



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-008561

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser : **Shri. Vijay Raghunath Patil & Sau. Shital Vijay Patil**

Name of Owner : **Shri. Kalpeshbhai Prabhudas Patel & Sau. Bhumikaben Kalpeshbhai Patel**

Residential Flat No. Flat No. 14, 4th Floor, "**Dwarkadhish Apartment**", Near Manohar Gardens
Lawns & Banquet Halls, Govind Nagar, Old Canal Link Rd, Plot No. 16+17, Taluka - Nashik, District -
Nashik, Nashik, 422 009, State - Maharashtra, India.

Latitude Longitude : 19°58'48.2"N 73°46'38.8"E

Intended User:

Bank Of Baroda

RO Nashik

BSN Building, Data Mandir Road, Nashik Road, Nashik 422101

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 :

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

Regd. Office

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

☎️ **+91 22 47495919**

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. Flat No. 14, 4th Floor, "Dwarkadhish Apartment", Near Manohar Gardens Lawns & Banquet Halls, Govind Nagar, Old Canal Link Rd, Plot No. 16+17, Taluka - Nashik, District - Nashik, Nashik, 422 009, State - Maharashtra, India belongs to **Shri. Kalpeshbhai Prabhudas Patel & Sau. Bhumikaben Kalpeshbhai Patel**. Name of Proposed Purchaser is **Shri. Vijay Raghunath Patil & Sau. Shital Vijay Patil**.

Boundaries	:	Building	Flat
North	:	6.00 M Wide Road	Flat No. 13
South	:	Adj Plot No. 14 & 15	Marginal Space
East	:	Adj. S. No. 955	Marginal Space
West	:	6.00 M Wide Road	Lift & Flat No. 15

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 52,17,300.00 (Rupees Fifty Two Lakh Seventeen Thousand Three Hundred Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this 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: 2024.08.07 17:52:18 +05'30'

Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

Encl.: Valuation report

Nashik: 4, 1st Floor, Madhusha 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 :

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

Regd. Office

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

☎️ **+91 22 47495919**

✉️ **mumbai@vastukala.co.in**

🌐 **www.vastukala.co.in**



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. Flat No. 14, 4th Floor, "Dwarkadhish Apartment", Near Manohar Gardens Lawns & Banquet Halls, Govind Nagar, Old Canal Link Rd, Plot No. 16+17, Taluka - Nashik, District - Nashik, Nashik, 422 009, State - Maharashtra, India belongs to **Shri. Kalpeshbhai Prabhudas Patel & Sau. Bhumikaben Kalpeshbhai Patel**. Name of Proposed Purchaser is **Shri. Vijay Raghunath Patil & Sau. Shital Vijay Patil**.

Boundaries	:	Building	Flat
North	:	6.00 M Wide Road	Flat No. 13
South	:	Adj Plot No. 14 & 15	Marginal Space
East	:	Adj. S. No. 955	Marginal Space
West	:	6.00 M Wide Road	Lift & Flat No. 15

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 52,17,300.00 (Rupees Fifty Two Lakh Seventeen Thousand Three Hundred Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this 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: 2024.08.07 17:52:18 +05'30'

Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
Bank Of Baroda 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

Our Pan India Presence at :

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

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

www.vastukala.co.in

Vastukala Consultants India Pvt. Ltd.

4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link Road, Adgaon, Nashik - 422003

To,
The Branch Manager,
Bank Of Baroda
RO Nashik

BSN Building, Data Mandir Road, Nashik Road, Nashik
 422101

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose. <small>Chalkikwar Email: manoj@vastukala.org, c-in Date: 2024.08.07 17:52:18 +0530 Consultants (I) Pvt. Ltd., -Mumbai</small>
2	a) Date of inspection : 07.08.2024 <small>Manoj Digitally signed by Manoj Chalkikwar, o=Vastukala DN: cn=Manoj Chalkikwar, o=Vastukala</small>
	b) Date of which the valuation is made : 07.08.2024
3	List of documents produced for perusal: I) Copy of Notarized Agreement for Sale Dated 03.08.2024 between Shri. Kalpeshbhai Prabhudas Patel & Sau. Bhunikaben Kalpeshbhai Patel(The Owner) And Shri. Vijay Raghunath Patil & Sau. Shital Vijay Patil(The purchaser). II) Copy of Commencement Certificate Document No.LND/ BP/ CD/ B3/ 213/ 1745 Dated 29.06.2012 issued by Nashik Municipal Corporation. III) Copy of Occupancy Certificate Document No.NRV/ Cidco/ 15387/ 2205 Dated 27.08.2024 issued by Nashik Municipal Corporation. IV) Copy of Approved Building Plan Document No.Cidco/ 15387/ 2205 Dated 27.08.2013 issued by Nashik Municipal Corporation.
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) : <u>Name of Owner :</u> Shri. Kalpeshbhai Prabhudas Patel & Sau. Bhunikaben Kalpeshbhai Patel <u>Name of Proposed Purchaser :</u> Shri. Vijay Raghunath Patil & Sau. Shital Vijay Patil Residential Flat No. Flat No. 14, 4 th Floor, "Dwarkadhish Apartment", Near Manohar Gardens Lawns & Banquet Halls, Govind Nagar, Old Canal Link Rd, Plot No. 16+17, Taluka - Nashik, District - Nashik, Nashik, 422 009, State - Maharashtra, India. <u>Contact Person :</u> Shri. Vijay Patil (Owner) Mobile No. 9822587788 Joint Ownership Details of ownership share is not available



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 4 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + WC + Toilet + 2 Passage + Balcony. (2 BHK) The property is at 9.4 distance from Nashik Road Railway Station.
5a.	Total Lease Period & remaining period (if leasehold)	:	
6	Location of property	:	
a)	Plot No. / Survey No.	:	Plot No - 16+17New Survey No - 956/ 3+4+6+9/ 2/ 16/ 17
b)	Door No.	:	Residential Flat No. Flat No. 14
c)	C.T.S. No. / Village	:	
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 Occupancy Certificate No. NRV/ Cidco/15387/ 2205 Dated.27.08.2013 issued by Executive Engineer Town Planning Nashik
g)	Approved map / plan issuing authority	:	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	:	Yes - Internal Change Done on Site Terrace Area is Converted into 2 Bedroom.
7	Postal address of the property	:	Residential Flat No. Flat No. 14, 4 th Floor, " Dwarkadhish Apartment ", Near Manohar Gardens Lawns & Banquet Halls, Govind Nagar, Old Canal Link Rd, Plot No. 16+17, Taluka - Nashik, District - Nashik, Nashik, 422 009, State - Maharashtra, India.
8	City / Town	:	City - 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 / Rura	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Nashik Municipal Corporation
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	Yes

12	Boundaries of the property	:	As per site	As per Document
	North	:	6.00 M Wide Road	6.00 M Wide Road
	South	:	Adj Plot No. 14 & 15	Adj Plot No. 14 & 15
	East	:	Adj. S. No. 955	Adj. S. No. 955
	West	:	6.00 M Wide Road	6.00 M Wide Road
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	Flat No. 13	Flat No. 13
	South	:	Marginal Space	Marginal Space
	East	:	Marginal Space	Marginal Space
	West	:	Lift & Flat No. 15	Lift & Flat No. 15
13.2	Latitude, Longitude & Co-ordinates of Flat	:	19°58'48.2"N 73°46'38.8"E	
14	Extent of the site	:	Carpet Area in Sq. Ft. = 758.76 (Area as per Site measurement) Built Up Area in Sq. Ft. = 990.00 (Area As Per Notarized Agreement for Sale)	
15	Extent of the site considered for Valuation	:	Built Up Area in Sq. Ft. = 990.00 (Area As Per Notarized Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:		
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. Flat No. 14, 4 th Floor, " Dwarkadhish Apartment ", Near Manohar Gardens Lawns & Banquet Halls, Govind Nagar, Old Canal Link Rd, Plot No. 16+17, Taluka - Nashik, District - Nashik, Nashik, 422 009, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	

4.	Year of Construction	:	2013 (As per occupancy certificate)
5.	Number of Floors	:	Ground + 4 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 th Floor is having 4 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	4 th Floor
2.	Door No. of the Flat	:	Residential Flat No. Flat No. 14
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood / Glass Door
	Windows	:	Wooden frame openable widow with M. S. Grill
	Fittings	:	Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring
	Finishing	:	Cement Plastering with POP Finished
4.	House Tax		
	Assessment No.	:	NA
	Tax paid in the name of	:	NA
	Tax amount	:	NA
5.	Electricity Service connection No.	:	NA
	Meter Card is in the name of	:	NA
6.	How is the maintenance of the Flat?	:	Good

7.	Sale Deed executed in the name of	:	<u>Name of Owner :</u> Shri. Kalpeshbhai Prabhudas Patel & Sau. Bhunikaben Kalpeshbhai Patel <u>Name of Proposed Purchaser :</u> Shri. Vijay Raghunath Patil & Sau. Shital Vijay Patil
8.	What is the undivided area of land as per Sale Deed?	:	NA
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 990.00 (Area as per Notarized Agreement for Sale)
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. = 758.76 (As per Area actual site measurement)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 11000/-
IV	MARKETABILITY		
1.	How is the marketability?	:	Average
2.	What are the factors favoring for an extra Potential Value?	:	NA
3.	Any negative factors are observed which affect the market value in general?	:	NA
V	Rate		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar 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)	:	₹ 4661/- to ₹ 7432/- per Sq. Ft. on Carpet Area ₹ 3884/- to ₹ 6193/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 5,600/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 3,600/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 45,500/- per Sq. M. i.e. ₹ 4,227/- per Sq. Ft.

