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MSME Reg No: UDYAM-MH-18-0083617

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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.Prashant Vasant Gaikwad**

Name of Owner: **Shri.Naresh Trimbak Kakad**

Residential West Side Part Land and Bungalow on **Plot No.16**, Survey No.562/1,  
Near Mahadev Mandir, Swami Vivekanand Nagar, Village - Makhmalabad,  
Taluka - Nashik, District – Nashik, PIN Code – 422 003,  
State – Maharashtra, Country – India.

Latitude Longitude: 20°02'46.6"N 73°46'59.5"E

### Intended User:

**Bank of Baroda**

**Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik, PIN – 422 101, State - Maharashtra, Country - India.



**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road,  
Adgaon, Nashik-422003 (M.S.), INDIA  
Email: [nashik@vastukala.co.in](mailto: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

+91 22 47495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential West Side Part Land and Bungalow on **Plot No.16**, Survey No.562/1, Near Mahadev Mandir, Swami Vivekanand Nagar, Village - Makhmalabad, Taluka - Nashik, District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. belongs to **Shri.Naresh Trimbak Kakad.** Name of Proposed Purchaser: **Shri.Prashant Vasant Gaikwad**

Boundaries of the property.

Boundaries	Plot No. 16
North	Plot No.17
South	Survey No.414/2 & Road
East	Property of Shri.Waman Sukdev Kadale
West	Plot No.23

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 Fair Market Value for this particular purpose at **₹41,96,299.00 (Rupees Forty One Lakh Ninety Six Thousand Two Hundred Ninety Nine 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.**

**Manoj Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.03 15:32:38 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Reg. No. IBBI/RV/07/2018/10366  
BOB Empanelment No.: ZO:MZ:ADV:46:941  
Encl: Valuation Report

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

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

To,  
**The Chief Manager,**  
**Bank of Baroda**  
**Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik, PIN – 422 101, State - Maharashtra, Country - India.

**VALUATION REPORT (IN RESPECT OF LAND AND BUNGALOW)**

I		General
1.	Purpose for which the valuation is made	: As per the request from Bank of Baroda, Regional Office to assess Fair market value of the property for banking purpose
2.	a) Date of inspection	: 03.08.2024
	b) Date on which the valuation is made	: 03.08.2024
3.	List of documents produced for perusal	
		<ol style="list-style-type: none"> <li>1. Copy of Seller Regd. Saledeed Vide No.9287/2023 Dated.24.07.2023</li> <li>2. Copy of Notarized Agreement Between Shri.Naresh Trimbak Kakad ( the Seller ) and Shri.Prashant Vasant Gaikwad ( Proposed Purchaser )</li> <li>3. Copy of Approved Building Plan Accompanying Commencement Certificate Vide No.C2/47 Dated.04.05.2010 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.</li> <li>4. Copy of Commencement Certificate Vide No.LND /BP/ Panch/C2/47, Dated.04.05.2010 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.</li> <li>5. Copy of Occupancy Certificate Javak No.NRV/ Panch/ C2 / 47 Dated.01.10.2011 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik</li> </ol>
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)	<p><b>Name of Proposed Purchaser:</b>  <b>Shri.Prashant Vasant Gaikwad</b></p> <p><b>Name of Owner:</b>  <b>Shri.Naresh Trimbak Kakad</b></p> <p><b>Address:</b> Residential West Side Part Land and Bungalow on <b>Plot No.16</b>, Survey No.562/1, Near Mahadev Mandir, Swami Vivekanand Nagar, Village - Makhmalabad, Taluka - Nashik, District – Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.</p> <p><b>Contact Person:</b>  Shri.Avinash Bansode  Contact No. + 91 9545229684  ( Proposed Purchaser Representative )  Joint Ownership. ( Proposed )</p>



