashik , Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **M/s.Sadguru Buildcon** Name of Proposed Purchaser: **Shri.Gopal Ramrao Ghotkar & Sau.Savita Gopal Ghotkar.**

Boundaries of the property.

		Building	Flat
North	:	Plot No.36	Flat No. 102
South	:	Plot No.33	Side Margin
East	:	Plot No.3 & 4	Staircase, Passage, Duct & Flat No. 104
West	:	9 Meter Colony Road	Side Margin

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 **₹ 33,48,000.00 (Rupees Thirty-Three Lakh Forty-Eight Thousand Only)**. As per Site Inspection **76%** 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

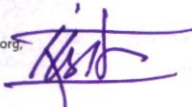
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

Sharadkumar 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: 2024.07.26 16:06:48 +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
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PROFORMA INVOICE

 VASTUKALA <small>Linking Excellence</small>	Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.co.in	Invoice No. PG-1537/24-25	Dated 26-Jul-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	Reference No. & Date.
Buyer (Bill to) PUNJAB NATIONAL BANK -CANADA CORNER BRANCH Shop No.2,3,4 Prestige Point, Opp. Vasant Market, Canada Corner NASHIK GSTIN/UIIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No. 010195/2307434	Delivery Note Date	
	Dispatched through	Destination	
Terms of Delivery			

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
Total				2,950.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total			225.00		225.00	450.00

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:
 010195/2307434 Name of Proposed Purchaser:
 Shri.Gopal Ramrao Ghotkar & Sau.Savita Gopal
 Ghotkar -Name of Owner: M/s.Sadguru Buildcon
 - Residential Flat No.101, First Floor, " Vedraj
 Shambhu ", Survey No.165/1, Plot No.34+35,
 Near Thakare Baba Garden, Thakare Mala,
 Ayodhya Nagari, Meri Rasbihari Link Road,
 Village - Nashik, Taluka & District - Nashik, PIN
 Code - 422 003,
 State - Maharashtra, Country - India.
 Company's PAN : **AADCV4303R**
 Declaration
 NOTE - AS PER MSME RULES INVOICE NEED
 TO BE CLEARED WITHIN 45 DAYS OR
 INTEREST CHARGES APPLICABLE AS PER
 THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details
 Bank Name : **ICICI Bank Ltd - Nashik**
 A/c No. : **345505001235**
 Branch & IFS Code: **Nashik - Adgaon Naka & ICIC0003455**



UPI Virtual ID : vastukalaconsul@icici

Customer's Seal and Signature	for Vastukala Consultants (I) Pvt Ltd . Authorised Signatory
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This is a Computer Generated Invoice

Vastu/Nashik/07/2024/0010195/2307434
26/15-438-CCBS
Date: 26.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.101, First Floor, " **Vedraj Shambhu** ", Survey No.165/1, Plot No.34+35, Near Thakare Baba Garden , Thakare Mala , Ayodhya Nagari, Meri Rasbihari Link Road, Village – Nashik , Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **M/s.Sadguru Buildcon** Name of Proposed Purchaser: **Shri.Gopal Ramrao Ghotkar & Sau.Savita Gopal Ghotkar.**

Boundaries of the property.

		Building	Flat
North	:	Plot No.36	Flat No. 102
South	:	Plot No.33	Side Margin
East	:	Plot No.3 & 4	Staircase, Passage, Duct & Flat No. 104
West	:	9 Meter Colony Road	Side Margin

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 **₹ 33,48,000.00 (Rupees Thirty-Three Lakh Forty-Eight Thousand Only)**. As per Site Inspection **76%** 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