	Guideline rate(an evidence thereof to be enclosed)	:	₹ 44,015/- per Sq. M. i.e. ₹ 4,089/- per Sq. Ft.
5.	Registered Value(if available)	:	N.A.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000/- per Sq. Ft.
	Age of the building	:	11 years
	Life of the building estimated	:	49 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	16.50%
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,670/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,600/- per Sq. Ft.
	Total Composite Rate	:	₹ 5,270/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	990.00 Sq. Ft.	5,270.00	52,17,300.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
	Total value of the property			52,17,300.00
	Realizable value of the property			49,56,435.00
	Distress value of the property			41,73,840.00
	Insurable value of the property (990.00 X 2,000.00)			19,80,000.00



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Guideline value of the property (990.00 X 4,089.00)	40,48,110.00
--	---------------------

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 ₹ 4661.00 to ₹ 7432.00 per Sq. Ft. on Carpet Area / ₹ 3884.00 to ₹ 6193.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report , current market conditions , demand and supply position, 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 ₹5,270.00 per Sq. Ft. on Built Up Area for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Average
Likely rental values in future	₹ 11000/-
Any likely income it may generate	Rental Income



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	875.00	1,050.00	1,260.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹6,286.00	₹5,238.00	₹4,365.00

HOUSING.COM Buy in Nashik Govind Nagar + Add Download App List Priority Saved

Home / Nashik / Govind Nagar / Apartment For Sale in Govind Nagar / 2 BHK Flat

2 BHK Flat ₹55.0 L EMI starts at 29.13 K
Residential Project: Radha-Vasudev Batawli Nagar, Govind Nagar, Nashik

1050 sq.ft Built Up Area | 5.24 K/sq.ft Avg. Price | 4 Year Old Age of property | Ready to move Possession status | Middle of 5 floors | West facing Facing | Semi Furnished Furnishing

OVERVIEW AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY CALCULATOR



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sale Instances

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	904.17	1,085.00	1,302.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹4,661.00	₹3,884.00	₹3,237.00

<p>8/7/24, 12:41 PM DR_2544</p> <p>2544341 सूची क्र.2 दुपयम निबंधक : सह दु.नि. नाशिक 4</p> <p>30-03-2024 दस्ता क्रमांक : 2544/2024</p> <p>Note:-Generated Through eSearch Module.For original report please contact concern SRO office. नोंदणी : Regn:63m</p>	
गावाचे नाव : नाशिक शहर	
(1) विलेखाचा प्रकार	ड्रीम ऑफ अपार्टमेंट
(2) मीटरदरता	4214000
(3) बाजारभाव(भाडेपट्टेयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ले मसुदा करावे)	4450500
(4) मू.सापना,पौढहिसा व धरकामोक्त(असल्यास)	1) पालिकेचे नाव.नाशिक म.न.पा.इतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक पोटतुकडी तालुका नाशिक पॅकी मोजे नाशिक या गावचे शिवारातील नाशिक महानगरपालिका हद्दीतील,ना.ज.क.म. कायद्याचे कक्षबाहेरील सर्व्हे क्र. 956/3+4+6+9/2/20 या क्षेत्रापैकी अंतीम लेआऊटमधील प्लॉट नं. 20 यांसी क्षेत्र 310.50 चौ.मी व सर्व्हे क्र. 956/3+4+6+9/2/21 या क्षेत्रापैकी अंतीम लेआऊटमधील प्लॉट नं. 21 यांसी क्षेत्र 312.00 चौ.मी यांसी एकूण क्षेत्र 622.50 चौ. मी. यावरील प्रगती रत्न नं. ऑप. हौसिंग सोसायटी लि., या नावाने बांधलेल्या इमारतीमधील इमारत क्र.01 या मधील पहिल्या मजल्यावरील प्लॉट क्र. 06(सहा)यासी बांधील क्षेत्र 1085 चौ. फूट म्हणजेच 100.80 चौ. मी. + पार्किंग नं. 06 यासी क्षेत्र 5.57 चौ. मी. हि प्लॉट मिळकत((Plot Number : 20 व 21 ; MILKAT NUMBER : 06 ;))
(5) क्षेत्रफळ	100.80 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करम देण-या जिल्हा ठेवणा-या पक्षाबाराचे नाव किंवा दिवाणी न्यायालययाचा तुकडामनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-प्रसाद विश्वासराव पत्की वय:-44 पत्ता:-प्लॉट नं: 06 , माळा नं: गोकुलधाम, इमारतीचे नाव: नृप्याबन कॉलनी , ब्लॉक नं: सिडको , रौड नं: नाशिक , महाराष्ट्र, पणसुईक. पिन कोड:-422009 पॅन नं:-ALWPP5989Q
(8)दस्तऐवज करम देणा-या पक्षाबाराचे व किंवा दिवाणी न्यायालययाचा तुकडामनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-हर्षल अनिल बंब वय:-25; पत्ता:-प्लॉट नं: अमील गृहनिर्माण सहकारी संस्था, माळा नं: - इमारतीचे नाव: - , ब्लॉक नं: काळारकरनगर, रौड नं: घुळे, महाराष्ट्र, घुळे. पिन कोड:-424002 पॅन नं:-DYTPB8687Q 2): नाव-सविता अनिल बंब वय:-52; पत्ता:-प्लॉट नं: अमील गृहनिर्माण सहकारी संस्था, माळा नं: - इमारतीचे नाव: - , ब्लॉक नं: काळारकरनगर, रौड नं: घुळे, महाराष्ट्र, घुळे. पिन कोड:-424002 पॅन नं:-BEVVPB1907F

https://taping.vastukala.co.in:8889/igrSearch/66083e160ac96448da209513

1/2

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹52,17,300.00 (Rupees Fifty Two Lakh Seventeen Thousand Three Hundred Only)**. The **Realizable Value** of the above property is **₹49,56,435.00 (Rupees Forty Nine Lakh Fifty Six Thousand Four Hundred Thirty Five Only)**. The **Distress Value** is **₹41,73,840.00 (Rupees Forty One Lakh Seventy Three Thousand Eight Hundred Forty Only)**.

Place : Nashik

Date : 07.08.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.07 17:52:34 +05'30'

Auth. Sign.

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda 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-IV)

Attached

Model code of conduct for valuer - (Annexure V)

Attached



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Actual Site Photographs



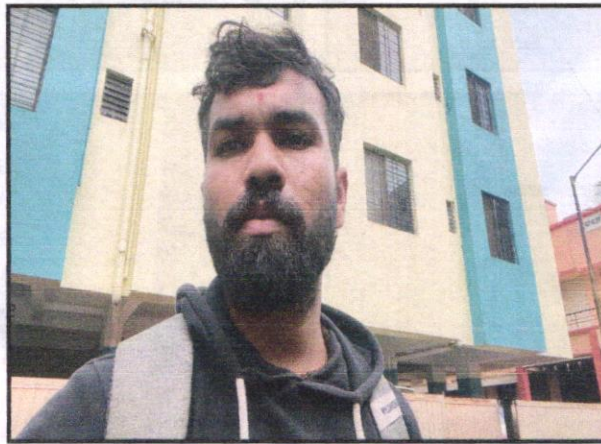
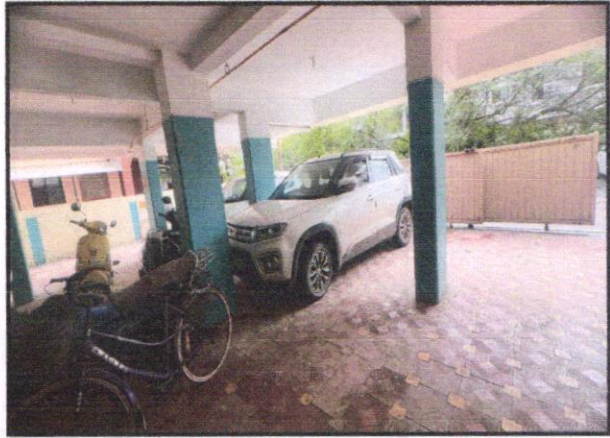
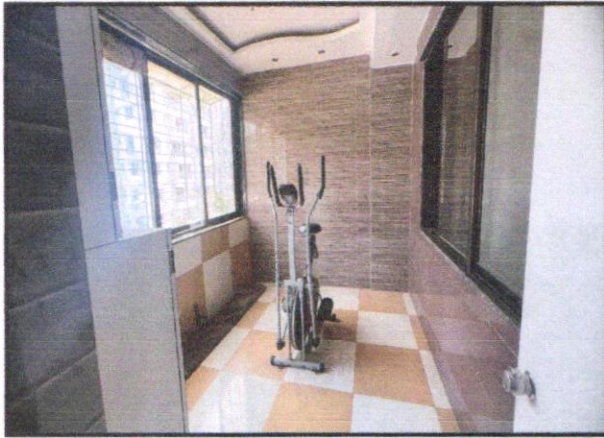
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Actual Site Photographs