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5.	Brief description of the property (Including Freehold / freehold etc.):							
	The property is located in a developing Residential area having good infrastructure, well connected by road and train. The immovable property comprises of Freehold Residential land and structures thereof. It is located at about 16.1 km. travelling distance from Nashik Road Railway Station.							
	<b>Plot:</b> The plot under valuation is Freehold Residential plot. <b>As per Notarized Agreement Plot area is 126.00 Sq. M, which is considered for valuation.</b>							
	<b>As per Notarized Agreement Built Up area is 46.62 Sq. M., which is considered for valuation.</b>							
	As per Approved Plan, the composition of Bungalow is:							
	<b>Ground Floor</b> – Living Room + 1 Bedroom + Kitchen + Toilet + Staircase + Passage + Porch Area As per Site Inspection , the composition of Bungalow is							
	<b>First Floor</b> – 2 Room+ Bedroom + Balcony + Terrace.							
	<table border="1"> <thead> <tr> <th>Floor</th> <th>Area in Sq.Mtr</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>46.62</td> </tr> <tr> <td><b>Total</b></td> <td><b>46.62</b></td> </tr> </tbody> </table>	Floor	Area in Sq.Mtr	Ground	46.62	<b>Total</b>	<b>46.62</b>	
Floor	Area in Sq.Mtr							
Ground	46.62							
<b>Total</b>	<b>46.62</b>							
5a	Total Lease Period & remaining period (if Freehold)	: N.A., the land is Freehold						
6.	Location of property							
	a) Plot No. / Survey No.	: Survey No.562/1, Plot No. 16						
	b) Door No.	: Residential Land and Bungalow on <b>PlotNo.16</b>						
	c) C.T.S. No. / Village	: Village - Makhmalabad						
	d) Ward / Taluka	: Taluka – Nashik						
	e) Mandal / District	: District – Nashik						
7.	Postal address of the property	: Residential West Side Part Land and Bungalow on <b>Plot No.16</b> , Survey No.562/1, Near Mahadev Mandir, Swami Vivekanand Nagar, Village - Makhmalabad, Taluka - Nashik, District – Nashik, PIN Code – 422 003, State – Maharashtra, Country – India						
8.	City / Town	: Nashik						
	Residential area	: Yes						
	Commercial area	: No						
	Industrial area	: No						
9.	Classification of the area							
	i) High / Middle / Poor	: Middle Class						
	ii) Urban / Semi Urban / Rural	: Urban						
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Village - Makhmalabad Nashik Municipal Corporation, Nashik						
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	: No						
12.	In Case it is Agricultural land, any	: N.A.						

	conversion to house site plots is contemplated		
13.	Dimensions / Boundaries of the property ( Plot No.04)	<b>A</b> Actual	<b>B</b> As per the Deed
	North	Plot No.17	Plot No.17
	South	Survey No.414/2 & Road	Survey No.414/2 & Road
	East	Property of Shri.Waman Sukdev Kadale	Property of Shri.Waman Sukdev Kadale
	West	Plot No.23	Plot No.23
	Dimensions / Boundaries of the property (Bungalow)	<b>A</b> Actual	<b>B</b> Plan
	North	-	-
	South	-	-
	East	-	-
	West	-	-
13.1	Whether Boundaries Matching with Actual	Yes	
13.2	Latitude, Longitude & Co-ordinates of the site	: 20°02'46.6"N 73°46'59.5"E	
14.	Extent of the site	: <b>Plot Area =126.00 Sq. M.</b>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>(As per Notarized Agreement)</b>  <b>Structure Area = As per table Attached</b> <b>(As per Notarized Agreement)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Vacant	
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>		
1.	Classification of locality	: Good	
2.	Development of surrounding areas	: Developing	
3.	Possibility of frequent flooding/ sub-merging	: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available near by	
5.	Level of land with topographical conditions	: Plain	
6.	Shape of land	: Rectangular	
7.	Type of use to which it can be put	: For Residential purpose	
8.	Any usage restriction	: Residential	
9.	Is plot in town planning approved layout?	: N.A.	
10.	Corner plot or intermittent plot?	: Intermittent	
11.	Road facilities	: Yes	
12.	Type of road available at present	: B.T. Road	
13.	Width of road – is it below 20 ft. or more than 20 ft.	: Above 20 Ft	
14.	Is it a Land – Locked land?	: No	

15.	Water potentiality	:	Connected to Municipal Supply Line
16.	Underground sewerage system	:	Connected to Septic Tank
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developing area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
<b>Part – A (Valuation of land)</b>			
1	Size of plot	:	Plot Area =126.00 Sq. M. (As per Notarized Agreement)
	North & South	:	--
	East & West	:	--
2	Total extent of the plot	:	As per valuation table
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 20,000.00 to ₹ 30,000.00 per Sq. M.
4	Guideline rate obtained from the Registrar's Office	:	₹ 6,500.00 per Sq. M
	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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation	:	₹ 26,900.00 per Sq. M.
6	<b>Estimated value of land</b>	:	<b>₹ 33,89,400.00</b>
<b>Part – B (Valuation of Bungalow)</b>			
1	Technical details of the Bungalow	:	
	a) Type of Bungalow (Residential / Commercial / Residential )	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	As per Brief Description
	c) Year of construction	:	2011 (As per Occupancy Certificate )
	d) Age of the Bungalow	:	13 Years
	e) Life of the Bungalow estimated	:	47 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	f) Number of floors and height of each floor including basement, if any	:	As per Brief Description
	g) Plinth area floor-wise	:	As per valuation table
	h) Condition of the Bungalow	:	Good
	i) Exterior – Excellent, Good, Normal, Poor	:	Good
	ii) Interior – Excellent, Good, Normal, Poor	:	Good
	i) Date of issue and validity of layout of approved map	:	Copy of Approved Building Plan Accompanying Commencement Certificate Vide No.C2/47 Dated.04.05.2010 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik
	j) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik.

k)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes
l)	Any other comments by our empanelled valuers on authentic of approved plan	:	Yes- as per Site Inspection Additional First Floor is Constructed on Site, Which is Not Approved on Provided Building Plan, Additional First Floor Area is Not Consider for this Valuation.