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Sharadkumar Chalikwar

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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	: 26.07.2024
	b)	Date of valuation	: 26.07.2024
4.	List of documents produced for perusal: 1) Copy of Notarized Agreement Between M/s.Sadguru Buildcon (the Seller) and Shri.Gopal Ramrao Ghotkar & Sau.Savita Gopal Ghotkar (Proposed Purchaser) 2) Copy of Approved Building Plan Accompanying Commencement Certificate No. C1/428/2023 dated 24.01.2023, issued by Executive Engineer Town Planning Nashik Municipal Corporation. 3) Copy of Commencement Certificate No. LND / BP / C1/428/2023 dated 24.01.2023, issued by Nashik Municipal Corporation.		
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.Gopal Ramrao Ghotkar & Sau.Savita Gopal Ghotkar <u>Name of Owner:</u> M/s.Sadguru Buildcon <u>Address:</u> Residential Flat No.101, First Floor, " Vedraj Shambhu ", Survey No.165/1, Plot No.34+35, Near Thakare Baba Garden , Thakare Mala , Ayodhya Nagari, Meri Rasbhari Link Road, Village – Nashik , Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. <u>Contact Person:</u> Shri.Gopal Ramrao Ghotkar (Proposed Purchaser) Contact No. +91 9021337843 Joint Ownership (Proposed)
6.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat No.101 is located on First Floor. As per Approved Plan The composition of flat is Living + 2 Bedroom + Kitchen + Toilet + Passage + Balcony (i.e. 2BHK). The property is at 12 Km. travelling distance from Nashik Road Railway Station. Landmark: Near Thakare Baba Garden

					At the time of inspection, the property was under construction. Extent of completion are as under:
	Footing/Foundation	Completed	Plinth	Completed	
	Full Building RCC	Completed	Internal Brick work	Completed	
	External Brick work	Completed	Internal plastering	Completed	
	Flooring, Tiling, Kitchen Platform	Partly Completed	External plastering	Completed	
	Total	76 % Work Completed			
7.	Location of property	:			
	a) Plot No. / Survey No.	:	Survey No.165/1, Plot No.34+35		
	b) Door No.	:	Residential Flat No.101		
	c) C.T.S. No. / Village	:	Village – Nashik		
	d) Ward / Taluka	:	Taluka – Nashik		
	e) Mandal / District	:	District – Nashik		
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. C1/428/2023 dated 24.01.2023, 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.101, First Floor, " Vedraj Shambhu ", Survey No.165/1, Plot No.34+35, Near Thakare Baba Garden, Thakare Mala , Ayodhya Nagari, Meri Rasbihari Link Road, Village – Nashik , Taluka & District - Nashik, PIN Code – 422 003, 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 – Nashik Nashik Municipal Corporation, Nashik.		
12.	Whether covered under any State / Central Govt. enactments (e.g., Urban	:	No		

	Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		
13.	Boundaries of the property		As per Site As per document
	North	:	Plot No.36 Plot No.36
	South	:	Plot No.33 Plot No.33
	East	:	Plot No.3 & 4 Plot No.3 & 4
	West	:	9 Meter Colony Road 9 Meter Colony Road
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. 102 Flat No. 102
	South	:	Side Margin Side Margin
	East	:	Staircase, Passage, Duct & Flat No. 104 Staircase, Passage, Duct & Flat No. 104
	West	:	Side Margin Side Margin
15.	Extent of the site	:	Carpet Area in Sq. Ft. = 631.00 (Area as per Site Measurement) Carpet Area in Sq. Ft. = 620.00 (Area as per Notarized Agreement) Built up Area in Sq. Ft. = 682.00 (Area as per Notarized Agreement + 20%)
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	20°01'43.7"N 73°48'44.7"E
16.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 620.00 (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	:	" Vedraj Shambhu "
2.	Description of the locality Residential / Commercial / Mixed	:	Residential
3	Year of Construction	:	Building is Under Construction
4	Number of Floors	:	Ground (Parking) + 5 th Upper Floors
5	Type of Structure	:	R.C.C. framed structure
6	Number of Dwelling units in the building	:	4 Flats on First Floor
7	Quality of Construction	:	Building is under construction
8	Appearance of the Building	:	Building is under construction
9	Maintenance of the Building	:	Building is under construction
10	Facilities Available	:	

Lift	:	Proposed 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?	:	Proposed - Yes
Is pavement laid around the building	:	Proposed - Yes