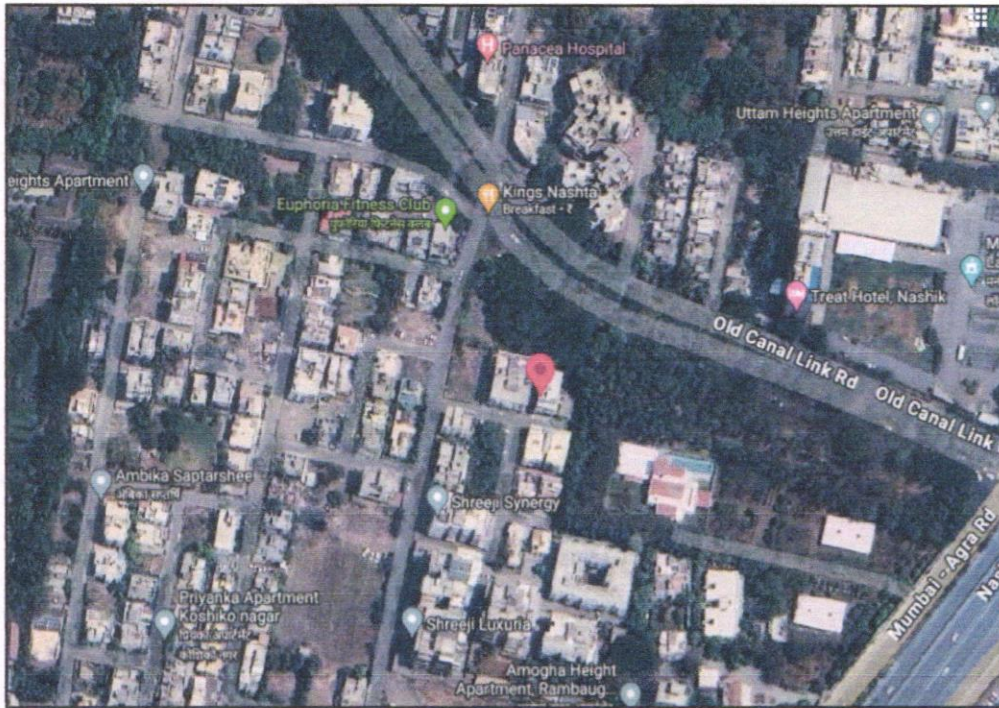
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°58'48.2"N 73°46'38.8"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Nashik Road - 9.4).




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company




Ready Reckoner Rate



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

**नोंदणी व मूद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rate Guideline
LOGOUT

Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Nashik Help on Division

District Name नाशिक Taluka Name नाशिक Village/Zone Name मीजे नाशिक - सावठाण , न

Attribute इतर SubZone Name 1.3.1-नोवेन मुंबई आवा म

Mahapalika Area Nashik Municipal Corp

Open Land	Residence	Office	Shop	Industry	Unit
32000	45500	52320	60800	0	Square Meter

Next

Stamp Duty Ready Reckoner Market Value Rate for Flat	45500			
Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	45,500.00	Sq. Mtr.	4,227.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	32000			
The difference between land rate and building rate(A-B=C)	13,500.00			
Percentage after Depreciation as per table(D)	11%			
Rate to be adopted after considering depreciation [B + (C X D)]	44,015.00	Sq. Mtr.	4,089.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



(Annexure-IV)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 07.08.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My engineer Swapnil Wagh has personally inspected the property on 07.08.2024. The work is not sub-contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. 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
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



- r. 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.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is being purchased by Shri. Vijay Raghunath Patil & Sau. Shital Vijay Patil from Shri. Kalpeshbhai Prabhudas Patel & Sau. Bhunikaben Kalpeshbhai Patel vide Notarized Agreement for Sale dated 03.08.2024.
2	purpose of valuation and appointing authority	As per the request from Bank Of Baroda, RO Nashik to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Swapnnil Wagh - Valuation Engineer Binumon Moozhickal - Technical Manager Rishidatt Yadav - 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 - 05.08.2024 Valuation Date - 07.08.2024 Date of Report - 07.08.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 07.08.2024
7	nature and sources of the information used or relied upon;	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 Comparative 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 Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **7th August 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. Nashik Branch (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 advice 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 visualising 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 Residential Flat, admeasuring **990.00 Sq. Ft. Built Up Area** in the name of **Shri. Kalpeshbhai Prabhudas Patel & Sau. Bhunikaben Kalpeshbhai Patel**. . Name of Proposed Purchaser is **Shri. Vijay Raghunath Patil & Sau. Shital Vijay Patil**. 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Based on our discussion with the Client, we understand that the subject property is owned by **Shri. Kalpeshbhai Prabhudas Patel & Sau. Bhunikaben Kalpeshbhai Patel**. Name of Proposed Purchaser is **Shri. Vijay Raghunath Patil & Sau. Shital Vijay Patil**. 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.

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.

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **990.00 Sq. Ft. Built Up Area**.

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 Flat 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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.

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 **Residential Flat, admeasuring 990.00 Sq. Ft. Built Up Area.**

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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



(Annexure-V)

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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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

Remuneration and Costs.

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

Occupation, employability and restrictions

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


Miscellaneous

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

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

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.07 17:52:43 +05'30'



Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Notarized Agreement



भाग क्रमांक:
एकूण मुल्यांकन रु.
खरेदी किंमत रु. ४०,००,०००/-
मुद्रांक शुल्क रु.
नोंदणी कि. रु. ३०,०००/-

-: साठेखत करारनामा :-

साठेखत करारनामा आज दिनांक: माहे जुलै २०२४ रोजी
..... वार ते दिवशी नाशिक मुक्कामी.

१. श्री. विजय खुनाय पाटील

वय: ३४ वर्ष, धंदा:
पॅन: ASJPP 2112 P
आधार: 5815 9652 4114

२. सी. शिखर विजय पाटील

वय: ३९ वर्ष, धंदा:
पॅन: EOSPP 4089 A
आधार: 6846 2041 5742
रा: साई श्रध्दा रो-हाऊस नं. १२, स.नं. २५२/२५३
२/२, अंबड, नाशिक-४२२०१०

लिहून देणार

यांशी:

१. श्री. कल्पेशभाई प्रभुदास पटेल

वय: ४९ वर्ष, धंदा: व्यापार
पॅन: BAKPP 2308 H
आधार: -

२. श्री. भुमिकाबेन कल्पेशभाई पटेल

वय: ४९ वर्ष, धंदा: गृहिणी
पॅन: BZIPP 9477 N
आधार: -
रा: फ्लॉट नं. १४, द्वारकाधिश अपार्टमेंट, भुजवल फार्म,
सुरोफोबिया जिम समोर, गोविंद नगर, नाशिक-०९

लिहून देणार

...२...

कारण फ्लॉट विक्री करारनामा लिहून व नोंदवून देतो एसा जे की,

१. मिळकतीचे वर्णन: अ) तुकडी जिल्हा पोट तुकडी तालुका नाशिक पॅकी नाशिक महानगरपालिका हद्दीतील मौजे नाशिक शहर या गांवचे शिवायतील सव्हे/भुमापन नं. ९५६/३+४+६+९/२/१६, व सव्हे/भुमापन नं. ९५६/३+६+९/२/१७, यातील फ्लॉट नं. १६ व १७ यांसी एकूण क्षेत्र ४७७.६० चौ.मी. यांसी चतुःसिमा खालील प्रमाणे:

पुर्वेस	: फ्लॉट नं. १७	फ्लॉट नं. १७	स.नं. ९५५
पश्चिमेस	: ६ मी. रुंद स्ता	फ्लॉट नं. १६	६ मी. रुंद स्ता
उत्तरेस	: ६ मी. रुंद स्ता	फ्लॉट नं. १४	६ मी. रुंद स्ता
दक्षिणेस	: फ्लॉट नं. १५	फ्लॉट नं. १४	

येणेप्रमाणे चतुःसिमेतील मिळकत, जल, तरु, काष्ट, पाषाण, निधी निक्षेपासह, तदंगभुत वस्तुंसह तसेच मंजूर ले-आऊटमध्ये दर्शवलेल्या स्ल्याचे व मोकळ्या जागेचे इतर हिस्सेदांगे सामाईकरित्या वापर करण्याचे हक्कासहची दरोबस्त मिळकत.