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	:	
1.	Foundation	:	R.C.C Footing
2.	Basement	:	Yes
3.	Superstructure	:	R.C.C. Framed Structure
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Teak wood door framed with flush doors, Aluminum. Sliding Windows.
5.		:	
6.		:	
7.		:	
8.	RCC Works	:	RCC Framed Structure
9.	Plastering	:	Cement Plastering
10.	Flooring, Skirting, dado	:	Vitrified Tile Flooring
11.	Special finish as marble, granite, wooden paneling, grills etc.	:	Yes
12.			
13.	Roofing including weatherproof course	:	As per Brief Description
14.	Drainage	:	Underground Sewerage Connected to Municipal Drain Lines
15.	Compound Wall	:	
	Height	:	5' BBM
	Length	:	
	Type of construction	:	
16.	Electrical installation	:	
	Type of wiring	:	Concealed Electrical Wiring
	Class of fittings (superior / ordinary / poor)	:	C.P. Fittings.
	Number of light points	:	Provided as per requirement
	Fan points	:	Provided as per requirement
	Spare plug points	:	Provided as per requirement
	Any other item	:	Provided as per requirement
17.	Plumbing installation	:	
	a) No. of water closets and their type	:	Provided as per requirement
	b) No. of wash basins	:	Provided as per requirement
	c) No. of urinals	:	Provided as per requirement
	d) No. of bath tubs	:	Provided as per requirement
	e) Water meters, taps etc.	:	Provided as per requirement
	f) Any other fixtures	:	Provided as per requirement

**Details of Valuation: -**

Items	Area In Sq. M.	Year Of Const.	Total Life of Structure	Full Rate	Age Of Build	Final Depreciated Rate to be considered	Depreciated Value to be considered	Insurance Value / Full Value
Ground Floor	46.62	2011	60	21,500.00	13	17,308.00	8,06,899.00	10,02,330.00
						<b>TOTAL</b>	<b>8,06,899.00</b>	<b>10,02,330.00</b>

<b>Part – C (Extra Items)</b>		<b>Amount in ₹</b>
1.	Portico	Included in the Cost of Construction
2.	Ornamental front door	
3.	Sit out / Verandah with steel grills	
4.	Overhead water tank	
5.	Extra steel / collapsible gates	
	<b>Total</b>	
<b>Part – D (Amenities)</b>		<b>Amount in ₹</b>
1.	Wardrobes	Included in the Cost of Construction
2.	Glazed tiles	
3.	Extra sinks and bathtub	
4.	Marble / ceramic tiles flooring	
5.	Interior decorations	
6.	Architectural elevation works	
7.	Paneling works	
8.	Aluminum works	
9.	Aluminum handrails	
10.	False ceiling	
	<b>Total</b>	
<b>Part – E (Miscellaneous)</b>		<b>Amount in ₹</b>
1.	Separate toilet room	Included in the Cost of Construction
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
	<b>Total</b>	
<b>Part – F (Services)</b>		<b>Amount in ₹</b>
1.	Water supply arrangements	Included in the Cost of Construction
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
	<b>Total</b>	

**Government Value**

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	126.00	6,500.00	8,19,000.00
Structure	As per valuation table		8,06,899.00
<b>Total</b>			<b>16,25,899.00</b>



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## **2. TOTAL ABSTRACT OF THE ENTIRE PROPERTY**

<b>Part – A</b>	Land	: ₹ 33,89,400.00
<b>Part – B</b>	Bungalow	: ₹ 8,06,899.00
<b>Part – C</b>	Extra Items	:
<b>Part – D</b>	Amenities	:
<b>Part – E</b>	Miscellaneous	:
<b>Part – F</b>	Services	:
	<b>Total</b>	: ₹ 41,96,299.00

<b>Fair Market Value</b>	: ₹ 41,96,299.00
<b>Realizable Value</b>	: ₹ 39,86,484.00
<b>Distress Value</b>	: ₹ 33,57,039.00
<b>Value as per Circle Rate</b>	: ₹ 16,25,899.00
<b>Insurable value (Full Replacement Cost – Subsoil Structure cost (15%))</b>	: ₹ 6,85,864.00

*Remark: 1) for the Purpose of Valuation we have Consider the Land Area and Built Up Area as per Approved Plan.  
2) As per Site Inspection Additional First Floor is Constructed on Site, Which is Not Approved on Provided Building Plan, Additional First Floor Area is Not Consider for this Valuation.  
3) The Above Mention Valuation is Consider only for Residential West Side Part Land and Bungalow on Plot No.16*

### **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 cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the Bungalow (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government Bungalows and above type of property.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the Bungalow. The cost approach is commonly used for Residential Bungalow, Residential Bungalow and properties mentioned above.