III	Residential Flat	
1	The floor in which the Flat is situated	: First Floor
2	Door No. of the Flat	: Residential Flat No.101
3	Specifications of the Flat	: 2BHK
	Roof	: R.C.C. Slab
	Flooring	: Proposed Vitrified tiles flooring
	Doors	: Proposed Wooden door frame with solid flush shutters
	Windows	: Proposed Aluminum Sliding Windows with M.S Grill
	Fittings	: Proposed Concealed plumbing with Open Casing capping Electrical Wiring
	Finishing	: Cement Plastering
	Paint	: Proposed Luster Paint
4	House Tax	:
	Assessment No.	: Building is under construction
	Tax paid in the name of:	: Building is under construction
	Tax amount:	: Building is under construction
5	Electricity Service connection No.	: Building is under construction
	Meter Card is in the name of	: Building is under construction
6	How is the maintenance of the Flat?	: Building is under construction
7	Sale Deed executed in the name of	: <u>Name of Proposed Purchaser:</u> Shri.Gopal Ramrao Ghotkar & Sau.Savita Gopal Ghotkar <u>Name of Owner:</u> M/s.Sadguru Buildcon
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. = 682.00 (Area as per Notarized Agreement + 20%)
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. = 631.00 (Area as per Site Measurement) Carpet Area in Sq. Ft. = 620.00 (Area as per Notarized Agreement)
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
13	Is it being used for Residential or	: Residential purpose

	Commercial purpose?	:	
14	Is it Owner-occupied or let out?	:	Building is Under Construction
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 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 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)	:	₹ 5,000.00 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).	:	₹ 5,400.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000.00 per Sq. Ft.
	II. Land + others	:	₹ 3,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 34,200.00 per Sq. M. i.e. ₹ 3,177.00 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	:	Building is Under 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	:	₹ 3,400.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,400.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Residential Flat	620.00 Sq. Ft.	5,400.00	33,48,000.00

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. ₹ 5,000.00 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 ₹ 5,400.00 per Sq. Ft. on Carpet Area for valuation.



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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 ₹ 33,48,000.00 (Rupees Thirty-Three Lakh Forty-Eight Thousand Only).

I	Date of Purchase of Immovable Property	:	---
II	Purchase Price of immovable property	:	₹ 21,30,000.00
III	Book value of immovable property:	:	₹ 21,30,000.00
IV	Fair Market Value of immovable property:	:	₹ 33,48,000.00
V	Realizable Value of immovable property:	:	₹ 31,80,600.00
VI	Distress Sale Value of immovable property:	:	₹ 26,78,400.00
VII	Guideline Value	:	₹ 21,30,000.00
VIII	Insurable value of the property (682.00 Sq. Ft. X 2,000.00)	:	₹ 13,64,000.00
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: 26.07.2024

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: 2024.07.26 16:07:01 +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