ब. सदर वर वर्णन केलेल्या मिळकतीवर बांधण्यात आलेल्या "द्वारकाधिश अपार्टमेंट" या नावाने ओळखल्या जाणाऱ्या इमारतीमधील चौथ्या मजल्यावरील फ्लॉट नं. १४ (चौदा) यांसी बांधीव क्षेत्र ९२.०० चौ.मी. म्हणजेच ९९०.०० चौ.फूट यांसी चतुःसिमा खालील प्रमाणे:

पुर्वेस	:	मंजूर बिल्डींग प्लॅन प्रमाणे
पश्चिमेस	:	
उत्तरेस	:	
दक्षिणेस	:	

येणेप्रमाणे फ्लॉट मिळकत त्यातील सर्व सुखसुविधा, अंमोनीटीज, वीज मीटर, पाणी कनेक्शन, जाण्यायेण्याचे वागहिवारीचे हक्क तसेच इतर सभामतांप्रमाणे सामाईकरित्या वापर करण्याचे हक्कांसहची दरोबस्त मिळकत.

२. वर कलम १ व यात वर्णन केलेली मिळकत लिहून देणार यांनी मिळकतीचे पुर्वगामी मालक श्री राधे कन्स्ट्रक्शन भागीदारी संस्था तर्फे भागीदार श्री. निकुंज जयंतीभाई मोरी यांचेकडून कायम फ्लोक्त खरेदीखत (डिड ऑफ अपार्टमेंट) अन्वये घेतलेली असून सदरील दस्त मे. दुय्यम निबंधक साहेब, नाशिक-५ यांचे कार्यालयात अ.नं. ९२९२/२०१४, दिनांक: १२/०४/२०१४ अन्वये नोंदविण्यात आले व सदरील

Commencement Certificate



1/3

NASHIK MUNICIPAL CORPORATION

NO LND/BP/0003/213/1745

OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE:- 29/06/2012

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO, **Shree Radhe Construction Partnership Firm through Partner Shri. Nikunj J. Mori & Others.**

C/o. Ar. V. V. Dhakate & Stru. Engg. R. G. Birla of Nashik.

Sub - Sanction of Building Permit & Commencement Certificate in Plot No.— **16+17** of S. No. **956/3+4+6+9/2/16/17** of Nashik Shiwar.

Ref - Your Application & Plan dated: 18 / 05 /2012 Inward No. **B3/BP/1006**

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permits under section 253 of The Bombay Provincial Municipal Corporation Act. 1949 (Bombay Act, No. LIX of 1949) to erect building for **Residential Purpose** as per plan duly amended in ----- subject to the following conditions.

CONDITIONS (1 to 33)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of public street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitles you to develop the land which does not vest in you.
- 5) The date of commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**
- 6) Permission required Under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966 etc.]
- 7) After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.

Occupancy Certificate



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला
(पूर्ण/भट्टाई)

No. A **15387**

जाचक क्र./नशिब/ 95850/2204
दिनांक: 20/05/2023

श्री./श्रीमती श्री. राधे कलश्रुतिका भागीदारी संस्था नॅक भागीदार स्त्री.
नि.कुंज जे. भागी व उत्तर.
संदर्भ : तुमचा दिनांक 08/06/2023 चा अर्ज क्रमांक की3/95350/ए0 -

महाशय,

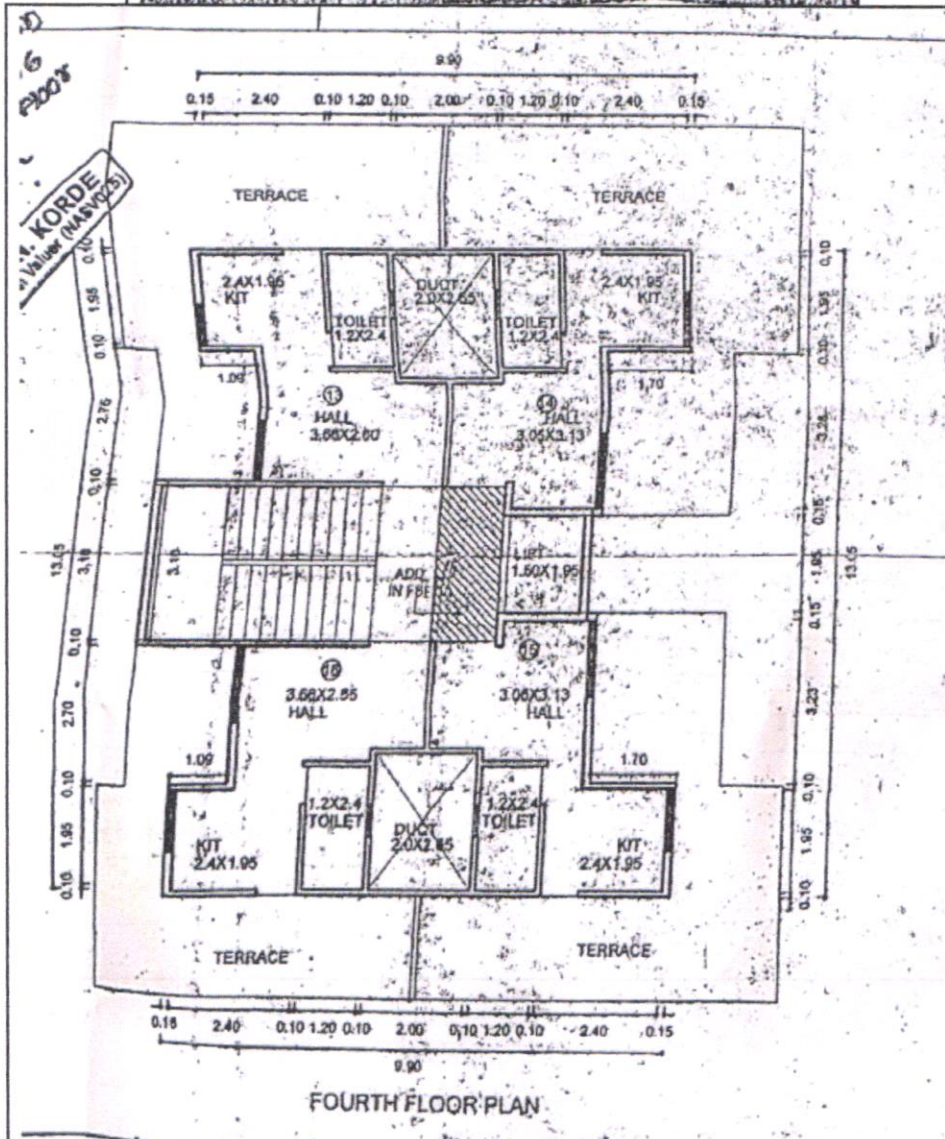
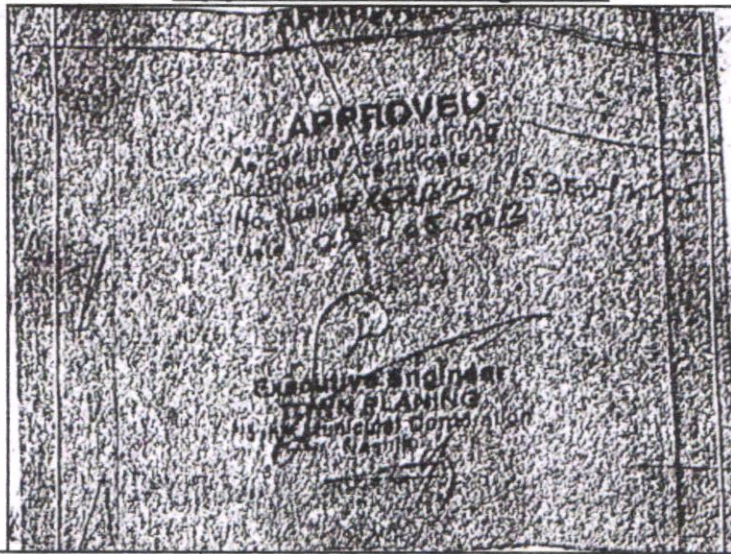
दाखला देण्यात येतो की नाशिक शिवारातील / सि.स.नं., स.नं. ए५६/३+४+६+६/१६/१० -
प्लॉट नं. १६+१० - मधील इमारतीच्या तहपकीती + चार भूखेती माल
मजल्याचे इकडील बांधकाम परवानगी क्र. ००६३/२१३/१०४५ दिनांक २६/०६/२०१२ अन्वये
दिल्याप्रमाणे आर्किटेक्ट/इंजि./ सुपरवायझर, श्री. व्ही.व्ही. झकोले, स्क्रू ईंजी. अर. जी. धर्तरे.
यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी / निवासितर / शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिन राहून
इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र ६६६.८३५ चौ.मी. चौ.मी.
व घटई क्षेत्र ६४९.०६ चौ.मी. चौ.मी.