As the property is a Residential land and Bungalow thereof, we have adopted Cost approach / Land and Bungalow Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 20,000.00 to

₹ 30,000.00 per Sq. M. for land and Structure thereof Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Residential Bungalow / Plot, all round development of commercial and Residential application in the locality etc.

We estimate ₹ 26,900.00 per Sq. M. for Land with appropriate cost of construction for valuation.

i) Sale ability	Good
ii) Likely rental values in future in and	-
iii) Any likely income it may generate	-



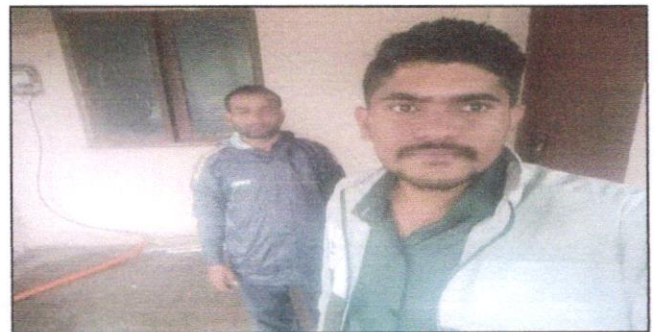
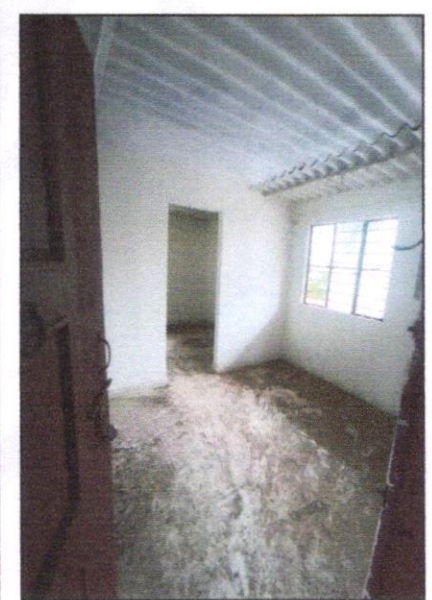
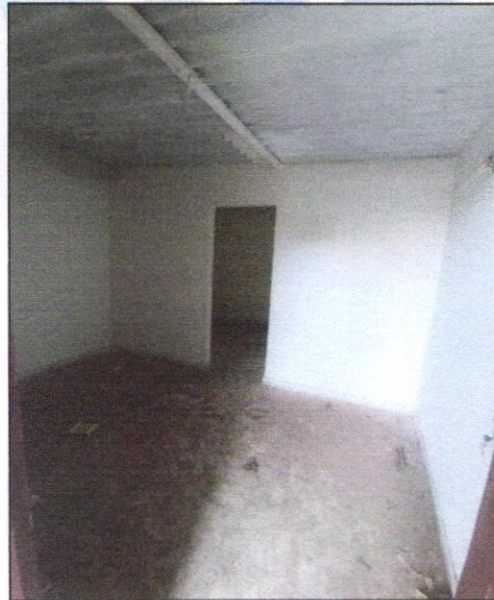
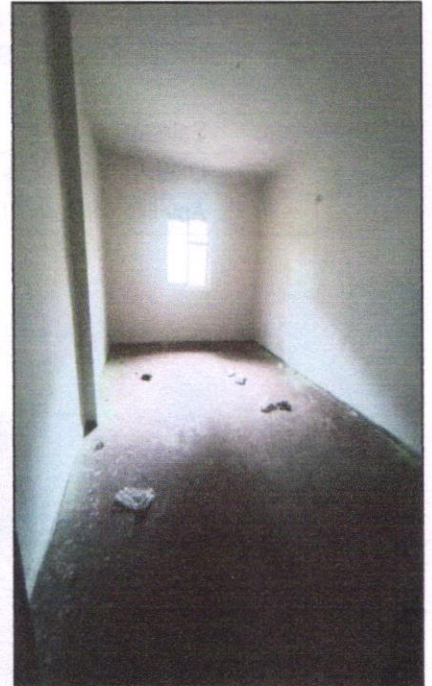
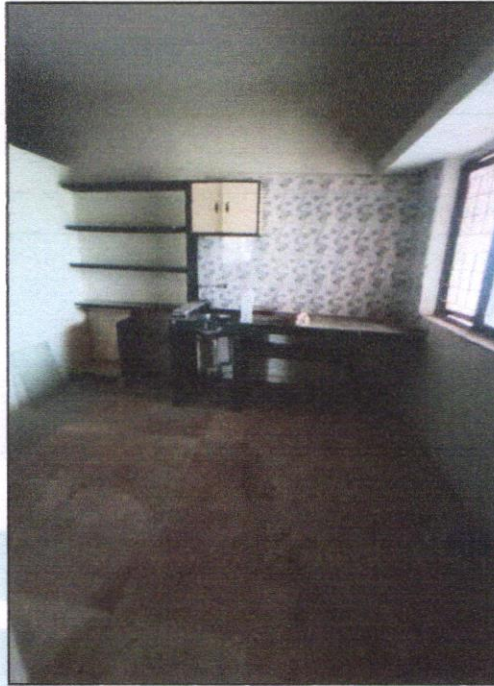
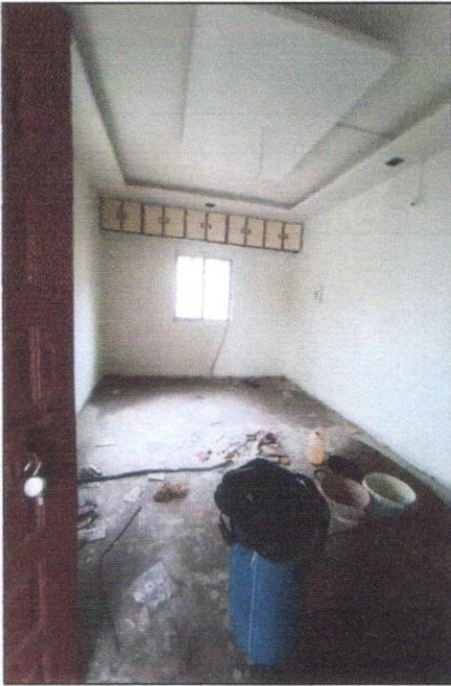
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### 3. ACTUAL SITE PHOTOGRAPHS