Since 1989

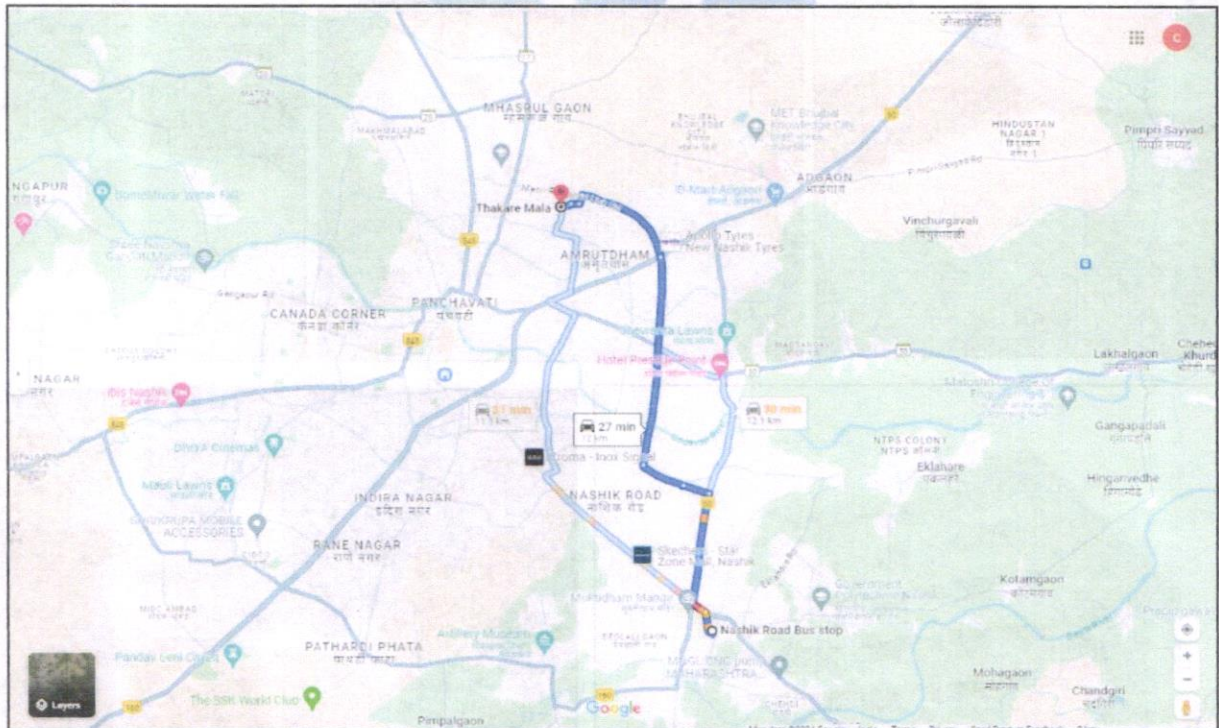
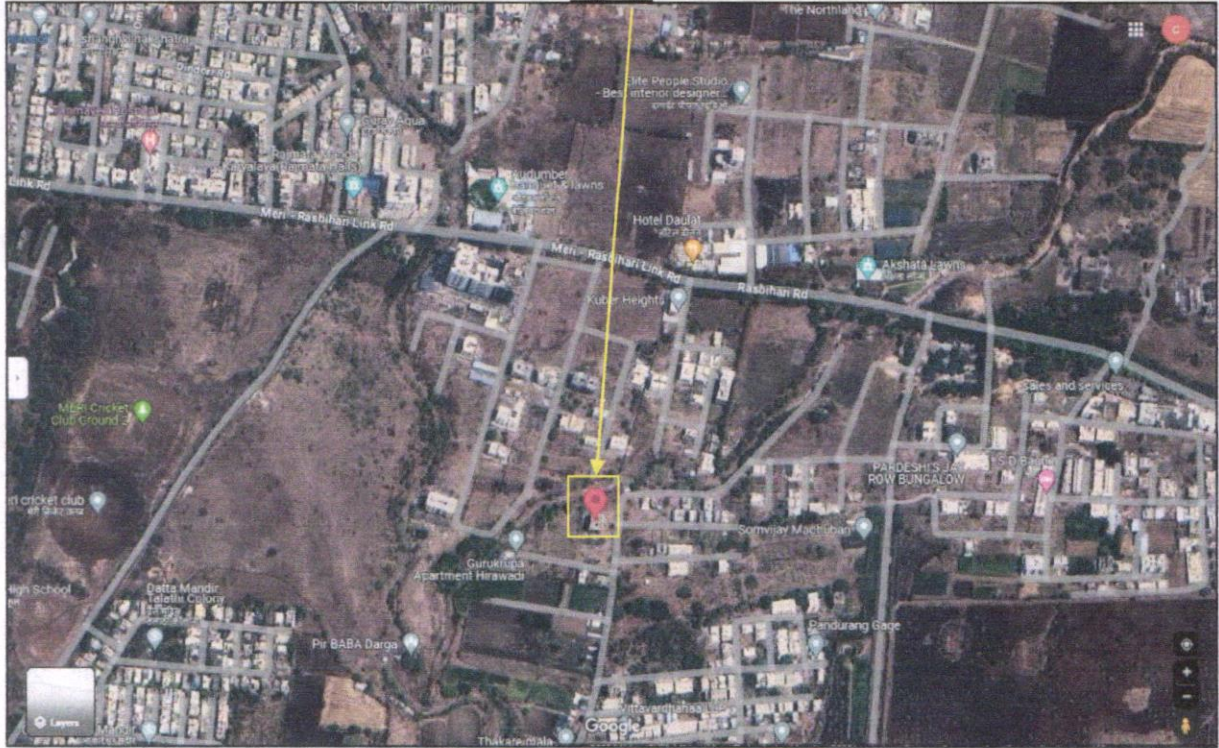
Vastukala Consultants (I) Pvt. Ltd.

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Route Map of the property

Site u/r



Longitude Latitude: 20°01'43.7"N 73°48'44.7"E

Note: The Blue line shows the route to site from nearest Nashik Railway Station (Nashik– 12 Km.)