- १) सदर इमारतीचा वापर निवासी/शैक्षणिक/वैद्यकीय कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- २) घरपट्टी आकारणीसाठी आकारणी प्रत अधिका (कार) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.
- ३) सिंगल फेज विज पुरवठा करणेस हरकत नाही.
- ४) सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा. च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.
- ५) एकूण क्षेत्र ६६६.८३५ चौ.मी. व ३६०००० लिटर ६३/७५७७ दिनांक ६/७/२०१२
आणि भूखेती माल.
- ६) ए५६/३+४+६+६/१६/१० नशिब ५०३०६५ २६ १३२००० लिटर २२/०६/२०१२ आदिनांक
आहे.

कार्यकारी अभियंता
नगर रचना विभाग
नाशिक महानगरपालिका, नाशिक

Approved Building Plan



[Handwritten signature]



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser : **Mr.Vishwas Antu Sangale & Mrs.Mirabai Antu Sangale**

Name of Owner : **M/s.Bhamare Builders**

Residential Flat No. 18, 5th Floor, "**Darpan Pride Apartment**", Behind Garva Misal, Plot No. 3,
Ashwamegh Nagar, Village - Makhmalabad, Taluka - Nashik, District - Nashik, Nashik, 422004, State
- Maharashtra, India.

Latitude Longitude : 20°2'38.8"N 73°47'24.1"E

Intended User:

Bank Of Baroda

RO Nashik

BSN Building, Data Mandir Road, Nashik Road, Nashik 422101



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 :

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

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

www.vastukala.co.in

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 18, 5th Floor, "**Darpan Pride Apartment**", Behind Garva Misal, Plot No. 3, Ashwamegh Nagar, Village - Makhmalabad, Taluka - Nashik, District - Nashik, Nashik, 422004, State - Maharashtra, India belongs to **M/s.Bhamare Builders**. Name of Proposed Purchaser is **Mr.Vishwas Antu Sangale & Mrs.Mirabai Antu Sangale**.

Boundaries	:	Building	Flat
North	:	Plot No.6,7 and 8	Side Margin
South	:	15.00 Meter DP Road	Flat No.19
East	:	Plot No.4	Side Margin
West	:	Plot No.2	Flat No.17

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 34,45,200.00 (Rupees Thirty Four Lakh Forty Five Thousand Two Hundred Only)**.

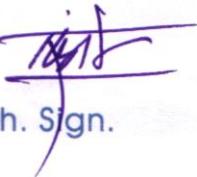
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

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

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.08 10:23:35 +05'30'



Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda 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

Our Pan India Presence at :

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

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

🌐 www.vastukala.co.in



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 18, 5th Floor, "**Darpan Pride Apartment**", Behind Garva Misal, Plot No. 3, Ashwamegh Nagar, Village - Makhmalabad, Taluka - Nashik, District - Nashik, Nashik, 422004, State - Maharashtra, India belongs to **M/s.Bhamare Builders**. Name of Proposed Purchaser is **Mr.Vishwas Antu Sangale & Mrs.Mirabai Antu Sangale**.

Boundaries	:	Building	Flat
North	:	Plot No.6,7 and 8	Side Margin
South	:	15.00 Meter DP Road	Flat No.19
East	:	Plot No.4	Side Margin
West	:	Plot No.2	Flat No.17

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 34,45,200.00 (Rupees Thirty Four Lakh Forty Five Thousand Two Hundred Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this 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: 2024.08.08 10:23:35 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda 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

Our Pan India Presence at :

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

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

🌐 www.vastukala.co.in

Vastukala Consultants India Pvt. Ltd.

4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link Road, Adgaon, Nashik - 422003

To,
The Branch Manager,
Bank Of Baroda

RO Nashik

BSN Building, Data Mandir Road, Nashik Road, Nashik
 422101

VALUATION REPORT (IN RESPECT OF FLAT)

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 : 07.08.2024
	b) Date of which the valuation is made : 07.08.2024
3	List of documents produced for perusal: <ul style="list-style-type: none"> I) Copy of Notarized Agreement for Sale between M/s.Bhamare Builders (The Developers) And Mr.Vishwas Antu Sangale & Mrs.Mirabai Antu Sangale(The purchaser). II) Copy of Commencement Certificate No.LND/BP/C2/392/2021 Dated 15.09.2021 issued by Nashik Municipal Corporation. III) Copy of Occupancy Certificate No.Javak No.NRV/C2/31957/2024 Dated 27.06.2024 issued by Nashik Municipal Corporation. IV) Copy of RERA Certificate No.P51600051892 Dated 07.07.2023 issued by Maharashtra Real Estate Regulatory Authority. V) Copy of Building Plan Document No.C2/392/2021 Dated 15.09.2021 issued by Nashik Municipal Corporation.
4	<p>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> <p>Name of Owner : M/s.Bhamare Builders</p> <p>Name of Proposed Purchaser : Mr.Vishwas Antu Sangale & Mrs.Mirabai Antu Sangale</p> <p>Residential Flat No. 18, 5th Floor, "Darpan Pride Apartment", Behind Garva Misal, Plot No. 3, Ashwamegh Nagar, Village - Makhmalabad, Taluka - Nashik, District - Nashik, Nashik, 422004, State - Maharashtra, India.</p> <p>Contact Person : Vishwas Sangale (Proposed Purchaser) Mobile No. 9822399557</p> <p>Joint Ownership Details of ownership share is not available</p>



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

Contact Person :**Vishwas Sangale (Proposed Purchaser)****Mobile No. 9822399557**

Joint Ownership

Details of ownership share is not available

V.

5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 5 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Bathroom + WC + Passage + Balcony. (2 BHK) The property is at 15.4 Km distance from Nashik Road Railway Station.	
5a.	Total Lease Period & remaining period (if leasehold)	:		
6	Location of property	:		
a)	Plot No. / Survey No.	:	Plot No - 3New Survey No - 39/2/4/2/39/3	
b)	Door No.	:	Residential Flat No. 18	
c)	C.T.S. No. / Village	:	Village - Makhmalabad	
d)	Ward / Taluka	:	Taluka - Nashik	
e)	Mandal / District	:	District - Nashik	
f)	Date of issue and validity of layout of approved map / plan	:	No.C2/392/2021 Dated.15/09.2021 Nashik Municipal Corporation	
g)	Approved map / plan issuing authority	:		
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	
7	Postal address of the property	:	Residential Flat No. 18, 5 th Floor, " Darpan Pride Apartment ", Behind Garva Misal, Plot No. 3, Ashwamegh Nagar, Village - Makhmalabad, Taluka - Nashik, District - Nashik, Nashik, 422004, State - Maharashtra, India.	
8	City / Town	:	City - 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 / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Makhmalabad Nashik Municipal Corporation	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	Yes	
12	Boundaries of the property	:	As per site	As per Document

	North	:	Plot No.6,7 and 8	Plot No.6,7 and 8
	South	:	15.00 Meter DP Road	15.00 Meter DP Road
	East	:	Plot No.4	Plot No.4
	West	:	Plot No.2	Plot No.2
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	Side Margin	Side Margin
	South	:	Flat No.19	Flat No.19
	East	:	Side Margin	Side Margin
	West	:	Flat No.17	Flat No.17
13.2	Latitude, Longitude & Co-ordinates of Flat	:	20°2'38.8"N 73°47'24.1"E	
14	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 643.29 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 638.00 (Area As Per Notarized Agreement for Sale)</p> <p>Built Up Area in Sq. Ft. = 701.80 (Carpet Area + 10%)</p>	
15	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 638.00 (Area As Per Notarized Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:		
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Makhmalabad, Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)		Residential Flat No. 18, 5 th Floor, " Darpan Pride Apartment ", Behind Garva Misal, Plot No. 3, Ashwamegh Nagar, Village - Makhmalabad, Taluka - Nashik, District - Nashik, Nashik, 422004, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	

4.	Year of Construction	:	2024 (Approx.)
5.	Number of Floors	:	Ground + 6 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	5 th Floor is having Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	Not Provided
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	5 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 18
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood / Glass Door
	Windows	:	Wooden frame openable widow with M. S. Grill
	Fittings	:	Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Details Not Provided
	Tax paid in the name of	:	Details Not Provided
	Tax amount	:	Details Not Provided
5.	Electricity Service connection No.	:	Details Not Provided
	Meter Card is in the name of	:	Details Not Provided
6.	How is the maintenance of the Flat?	:	Good

7.	Sale Deed executed in the name of	:	Name of Owner : M/s.Bhamare Builders Name of Proposed Purchaser : Mr.Vishwas Antu Sangale & Mrs.Mirabai Antu Sangale
8.	What is the undivided area of land as per Sale Deed?	:	NA
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 702.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per NMC Norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 643.29 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 638.00 (As Per Area Notarized Agreement for Sale)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ NA
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	NA
3.	Any negative factors are observed which affect the market value in general?	:	NA
V	Rate		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar 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)	:	₹ 4799/- to ₹ 7500/- per Sq. Ft. on Carpet Area ₹ 3334/- to ₹ 6250/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details)	:	₹ 5,400/- per Sq. Ft.
3.	Break - up for the rate		
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 3,400/- per Sq. Ft.



