



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 25

Vastu/Nashik/08/2024/010324/2307546

03/4-24-CCBS

Date: 03.08.2024

VALUATION OPINION REPORTs

This is to certify that the property bearing Residential Row Bungalow No. 01, Ground Floor + First Floor + Second Floor, " **Shree Samarth Row Bungalow** ", Survey No. 158/ 1, Plot No. 12, Near Kashiviswanath Mandir, Salunkhe Nagar, off ITI Ambad Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. belongs to **Name of Owner: Shri. Lalit Hataji Purohit & Sau. Seeta Lalit Purhoit.**

Boundaries of the property.

Boundaries	Building	Row Bungalow
North	Colony Road	Row Bungalow No. 02
South	Plot No. 13	Side Margin Space & Plot No. 13
East	Plot No. 03	Side Margin Space & Plot No. 03
West	Colony Road	Colony Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ **56,04,000.00 (Rupees Fifty Six Lakh Four Thousand 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.

Hence certified

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

Sharadkumar

B. Chalikwar

Director

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Bank Of Maharashtra Empanelment No.: AX-8/NZ/Panal Valuer/2022-23

Encl.: Valuation report

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.08.03 17:24:11 +05'30'

Auth. Sign.



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

Our Pan India Presence at :

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Regd. Office

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

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✉️ mumbai@vastukala.co.in

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VALUATION OPINION REPORTS

This is to certify that the property bearing Residential Row Bungalow No. 01, Ground Floor + First Floor + Second Floor, " **Shree Samarth Row Bungalow** ", Survey No. 158/ 1, Plot No. 12, Near Kashiviswanath Mandir, Salunkhe Nagar, off ITI Ambad Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. belongs to **Name of Owner: Shri. Lalit Hataji Purohit & Sau. Seeta Lalit Purohit.**

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Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 56,04,000.00 (Rupees Fifty Six Lakh Four Thousand Only).**

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Encl.: Valuation report



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

To,



The Chief Manager,
Bank of Maharashtra
Ashoka Marg

Amrapali Towers, Ashoka Marg, Ganesh Baba Nagar, Nashik, Maharashtra 422011.

VALUATION REPORT (IN RESPECT OF ROW BUNGALOW)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 02.08.2024
	b)	Date on which the valuation is made : 03.08.2024
3.	List of documents produced for perusal: 1) Copy of Agreement For Sale No.7313/ 2024 Dated.11.07.2024. 2) Copy of Commencement Certificate No. LND/ BP/ B1/ BP/ 70/ 2021 Dated. 04.06.2021 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. 3) Copy of Approved Building Plan Accompanying Occupancy Certificate No. B1/ 29222/ 2022 Dated.14.01.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. 4) Copy of Occupancy Certificate Javak No. NRV/ B1/ 29222/ 2022 Dated.14.01.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Owner: Shri. Lalit Hataji Purohit & Sau. Seeta Lalit Purhoit. <u>Address:</u> Residential Row Bungalow No. 01, Ground Floor + First Floor + Second Floor," Shree Samarth Row Bungalow " , Survey No. 158/ 1, Plot No. 12, Near Kashiviswanath Mandir, Salunkhe Nagar, off ITI Ambad Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. <u>Contact Person:</u> Shri. Lalit Hataji Purohit (Owner) Contact No. +91 982399358 Joint Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Row Bungalow No. 01 is located on Ground Floor + First Floor. As per Building Plan The composition of Row Bungalow is Ground Floor- Parking + Staircase + Passage. First Floor- Bedroom + Living + Kitchen + Staircase + Toilet + Passage + Balcony. Second Floor- 2 Bedroom + Staircase + 2 Toilet + Passage + Balcony. (i.e.3BHK).