### ROUTE MAP OF THE PROPERTY

Site u/r



**Latitude Longitude: 20°02'46.6"N 73°46'59.5"E**

**Note:** The Blue line shows the route to site from nearest railway station (Nashik Road – 16.1 Km.)




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#### 4. READY RECKONER RATE



**Department of  
Registration & Stamps**  
Government Of Maharashtra

**नोंदणी व मुद्रांक  
विभाग**  
महाराष्ट्र शासन



Valuation
Home
Rule Card/line
LOGOUT

### Valuation For Influence Area

\*\*\* Welcome to Valuation of Properties !!

#### Location Details

Division Name Nashik Help on Division

District Name नाशिक

Taluka Name नाशिक

Village/Zone Name मौजे मखमलावाद

Attribute सह नंबर 592

SubZone Name 14.8 -मखमलावाद म्ह सरु

Mahapalika Area Nashik Muncipal Corj

Open Land	Residence	Office	Shop	Industry	Unit
6500	30000	32000	37500	0	Square Meter

## 5. PRICE INDICATORS

**magicbricks** Buy Rent Sell Home Loans

₹1.0 Cr ₹3125/sqft EMI - ₹45k | [Get pre-approved loan](#)

Plot For Sale in [Ramkrishna Nagar Makhmalabad, Nashik](#) [View on map](#)

**Cated Colony** **Corner Plot** **East**

Plot Area	Dimensions(L X B)	No Of Open Sides
3200 sqft	166 X 166	4

Any Construction Done: No  
Boundary Wall: No

Transaction Type: Resale

**+3 Photos**

East Facing Plot

**magicbricks** Buy Rent Sell Home Loans

₹75.0 Lac ₹1878/sqft EMI - ₹34k | [Get pre-approved loan](#)

Plot For Sale in [Makhmalabad, Nashik](#) [View on map](#)

**3 Floors allowed**


Plot Area	Any Construction Done	Boundary Wall
371 sqm	No	No

Transaction Type: Resale

[Contact Owner](#) [Get Phone No.](#)