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Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

[Home](#)[Valuation Rules](#)[User Manual](#)[Close](#)[Feedback](#)

Year
20242025

Annual Statement of Rates

Language
English

Selected District

Select Taluka

Select Village

Search By Survey No Location

Enter Survey No

उपविभाग	सुपी बगीच	निवासी सदनिका	बॉझिल दुकाने	औद्योगिक (Rs./)	एक Attribute
1.3.43 - नवीन मुंबई आग्रा मार्गाच्या उत्तरेकडील अंतर्गत रहिवास व तत्सम विभागातील मिळकती	11800	34200	39330 42750	0	चौ. मीटर सर्व्हे नंबर

Price Indicators

HOUSING.COM Buy in Nashik | Amrutdham | Download App | Sell Property | Save

POPULAR PROJECTS

38 L - 51.51 L **Popular**
 Pride Laxmi Ramna
 Prasad's Group
 Geeta's Bldg, Nashik
 Configuration:
 2, 3 BHK Apartments
 Interested

41.69 L - 53.58 L **Popular**
 Jankumar Parkside Nest
 By Jankumar Constructions Ltd
 Parkside, Nashik
 Configuration:
 2, 3 BHK Apartments
 Interested

Home / Nashik / Amrutdham / Apartment for Sale in Amrutdham / 2 BHK Apartment

2 BHK Apartment
 Amrutdham, Nashik

₹40.0 L EMI starts at 2138 K
 4.47 K/sq.ft

Contact Seller

895 sq.ft | 4.47 K/sq.ft | Ready to move | Higher | East facing | Fully Furnished

Home / Nashik / Amrutdham / Apartment for Sale in Amrutdham / 2 BHK Flat

2 BHK Flat

By JANKUMAR CONSTRUCTIONS LTD
 Parkside Homes, Amrutdham, Nashik

₹47.0 L EMI starts at ₹24.89 K
 ₹5.53 K/sq.ft

Contact Seller

Hall

850 sq.ft
 Built Up Area

₹5.53 K/sq.ft
 Avg. Price

1 Years Old
 Age of property

Ready to move
 Possession status

Middle of 12 Floors

Semi Furnished
 Furnishing

32 more

Price Indicators

99acres Buy Enter Locality Project Society Landmark Post property

Home / Property in Nashik / Nashik/Nashik / Project/Amrutdham / 1 BHK Flats in Amrutdham

Posted on Jun 08, 2023 | Ready to move

22 Lac @ 4,631 per sq.ft. **1BHK 1Bath**
 Estimated BHK 217,571
 Flat/Apartment for Sale

REBA STATUS NOT AVAILABLE [View: National/area/valuable.gov.in](#)

[Overview](#) [Owner Details](#) [Locality Reviews](#) [Recommendations](#)

Property (12)

Area
 Carpet area: 475 sq.ft.

Price
 22 Lac+ Govt Charges & Tax @ 4,631 per sq.ft.

Floor Number
 2nd of 4 Floors

Overlooking
 Main Road

Configuration
 1 Bedroom, 1 Bathroom, 1 Balcony

Address
 Galaxy Heights
 Amrutdham, Nashik

Facing
 South East

Property Age
 5 to 10 Year Old

Why should you consider this property?

[Close to School](#) [Gated Society](#) [Overlooking Main Road](#) [Marble Flooring](#) [Parking Available](#)

Amrutdham + Add

Home / Nashik / Amrutdham / Apartment for Sale in Amrutdham / 2 BHK Apartment

₹35.0 L EMI starts at ₹16.03 K

2 BHK Apartment
 Shyama Darshan appartment, Amrutdham, Nashik

815 sq.ft
 Build Up Area

₹4.29 K/sq.ft
 Avg. Price

10 Year Old
 Age of property

Ready to move
 Possession status

Middle
 of 4 floors

Fully Furnished
 Furnishing

10 more

[Overview](#) [Promotions](#) [Popular Properties Nearby](#) [Amenities](#) [Price Trends](#) [Locality](#) [Calculator](#)