✓

4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 25,280/- per Sq. M. i.e. ₹ 2,349/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
5.	Registered Value(if available)	:	N.A.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000/- per Sq. Ft.
	Age of the building	:	Less than 1 year
	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,400/- per Sq. Ft.
	Total Composite Rate	:	₹ 5,400/- per Sq. Ft.
	Remarks	:	NA

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	638.00 Sq. Ft.	5,400.00	34,45,200.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
	Total value of the property			34,45,200.00
	Realizable value of the property			32,72,940.00



VASTUKALA
Since 1989
Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001 - 2015 Certified Company

Distress value of the property	27,56,160.00
Insurable value of the property (701.80 X 2,000.00)	14,03,600.00
Guideline value of the property (701.80 X 2,349.00)	16,48,528.00

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.

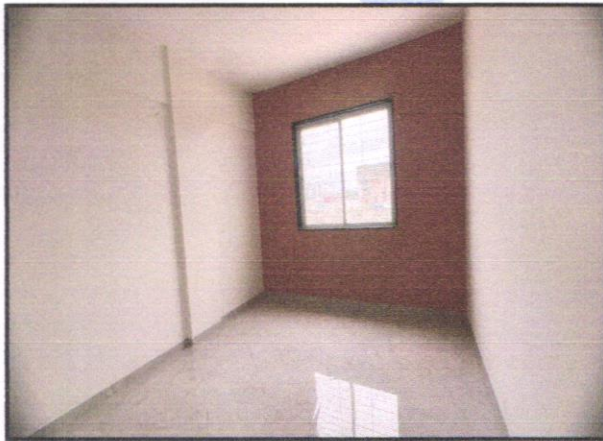
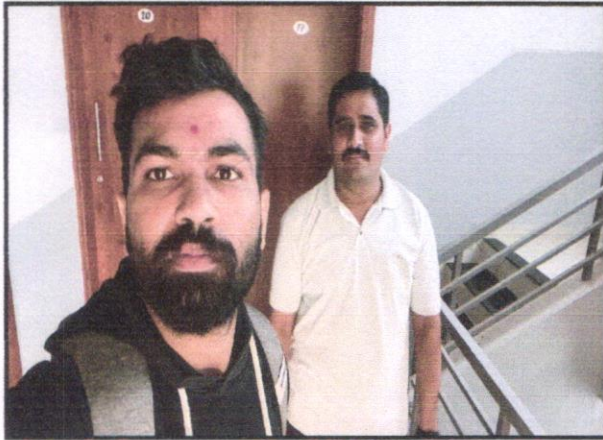
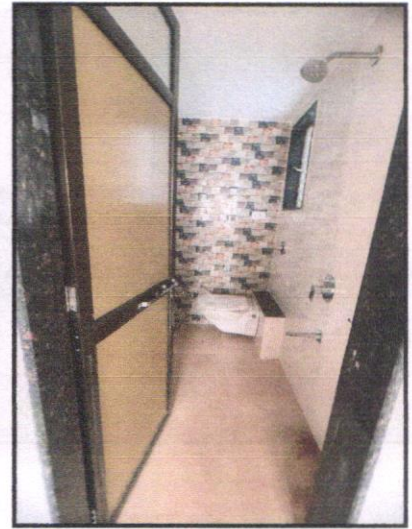
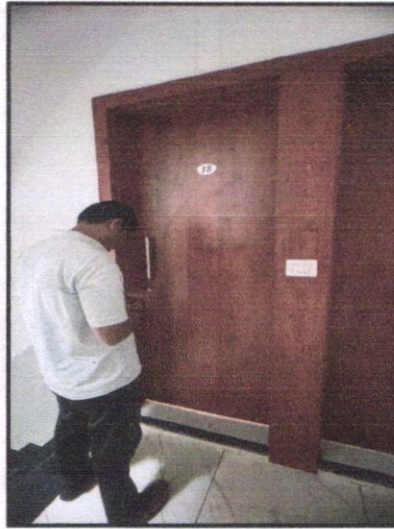
Method of Valuation / Approach

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 ₹ 4799.00 to ₹ 7500.00 per Sq. Ft. on Carpet Area / ₹ 3334.00 to ₹ 6250.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report , current market conditions , demand and supply position, 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.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future Since 1989	₹ NA
Any likely income it may generate Vastukala Consultants (I) Pvt. Ltd.	Rental Income



Actual Site Photographs



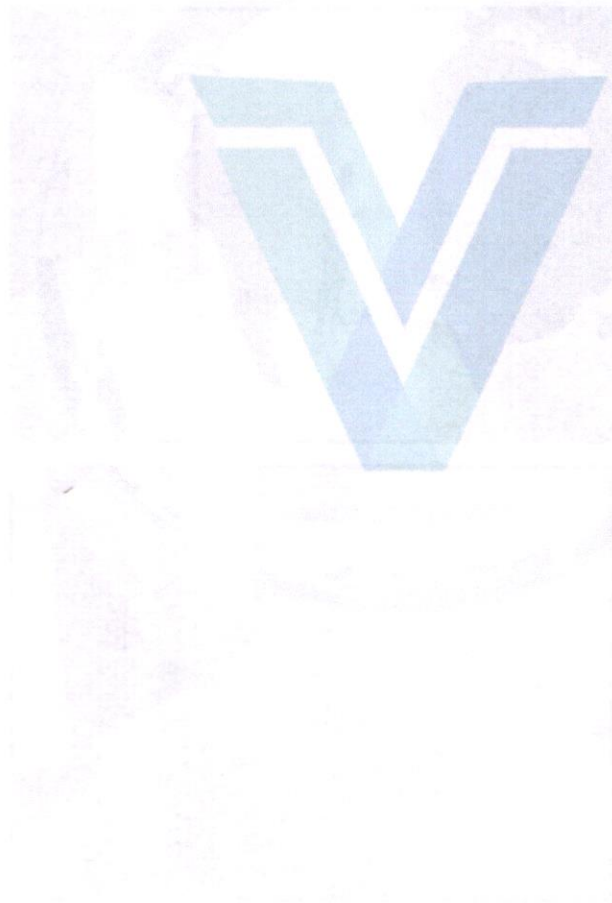
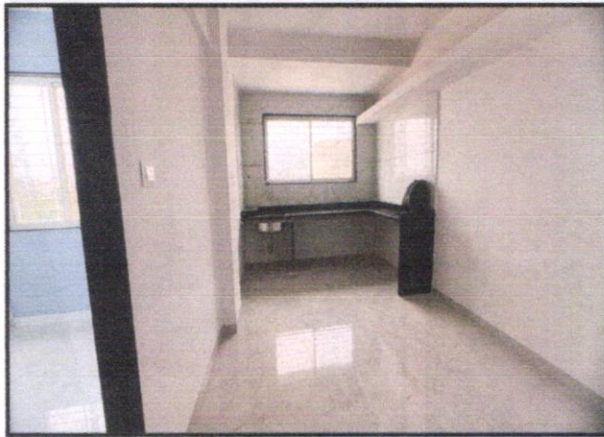
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Actual Site Photographs



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

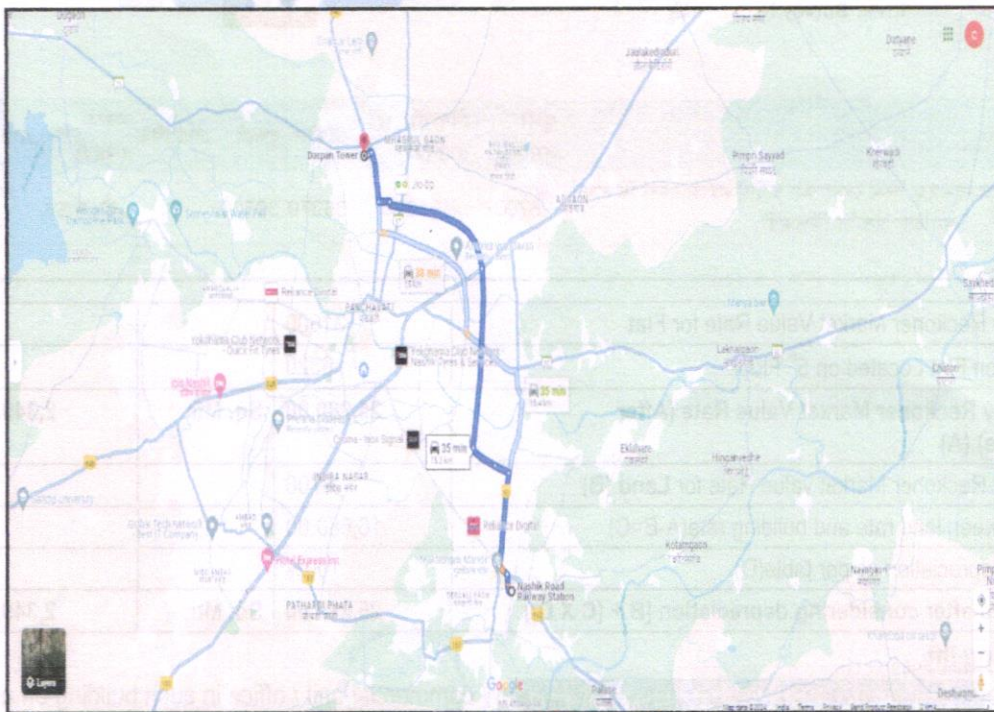
An ISO 9001 : 2015 Certified Company



Route Map of the property



Note: Red marks shows the exact location of the property



An ISO 9001 : 2015 Certified Company


Longitude Latitude: 20°2'38.8"N 73°47'24.1"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Nashik Road - 15.4 Km).