Last contact made 19 days ago

## Notarized Agreement

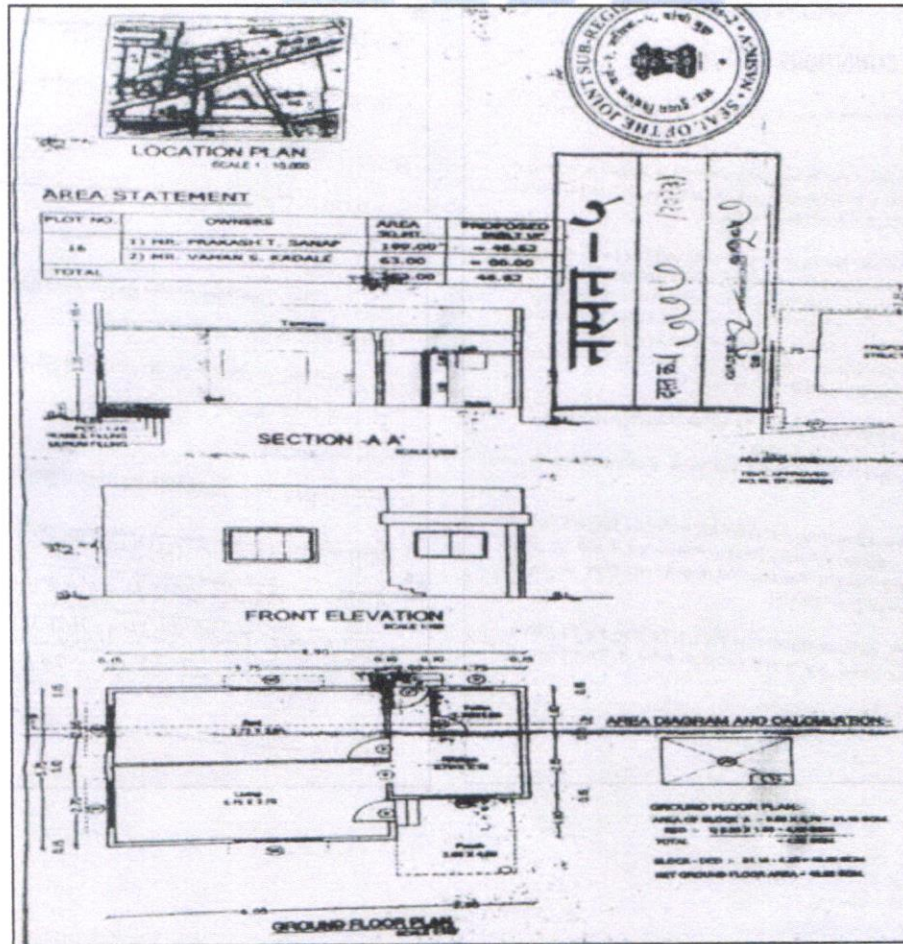
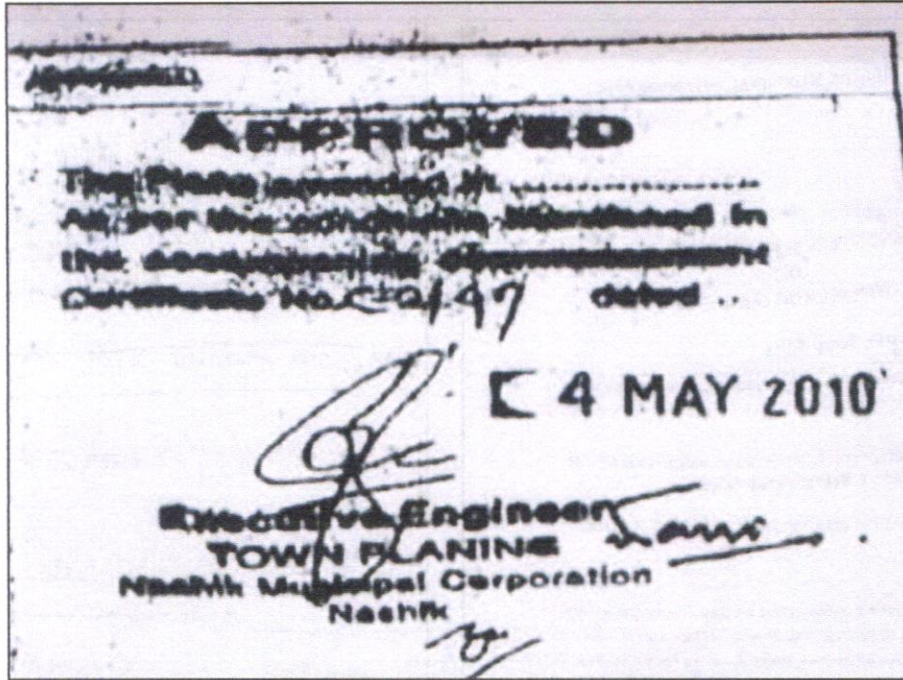
 <p>श्री प्रशांत वसंत गायकवाड          उ.प. 31, धंदा - गोकरी          PAN NO. AWXP0204F          Aadhar No. 7344 9386 5642          स. बंगला नं. 3, रत्नानी निवास, आशा          नगर, ज्याजरी बँके समोर, बिटकॉ          पोस्ट, नाशिक-२०१००६, महाराष्ट्र.</p> <p style="text-align: right;">दिहून देणार</p>	<p>श्री नरेश अंबिक काकड          उ.प. 38, धंदा - गोकरी          PAN NO. AVGP07467C          Aadhar No. 854234939184          स. म्हातीरी रोड, जंभूत रस्ता, काकड          मळा, मदनमलबाद, नाशिक.</p> <p style="text-align: right;">दिहून देणार</p>
<p>कारणे सादरवत करारनामा दिहून देतो देता ये की -</p>	
<p>१) मिळकतीचे दर्शन - तुकडी पिटला नशिक पोस्ट तुकडी तामुका नशिक येथी नशिक नवानगरपालिका हद्दीतील मीशे मखमलबाद - 2 या मळचे शिवायमोल विनशेती प्लॉट मिळकत यांची सर्व्हे नं. 802/1 मधील प्लॉट क्र. 16 याची एकूण क्षेत्र 252.00 चौ.मी. याची विनशेती आकार रु. 68.20 पैसे या मिळकतीचेही निहून देणार याचे मालकीचे विनशेती क्षेत्र 126.00 चौ.मी. या मिळकतीवर बांधण्यात आलेली बांधीय मिळकत याची निव्वळप क्षेत्र 46.62 चौ.मी. याची दनुसिमा दर्शवणारी -</p>	
<p>पुर्वत :- याच प्लॉट मधील श्री रामन सुकदेव कडारे याचे स्वतंत्र क्षेत्र</p> <p>परिघनेस :- प्लॉट नं. 23</p> <p>दक्षिणेस :- स.नं. 414/2 व रस्ता</p> <p>उत्तरेस :- प्लॉट नं. 17</p>	
<p>२) जर कालम 1 यात धर्न कोलेली मिळकत ही दिहून देणार याच छरेथी मालकीची मिळकत असुन सदरील मिळकत दिहून देणार याची श्री. राम चडकात काकड व सौ. पुनम हाम काकड यांचे प्रचून कायम फतोवा छरेथीसत्रावळ दस्तावजचे दिवत घेतली असुन सादरवा दस्ता हा मं. दुथम निबंधक लंडन नशिक - 6 याचे कार्यसंख्या दस्ता नं. 8267 / 2023 अन्वये दि. 25/07/2023 रोजी नोंदविलेले असुन सदरील दस्ताजमारे उपरोक्त मिळकतीचे 7/12 का-याला दिहून देणार याचे नव मालका सदरील जामलेले आहे. अशाप्रतीने दिहून देणार हे कालम 1 यात धर्न कोलेला मिळकतीचे कायदेशिर मालक झालेले</p>	