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Notarized Agreement



दिनांक २०.११.२०१९
 साक्षरी शुल्कांकन रु. २१,३२,०००/-
 साक्षरी शुल्क रु. २१,३२,०००/-
 मुद्रांक शुल्क रु. १,००,०००/-
 वेतनाची रक्कम रु. २१,३२,०००/-

॥ श्री ॥
कार्य विधीय करारपत्र

कार्य विधीय करारपत्राबाबत दिनांक २०.११.२०१९ रोजी झालेल्या बैठकीचे निवेदन पुढीलप्रमाणे :-

१. श्री. विनायक रामराव गोंडकार १.४.८९ वर्ष, ४८, आर.डी.सी. जन्म रु. १९/०९/१९५० पत्नी रु. १९/०९/१९५०	}	}
२. श्री. विनायक रामराव गोंडकार १.४.८९ वर्ष, ४८, आर.डी.सी. जन्म रु. १९/०९/१९५० पत्नी रु. १९/०९/१९५०		
३. श्री. विनायक रामराव गोंडकार १.४.८९ वर्ष, ४८, आर.डी.सी. जन्म रु. १९/०९/१९५० पत्नी रु. १९/०९/१९५०	}	}
४. श्री. विनायक रामराव गोंडकार १.४.८९ वर्ष, ४८, आर.डी.सी. जन्म रु. १९/०९/१९५० पत्नी रु. १९/०९/१९५०		


...पत्नी...

पट्टावळ विनायक गोंडकार
 रु. २१,३२,०००/- रु. २१,३२,०००/-
 रु. १,००,०००/-

१. श्री. विनायक रामराव गोंडकार १.४.८९ वर्ष, ४८, आर.डी.सी. जन्म रु. १९/०९/१९५० पत्नी रु. १९/०९/१९५०	}	}
२. श्री. विनायक रामराव गोंडकार १.४.८९ वर्ष, ४८, आर.डी.सी. जन्म रु. १९/०९/१९५० पत्नी रु. १९/०९/१९५०		

...पत्नी...

पट्टावळ विनायक गोंडकार
 रु. २१,३२,०००/- रु. २१,३२,०००/-
 रु. १,००,०००/-



दरम्यान २०.११.२०१९, वेतनाबाबत झालेल्या बैठकीचे निवेदन पुढीलप्रमाणे :-

कार्य विधीय करारपत्राबाबत दिनांक २०.११.२०१९ रोजी झालेल्या बैठकीचे निवेदन पुढीलप्रमाणे :-

१. निवेदनाचे बर्तन :-
 म. पुणे येथील कार्यालय, २०.११.२०१९ रोजी झालेल्या बैठकीचे निवेदन पुढीलप्रमाणे :-


२. निवेदनाचे बर्तन :-
 म. पुणे येथील कार्यालय, २०.११.२०१९ रोजी झालेल्या बैठकीचे निवेदन पुढीलप्रमाणे :-

३. निवेदनाचे बर्तन :-
 म. पुणे येथील कार्यालय, २०.११.२०१९ रोजी झालेल्या बैठकीचे निवेदन पुढीलप्रमाणे :-

४. निवेदनाचे बर्तन :-
 म. पुणे येथील कार्यालय, २०.११.२०१९ रोजी झालेल्या बैठकीचे निवेदन पुढीलप्रमाणे :-



Commencement Certificate

	NASHIK MUNICIPAL CORPORATION NO. LND/EP: C1/428/2023 DATE: 24/01/2023
SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE	
TO: Sadguru Buildcon, Bhagidari Sanstha, C/o Ar. Pankaj Jadhav & Stru. Engg. P.M Bhore Of Nashik.	
SUB: Sanction of Building Permission & Commencement Certificate on Plot No.15+24 of S.No.165/1 of Nashik Shiwar.	
REF: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated: 28/12/2021 Award No. C1/BP/261 2) Final Layout/Tentative layout No.52/2008 Date:3/08/2008	
section 45 & 68 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. A. 1966) to carry out development work 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 amended in --- subject to the following conditions:	
CONDITIONS (1 to 46)	
1. The land vacated in consequence of withdrawal of the red-rock rule shall form part of Public Street. 2. No new building of part-erect shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sub-sec. 263 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 issuance. If the building 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 under provisions laid down in Maharashtra Regional & Town Planning Act, 1966 & under Maharashtra Municipal Corporation Act, 1948 will be taken against such details which should please be clearly noted. 4. This permission does not entitle you to enclose 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 1956]. 7. The balconies, veras & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of PSI calculation as given on the building plan. If the balconies, veras & 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 18 of the reservation of Tree Act, 1975. 9. The drains shall be lined up & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluents 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 tenements. 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.	