A handwritten signature in purple ink, located in the bottom right corner of the page.

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)
[Valuation Guidelines](#) | [User Manual](#)

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
14.6 - मखमलाबाद म्हासदर लिंक रस्त्याच्या दक्षिणेकडील रस्ता विभाग बगळता अंतर्गत मिळकती	8700	31600	35370	39500	0	चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	31600			
Decrease by 20% on Flat Located on 5 th Floor	6320			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	25,280.00	Sq. Mtr.	2,349.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	8700			
The difference between land rate and building rate(A-B=C)	16,580.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	25,280.00	Sq. Mtr.	2,349.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%

V.

e)	Fourth Floor and above	80%
----	------------------------	-----

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

Property	Residential		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	865.00	1,038.00	1,245.60
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹5,202.00	₹4,335.00	₹3,613.00


magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

Save Time & Money with **MB Prime**
Find the right Property by calling Upto 35 Owners directly
Join Prime @ 50% OFF

₹ 45.0 Lac [EMI - ₹ 20k](#) | [Get pre-approved loan](#)

800 Sq-ft 2 BHK Flat For Sale in [Makhmalabad Road, Nashik](#)



2 Beds
2 Baths
4 Balconies
Furnished

Carpet Area
865 sqft - 75,202/sqft

Floor
2 (Out of 7 Floors)

Transaction Type
Resale

Status
Ready to Move

Furnished Status
Furnished

Age Of Construction
Less than 5 years

[+3 Photos](#)

Contact Owner
Ask Society Name

👤 Last contact made 1 day ago

!

Property	Residential		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	680.00	816.00	979.20
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹5,397.00	₹4,498.00	₹3,748.00

The screenshot shows a real estate listing on the Magic Bricks website. The listing is for a 2 BHK, 920 Sq-ft flat for sale in Makhmalabad Road, Nashik. The price is ₹36.7 Lac with an EMI of ₹17k. The property features 2 beds, 2 baths, 2 balconies, and is unfurnished. It is located on the 4th floor of a 7-story building. The carpet area is 680 sqft, and the built-up area is 816 sqft. The transaction type is 'New Property', and the furnished status is 'Unfurnished'. The type of ownership is 'Freehold', and the age of construction is 'Under Construction'. The listing includes a 'Contact Agent' button, a 'Get Phone No.' button, and a note that the property has been viewed by 7 people.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Property	Residential		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	600.00	720.00	864.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹7,500.00	₹6,250.00	₹5,208.00

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

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

₹45.0 Lac [EMI - ₹20k](#) | [How much loan can I get?](#)

810 Sq-ft 2 BHK Flat For Sale in **Peth Road, Nashik**

2 Beds
2 Baths
2 Balconies
Unfurnished

Carpet Area 600 sqft - ₹7500/sqft	Floor 4 (Out of 5 Floors)	Transaction Type New Property
Facing West	Furnished Status Unfurnished	Type Of Ownership Freehold
Age Of Construction New Construction		

✔ Newly Constructed Property

Contact Owner
Request Photos



Since 1989
Vastukala Consultants (I) Pvt. Ltd.
 An ISO 9001 : 2015 Certified Company



V.C.

Property	Residential		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,042.00	1,500.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹4,798.00	₹3,333.00	-

magicbricks Buy Rent Sell Home Loans

Home » Property in Nashik » House for Sale in Nashik » House for Sale in Vidya Nagar » 2 BHK » 1500 Sq.ft

Get full support from Relationship Manager **MB Prime** ✓ Shortlists Properties ✓ Communicates with Owners ✓ Live Video Call **Join Prime @ 50% OFF**

₹50.0 Lac EMI - ₹23k | [Can I afford it?](#)

2 BHK Owner Residential House For Sale Vidya Nagar, Nashik

2 Beds 2 Baths Unfurnished

Super Built-Up Area: 1500 sqft - ₹3,333/sqft
 Floor: Ground (Out of 2 Floors)
 Transaction Type: Resale
 Status: Ready to Move
 Furnished Status: Unfurnished

Contact Owner Request Photos Last contact made 4 days ago



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹34,45,200.00 (Rupees Thirty Four Lakh Forty Five Thousand Two Hundred Only)**. The **Realizable Value** of the above property is **₹32,72,940.00 (Rupees Thirty Two Lakh Seventy Two Thousand Nine Hundred Forty Only)**. The **Distress Value** is **₹27,56,160.00 (Rupees Twenty Seven Lakh Fifty Six Thousand One Hundred Sixty Only)**.

Place : Nashik

Date : 07.08.2024

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: 2024.08.08 10:24:02 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda 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-IV)

Attached

Model code of conduct for valuer (Annexure V) Pvt. Ltd.

Attached

VASTUKALA
Unlocking Excellence

An ISO 9001 : 2015 Certified Company



(Annexure-IV)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 07.08.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My engineer Swapnnil Wagh has personally inspected the property on 07.08.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. 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
- o. My PAN Card number as applicable is **AFRPC9086P**
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure



Since 1989

An ISO 9001 : 2015 Certified Company



- r. 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.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is being purchased by Mr.Vishwas Antu Sangale & Mrs.Mirabai Antu Sangale from M/s.Bhamare Builders vide Notarized Agreement for Sale dated Invalid date.
2	purpose of valuation and appointing authority	As per the request from Bank Of Baroda, RO Nashik to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Swapnnil Wagh - Valuation Engineer Binumon Moozhickal - 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 - 05.08.2024 Valuation Date - 07.08.2024 Date of Report - 07.08.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 07.08.2024
7	nature and sources of the information used or relied upon;	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 Comparative 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 Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
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 An (ISO 9001:2015 Certified Company



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **7th August 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. Nashik Branch (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 advice 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 visualising 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 Residential Flat, admeasuring **638.00 Sq. Ft. Carpet Area** in the name of **M/s.Bhamare Builders**. . Name of Proposed Purchaser is **Mr.Vishwas Antu Sangale & Mrs.Mirabai Antu Sangale**.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 subject property is owned by **M/s.Bhamare**

Builders. Name of Proposed Purchaser is **Mr.Vishwas Antu Sangale & Mrs.Mirabai Antu Sangale.**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.

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.

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **638.00 Sq. Ft. Carpet Area.**

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 Flat 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.



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company



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.

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 **Residential Flat, admeasuring 638.00 Sq. Ft. Carpet Area.**

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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



(Annexure-V)

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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



A handwritten mark in blue ink, resembling a stylized signature or initials.

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

Remuneration and Costs.

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

Occupation, employability and restrictions

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

Miscellaneous

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

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

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.08 10:23:48 +05'30'



Director

Auth. Sign.

Since 1989

Manoj Chalikwar Vastukala Consultants (I) Pvt. Ltd.

Govt. Reg. Valuer

An ISO 9001 : 2015 Certified Company



Chartered Engineer (India)

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

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

Notarized Agreement



महाराष्ट्र MAHARASHTRA

2024

07AB 529693



TREASURY OFFICE NASIK

15 JUL 2024

STPHC ATO



NOTARY	
NOTED & REGISTERED	
Serial No.	1367/24
DATE	05 / 07 / 2024
This Document Contains	
Total	17 Pages

ZONE No. 146
 RATE FOR FLAT RS. 31,600/- + 5% = 33,180/- PER Sq. Mtrs.
 CARPET AREA OF FLAT 53.57 Sq. Mtrs. and usable area of Balcony attached to
 apartment admeasuring 5.71 Sq. Mtrs. Total admeasuring 59.28 Sq. Mtrs.
 CONSIDERATION RS. 22,00,000/-
 GOVT. VALUE RS. 21,45,000/-
 STAMP RS. 1,32,000/-

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made & executed at Nashik on this ___ day
 of AUGUST 2024.

BETWEEN

M/s. BHAMARE BUILDERS, PAN AFDPB 2461 E, A Proprietary concern through its
 PROPRIETOR MR. DILIP KARBHARI BHAMARE, Age 54 Years, Occupation
 Business, R/o. 6, Second Floor, Anant Gaurav Chambers, Meher Signal, Nashik 422
 001. Hereinafter referred to as the **VENDOR /PROMOTER** (Which expression shall
 unless it be repugnant to the context or meaning thereof mean and include their heirs,
 executors, administrators, assigns, etc.) of the **FIRST PART**. Mob. 9822399557

AND

- 1] MR. VISHWAS ANTU SANGALE, Age 28 Years, Occupation Service PAN -
 GBLPS7213D/AADHAR NO. 7921 2144 1149/Mob. 8956380111
- 2] MRS. MIRABAI ANTU SANGALE, Age 46 Years, Occupation Housewife PAN -
 IMOPSI033M/AADHAR NO. 2551 5867 7255

R/o. At Barsingave, Post Taked, Tal. Igatpuri, Dist. Nashik 422403 Hereinafter
 referred to as the **"PURCHASER/ALLOTTEE/S"** (which expression shall unless it be
 repugnant to the context or meaning thereof mean and include his/her/their heirs,
 executors, administrators, assigns, etc.) of the **SECOND PART**.