## Approved Plan



## Seller Regd.Agreement

नसन-५		
क्र. १२८७		
२ - २४		
<p>विमान क्रमांक 14.8  सरकारी मुल्यांकन रुपये 19,50,000/-  खरेदीखत रक्कम रुपये 19,50,000/-  स्टॅम्प व एलबीटी रक्कम रुपये 1,17,000/-  नोंदणी फी रुपये 19,500/-</p>		
<p>॥ श्री ॥  <b>कायमचे फरोक्त खरेदीखत</b>  कायमचे फरोक्त खरेदीखत आज तारीख 24 माहे जुलै सन 2023 रोज सोमवार ते दिवशी नाशिक मुक्कामी.</p>		
<p><b>श्री. नरेश त्र्यंबक काकड</b>  उ.व. 38, धंदा - नोकरी  PAN NO.AVGPK7467C  Aadhar No.854234939184  रा. मातोशी रोड, जवूल रस्ता, काकड  मळा, मखमलाबाद, नाशिक.</p>		<p><b>लिहून घेणार</b></p>
<p>यांसी..</p> <p>1.श्री. शाम चंद्रकांत काकड  उ.व. 37, धंदा - व्यापार,  PAN NO.AZRPK1927C  Aadhar No.929944900803  2.सौ. पुनम शाम काकड  उ.व. 27, धंदा - गृहीणी,  PAN NO.DUSPK4680M  Aadhar No.275265429112  दो.रा. कुंभार लेन, संभाजी चौक,  मु.पो. मखमलाबाद, नाशिक.</p>		<p><b>लिहून देणार</b></p>
<p>कारणे कायमचे फरोक्त खरेदीखत लिहून देतो ऐसा जे की, -</p>		