Agreement For Sale

नसम-४																										
क्र.सं. ६३९३ / १९९९																										
२ - ३०																										
विभाग क्र.	२२.७																									
सरकारी मूल्यांकन	₹.रु. ३२,००,०००/-																									
खरेदी किंमत	₹.रु. ४९,९०,०००/-																									
मूद्रांक शुल्क	₹.रु. २,९९,५००/-																									
नांदणी पती	₹.रु. ३०,०००/-																									
साठेखत करारनामा / अॅग्रीमेंट टू सेल																										
साठेखत करारनामा / अॅग्रीमेंट टू सेल आज दिनांक १९ माहे जुलै इसवी सन २०२४ रोज शुक्रवार ते दिवशी नाशिक मुक्कामी,																										
<p>१) श्री. ललित हताजी पुरोहित, वय- ५३ वर्ष, व्यवसाय- व्यापार, पॅन नं- ATZPB 9632 K आधार नं- ५१७७ ४९७४ ३३६४ पॅन नं- AFOPP3187J इ-मेल:- jugalrajpurohit25@gmail.com मो.नं.- ८३०८०९०१९०</p> <p>२) सौ. सीता ललित पुरोहित, वय- ५० वर्ष, व्यवसाय- गृहिणी, आधार नं- ९४१८ ९५८६ ७४६४ इ-मेल:- purohitradha639@gmail.com मो.नं.- ८३२९१६९२९५ दोधेही रा- एच.एन.७८, डी.जी.पी.नगर-३, कामठवाडे शिवार, नाशिक-४२२००८.</p>	} लिहून घेणार																									
.... चांसी																										
<p>मेनोन इंदिरा उन्नीकृष्णन, वय- ६८ वर्ष, व्यवसाय- सेवानिवृत्त, पॅन नं- AJAPM4478M आधार नं- ३७२३ ११७३ २२६३ इ-मेल:- inda101156@gmail.com मो.नं.- ९८२३३६४४८१ रा- हाउस नं.१, श्री समर्थ रो- बंगलो, फ्लॉट नं.१२, गट नं.१५८/९, साळुंके सभागृह समोर, नाशिक- ४२२००७.</p>	} लिहून देणार																									
कारण साठेखत करारनामा/अॅग्रीमेंट टू सेल लिहून देते ऐसा जे फौ.																										
नसम-४																										
क्र.सं. ६३९३ / १९९९																										
५ - ३०																										
<p>१) मिळकतीचे वर्णन- अ) तुळशी जिल्हा नाशिक, पोस्ट तुळशी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील, मोजे सातपूर या गावचे शिबारातील विनसेतो फ्लॉट मिळकत चांसी सर्व्हे नंबर १५८/१/फ्लॉट/१२ चांसी फ्लॉट नं.१२ चांसी एकूण क्षेत्र ३२८.८७ चौ.मी. चांसी आकार रुपये २४६.६५ पैसी पैकी नाशिक महानगरपालिका रस्ता रुंदीकरणासाठी संगयीत केलेले क्षेत्र १२.७१ चौ.मी. क्षेत्र तला जला उर्वरित क्षेत्र ३१५.१६ चौ.मी. चांसी सि.स.नं.३५९३ चांसी क्षेत्र २०९.३ चौ.मी. चांसी दत्त.सिमा खालीलप्रमाणे,</p> <table style="width: 100%; border: none;"> <tr> <td>पुर्वेस</td> <td>-</td> <td>फ्लॉट नं.०३</td> </tr> <tr> <td>पश्चिमेस</td> <td>-</td> <td>कांजनी रोड</td> </tr> <tr> <td>दक्षिणेस</td> <td>-</td> <td>फ्लॉट नं.१३</td> </tr> <tr> <td>उत्तरेस</td> <td>-</td> <td>कांजनी रोड</td> </tr> </table> <p>ब) प्रस्तुत वस्ताचा विषय असलेली मिळकत:-</p> <p>उपरोक्त कलम १अ यात वर्णन केलेल्या फ्लॉट मिळकतीवर बांधण्यात आलेल्या "श्री समर्थ रो बंगलो" या मधील रो-बंगलो नं.०१ चांसी घटई (कारपेट) क्षेत्र ८६.७७ चौ.मी. व फ्लॉट क्षेत्र ८६.३७ चौ.मी. चांसी तळ मजला, पार्किंग, पहिला + दुसरा मजला, ३बेड, हॉल, किचन, बाल्कनी व टॉपलॉट ही रो-बंगलो मिळकत चांसी दत्त.