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Approved Plan

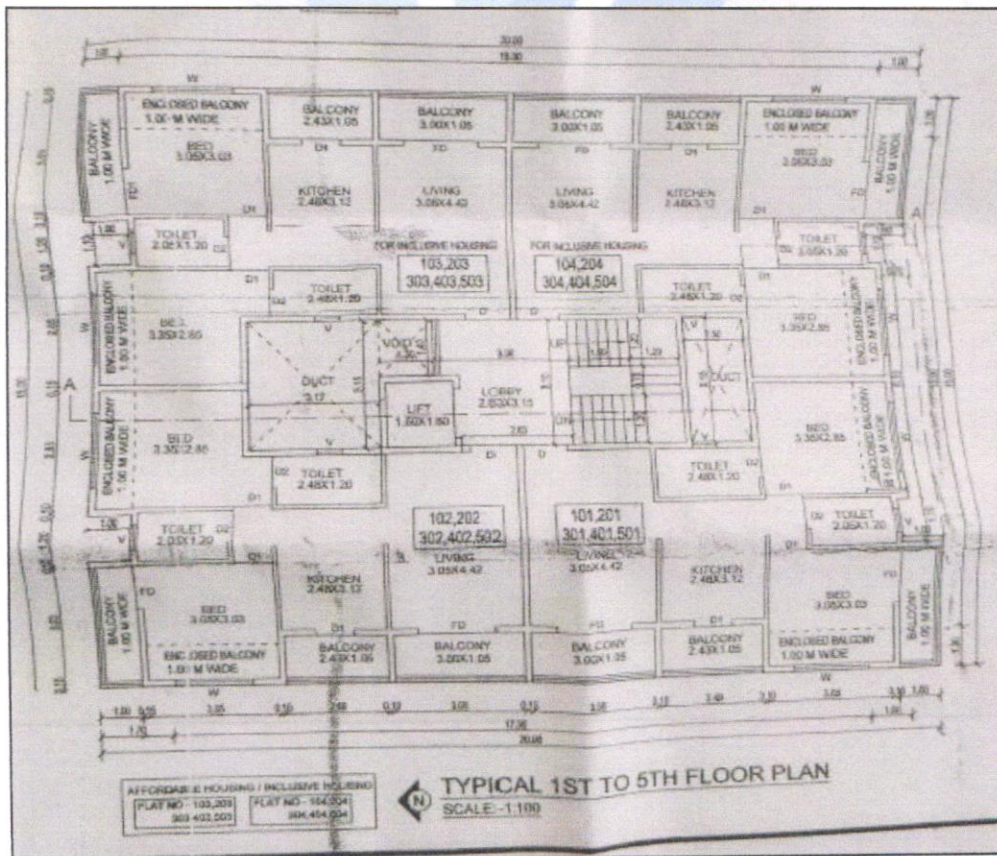
PROFORMA -1

PROPOSED RESIDENTIAL BUILDING PLAN ON P.NO. 34+35 IN S.NO -165/1, AT NASHIK SHIWAR,NASHIK . FOR :- SADGURU BUILDCON BHAGIDARI SANSTHA.	DRAWING SHEET NO. 1/1
--	---------------------------------

APPROVED

The Plans amended in
 As per the conditions Mentioned in
 the accompanying commencement
 Certificate No C1/428 dated 24/01/2023
2023

Executive Engineer
TOWN PLANING.
 Nashik Municipal Corporation
 Nashik



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.Gopal Ramrao Ghotkar & Sau.Savita Gopal Ghotkar From M/s.Sadguru Buildcon as per Vide 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 Sachin Raundal – 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 – 26.07.2024 Valuation Date – 26.07.2024 Date of Report – 26.07.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 26.07.2024
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

(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 advantage in the conduct of profession for himself / itself.



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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
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.07.26 16:07:18 +05'30'

Auth/Sign.



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