नसन-५		
क्र. १२८७		
३ - २४		
<p>1) मिळकतीचे वर्णन - तुळडी जिल्हा नाशिक पोट तुळडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मौजे मखमलाबाद - 2 या गावचे शिवारवरील बिनशेती प्लॉट मिळकत यासी सर्व्हे नं. 562/1 मधील प्लॉट क्र. 16 यांसी एचएन क्षेत्र 252.00 चौ.मी. यासी बिनशेती आकार रू. 88.20 पेसे या मिळकतीपैकी लिहून देणार यांचे मालकीचे बिनशेती क्षेत्र 126.00 चौ.मी. या मिळकतीवर बांधण्यात आलेली बांधीव मिळकत यांसी विल्टअप क्षेत्र 46.62 चौ.मी. यांसी घटुसिमा देणेप्रमाणे -</p>		
पुर्वेस	:- वाच प्लॉट मधील श्री. रामन सुकदेव कडाळे यांचे स्वतंत्र क्षेत्र	
पश्चिमेस	:- प्लॉट नं. 23	
दक्षिणेस	:- सर्व्हे नं. 414/2 व रस्ता	
उत्तरेस	:- प्लॉट नं. 17	
<p>2) वर कलम 1 यात वर्णन केलेली मिळकत ही लिहून देणार यांचे खरेदी मालकीची मिळकत असून सदरील मिळकत लिहून देणार यांनी श्री प्रकाश तुकाराम सानप यांचे कडून कायम फरोक्त खरेदीखताच्या दस्ताअन्वये विकत घेतली असून सदरचा दस्ता हा मे. दुय्यम निबंधक साहेब, नाशिक - 5 यांचे कार्यालयात दस्त नं. 777/2023 जन्वये दि. 18/01/2023 रोजी नोंदविलेले असून सदरील दस्ताअन्वये उपरोक्त मिळकतीचे 7/12 उता-वाला लिहून देणार यांचे नाव मालक सदरी लागलेले आहे. अशाप्रकारे लिहून देणार हे कलम 1 यात वर्णन केलेल्या मिळकतीचे कायदेशीर मालक झालेले आहेत. सदरील मिळकतीचा पाहिजे तसा उपभोग घेण्याचा अथवा विक्री विलेखाट लावण्याचा लिहून देणार यांना संपूर्ण हक्क व अधिकार आहे. सदर अधिकाचात त्यांनी प्रस्तुतची मिळकत विक्री करण्याचे ठरविले. याची बाहिती लिहून देणार यांना झाल्यावरून लिहून देणार यांनी सदरची मिळकत खरेदी घेण्याची तयारी दर्शविली. त्यानुसार लिहून देणार व लिहून देणार यांचे दरम्यान उपरोक्त मिळकतीचे खरेदी विक्री बाबत बोलणी होवून व्यवहार ठरला. त्यानुसार लिहून देणार यांनी</p>		

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particulars above property in the prevailing condition with aforesaid specification is **₹41,96,299.00 (Rupees Forty One Lakh Ninety Six Thousand Two Hundred Ninety Nine Only)**. The Realizable Value **₹ 39,86,484.00 (Rupees Thirty Nine Lakh Eighty Six Thousand Four Hundred Eighty Four Only)** and the Distress value **₹ 33,57,039.00 (Rupees Thirty Three Lakh Fifty Seven Thousand Thirty Nine Only)**.

Place: Nashik

Date: 03.08.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.03 15:33:04 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Reg. No. IBBI/RV/07/2018/10366  
BOB Empanelment No.: ZO:MZ:ADV:46:941

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 & Designation of the Inspecting

Official/s)

Countersigned  
(BRANCH MANAGER)

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



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(Annexure – I)

## 1. DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 03.08.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally inspected the property on 03.08.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Shri.Prashant Vasant Gaikwad from Shri.Naresh Trimbak Kakad as per Vide Notarized Agreement
2.	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, Regional Office Branch to assess Fair market value of the property for banking purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – 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 – 03.08.2024 Valuation Date – 03.08.2024 Date of Report – 03.08.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 03.08.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (For Bungalow construction) Comparative Sales Method (For Land component)
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Residential land size, location, sustained demand for Residential land, all round development of commercial and Residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## 2. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **03<sup>rd</sup> Aug 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualizing the property and assume no responsibility in connection with such matters.

### Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous and non-agricultural land parcel admeasuring **126.00 Sq. M.** and structures thereof. The property is owned by **Shri.Naresh Trimbak Kakad**. Name of Proposed Purchaser: **Shri.Prashant Vasant Gaikwad** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

Based on our discussion with the Client, we understand that the property is owned by Name of Owner: **hri.Naresh Trimbak Kakad**. Name of Proposed Purchaser: **Shri.Prashant Vasant Gaikwad**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.



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### Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

### Area

Based on the documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **126.00 Sq. M.** and structure thereof.

### Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

### Not a Structural Survey

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

### Other

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



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## Legal

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

## Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently vacant and Bank Possession, contiguous and non-agricultural land parcel admeasuring **126.00 Sq. M.** and structure thereof.

### **3. ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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



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(Annexure – II)

#### 4. 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.



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14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
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.

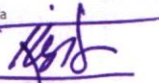
Place: Nashik

Date: 03.08.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
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Date: 2024.08.03 15:33:19 +05'30'



Director

Auth./Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941



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