सिमा खालीलप्रमाणे,</p> <table style="width: 100%; border: none;"> <tr> <td>पुर्वेस</td> <td>-</td> <td>मार्गेल मार्जिनल रोरा व फ्लॉट नं.३</td> </tr> <tr> <td>पश्चिमेस</td> <td>-</td> <td>कांजनी रोड</td> </tr> <tr> <td>दक्षिणेस</td> <td>-</td> <td>साईड मार्जिनल रोस व फ्लॉट नं.१३</td> </tr> <tr> <td>उत्तरेस</td> <td>-</td> <td>रो-बंगलो नं.२</td> </tr> </table> <p>घणेप्रमाणे दत्त.सिमांकित बांधीय रो-बंगलो नं.०१ ही मिळकत त्यामध्ये जाण्या-येण्याच्या, बागवतीवाटीच्या हक्कासह, कांजनी रोड, ओपन स्पेस, ओपन टेरेस, तसेच सामाईक वापराच्या हक्कासह मिळकत राववस्त.</p> <p>(यापुढे राक्षितेसाठी जर कलम १ब यात नमूद केलेली सदर दस्ताचा विषय असलेली फ्लॉट व त्यावरील बांधीय रो-बंगलो नं.०१ या मिळकतीचा उल्लेख "सदर मिळकत" असा करण्यात आला आहे.)</p> <p>२) वर कलम १अ मध्ये वर्णन केलेली फ्लॉट मिळकत ही श्री समर्थ कन्स्ट्रक्शन तर्फे प्रोग. श्री संदीप मधुकर सोनने यानी मिनाक्षी रमेश खेरगार व इतर यांचेकडून कायम फरोका खरेदीखताच्या दस्तान्ये खरेदी घेतलेली असून सदरचा दस्त ने.द्वयम निबंधक सहब, नाशिक.५ चांसे कार्यालयात दस्ता नं.-१७९७/२०२१ अन्वये दिनांक ०४/०२/२०२१ रोजी नोंदजिलेला आहे. त्याप्रमाणे श्री समर्थ</p>			पुर्वेस	-	फ्लॉट नं.०३	पश्चिमेस	-	कांजनी रोड	दक्षिणेस	-	फ्लॉट नं.१३	उत्तरेस	-	कांजनी रोड	पुर्वेस	-	मार्गेल मार्जिनल रोरा व फ्लॉट नं.३	पश्चिमेस	-	कांजनी रोड	दक्षिणेस	-	साईड मार्जिनल रोस व फ्लॉट नं.१३	उत्तरेस	-	रो-बंगलो नं.२
पुर्वेस	-	फ्लॉट नं.०३																								
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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ **56,04,000.00 (Rupees Fifty Six Lakh Four Thousand Only)**. The **Realizable Value** of the above property ₹ **53,23,800.00 (Rupees Fifty Three Lakh Twenty Three Thousand Eight Hundred Only)** and the **Distress Value** ₹ **44,83,200.00 (Rupees Forty Four Lakh Eighty Three Thousand Two Hundred Only)**.

Place: Nashik

Date: 03.08.2024

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.08.03 17:24:31 +05'30'

Auth. Sign.

Director

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Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Bank Of Maharashtra Empanelment No.: AX-8/NZ/Panal Valuer/2022-23.

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

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

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

only).

Date

Signature
(Name Branch Official with seal)



Since 1989

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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.

Place: Nashik
Date: 03.08.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B. Chalikwar
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