WHEREAS the vendor/Promoter is the absolute & exclusive owner & otherwise is well
 & sufficiently entitled to all that piece & parcel of the property situated at
 Makmalabad, Tal. Dist. Nashik, more particularly described in the first schedule
 written hereunder and hereinafter referred to as the Said Property.

AND WHEREAS the Vendor/Promoter purchased Plot No. 3 from the previous owner
 Sunny Harilal Therani by a sale deed dated 23/4/2018 which is duly registered at the
 office of Sub Registrar Nashik 5 at Sr. No. 3202 on 23/4/2018 and the name of the
 vendor/Promoter is mutated in the owners column of the record of rights and the
 vendor/Promoter has absolute right to develop said property by constructing a
 building thereon and enter into agreement of sale of the tenements to the prospective
 purchaser at the price and the terms and conditions as the vendor/Promoter may deem
 fit and proper and appropriate the sale proceeds thereof.

AND WHEREAS the Vendor/promoter has purchased TDR of 136.95 Sq. Mtrs. from
 Mahesh Nanakram Ramchandani by sale deed dated 2/9/2021 which is duly registered
 at the office of Sub Registrar Nashik 5 at Sr. No. 7760 on 6/9/2021 and vendor/
 promoter has prepared a building plan by using the entire TDR and premium PSI

Commencement Certificate



NASHIK MUNICIPAL CORPORATION

NO.LND/BP/2/352/2021

DATE :- 15/09/2021

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

**TO: Bhamre Builders Through Prop. Shri. Dilip Karbhari Bhamre,
C/o. Ar. Manish P. Jadhav & Stru. Engg. Vijay B. Amesur Of Nashik.**

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No. 03 of S.No.13.No. 39/24/2/39/3 of Makhmalabad Shiwar, Nashik.

Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan In Dated:- 30/03/2021 Inward No.C2/BP/364.
2) Final Layout No. 51/982 Dt:24/03/2007.

Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for Residential Purpose as per plan duly amended in subject to the following conditions.

CONDITIONS (1 to 45)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 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 issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966].
- 7) The balconies, attas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, attas & 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 19 of the reservation of Tree Act, 1975.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity. Invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self clearing 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.
- 10) Proper arrangement for disposal of surface water should be made as per site requirements without disturbing natural gradient of the land facing to this conditions if any incident happens, the whole responsibility will be on the applicant / developers.
- 11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

Occupancy Certificate



नाशिक महानगरपालिका, नाशिक

इमारत बांधण्याचा दाखला

AR- 322-16

No. **31957**

(पूर्ण/भाग्यः)

जयक क्र./विक्रि/सी. 2/39950/2023
दिनांक: 20/08/2023

श्री./श्रीमती श्रीमती विठ्ठल तर्फे प्रोफा. दिलिप काशभाई शिंदे

प्रकल्पाचा ठिकाण व पत्ता: ठावराण मिशन मागे, पेठवोड, नाशिक

संदर्भ: आपला दिनांक 20/03/2023 चा अर्ज क्रमांक सी. 21/क्रो. 2/1993

महानगर,

दाखला देण्यात येतो की माधवमल्लाबाद शिबारातील / सि.स.न., स. नं. 3012/112/1943

प्लॉट नं. 03 अं.पू.क्र. - मधील इमारतीच्या तल पाकिता + मठा मजले फक्त

मजल्याचे इकडील बांधकाम परवानगी क्र. सी. 2/3992/2023 दिनांक 29/08/2023 अन्वये

दिल्याप्रमाणे ऑफिसर/इंजि. / सुस्तकक्षर, श्री. प्रतिप जाधव रजिस्ट्रेशन क्र. CA/2016/75326

याचे निरीक्षणखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/ निवासी - कारणासाठी खालील

अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

१) एकूण बांधकाम क्षेत्र 9688.88 चौ.मी. या पैकी निवासी 9688.88 निवासेतर - चौ.मी.

२) एकूण चटई क्षेत्र 9888.90 चौ.मी. या पैकी निवासी 9888.90 निवासेतर - चौ.मी.

१) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/ निवासी - कारणाकारिताय करता येईल.

२) सदर इमारतीत म.न.पा. च्या पूर्ण परवानगी शिवाय बांधकामाचे व बांधकामाचे कोणताही बदल करता येणार नाही, परस्पर वापरता व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

३) व्हॉलंट प्लॉट / घरपट्टी इंडेक्स नं. 3900088

४) अतिक्रमन विभागाचा अंतिम दाखला क्रमांक: -

५) पर्यावरण विभागाचा नाहरकल दाखला क्रमांक: -

६) घरपट्टी आकारणी कार्याकामी संबंधित विभागात संपर्क साधावा.

७) नृपासणी फि.श.क्र. 16501- पा.क्र. 16501 दि. 20/08/2023,

डेप्रीज श.न. 938801- लिमिटेड श.क्र. 18001- मुदतवाढ श.न.

90001- पा.क्र. 1800 दि. 20/08/2023 अन्वये मजला व मजला आहे.



कार्यकारी अभियंता

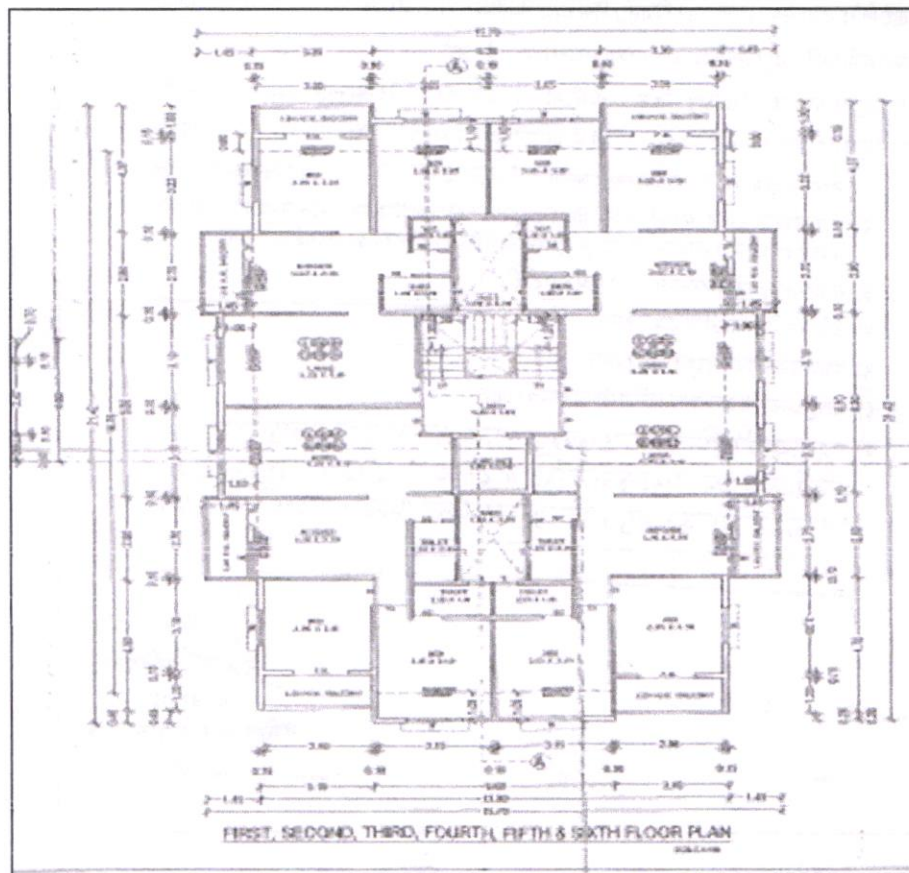
नगररचना विभाग

नाशिक महानगरपालिका, नाशिक

(Handwritten Signature)

Approved Plan

PROFORMA -1	
RESIDENTIAL BUILDING PERMISSION ON P.NO. 3 S.NO.39/2/2+4/2+39/3 , AT- MAKHMALABAD SHIWAR, NASHIK. FOR BHAMRE BUILDER'S THROUGH P.ROP. SHRI. DILIP K. BHAMRE.	DRAWING SHEET NO. 01
APPROVED The Plans amended in As per the conditions Mentioned in the accompanying commencement Certificate No. <i>C2/392/2020</i> dated <i>15/09/2020</i>  Executive Engineer TOWN PLANNING Nashik Municipal Corporation Nashik BHAMRE BUILDER'S  PROPRIETOR	



Handwritten mark