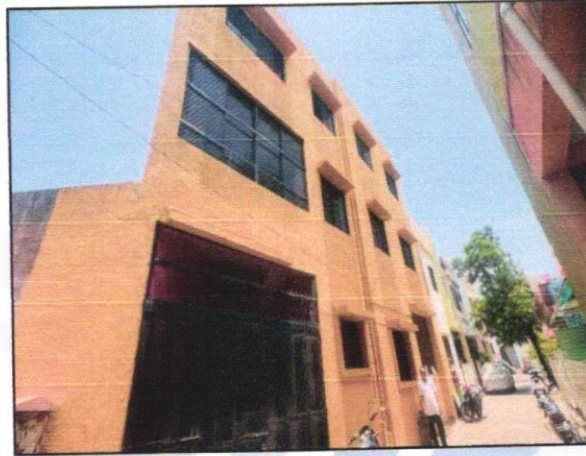


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Dilipraj Punjabrao Jadhav**

Residential Row House No.36, Ground + First + Second Floor, Type-C (36 to 41)  
**"Samrudh Nagar Apartment -A"**, Survey No.478A+479A, Plot No.7 to 10, Opposite Shri Kalawati Hospital, Mayur Park, Shrikrishna Nagar, Samta Nagar, Satpur Colony, Sant Janardan Swami Road, Village – Satpur , Taluka & District - Nashik, PIN Code – 422 001, State – Maharashtra, Country – India.

Longitude Latitude: 19°59'16.8"N 73°43'21.7"E

### Intended User:

**Union Bank of India**

**Ambad Branch, Nashik**

Ramashray Apartment, Sector C, Plot No. 283, Near Bhadrapad Sector, Ashwin Nagar, Near Sambhaji Stadium, Cidco Nashik-422009, State – Maharashtra, Country – India.

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

#### Our Pan India Presence at :

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#### Regd. Office

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

☎ +91 22 47495919

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

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



**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Row House No.36, Ground + First + Second Floor, Type-C ( 36 to 41 ) " **Samrudh Nagar Apartment -A**", Survey No.478A+479A, Plot No.7 to 10 , Opposite Shri Kalawati Hospital, Mayur Park, Shrikrishna Nagar, Samta Nagar, Satpur Colony, Sant Janardan Swami Road,Village – Satpur , Taluka & District - Nashik, PIN Code – 422 001, State – Maharashtra, Country – India belongs to **Shri. Dilipraj Punjabrao Jadhav**

Boundaries of the property:

Boundaries	Plot No.7 to 10
North	Survey No.482
South	60 mtr Trimbakeshwar Road
East	Survey No.479 ( Part )
West	30.00 D.P.Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose **₹ 20,75,000.00 (Rupees Twenty Lakh Seventy-Five Thousand Only)**

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

Hence certified

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

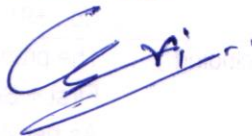
**Sharadkumar B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.08.22 16:35:38 +0530'

**Director**

**Auth. Sign.**

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.



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

To,

**The Branch Manager****Ambad Branch, Nashik**

Ramashray Apartment, Sector C, Plot No. 283, Near Bhadrapad Sector,

Ashwin Nagar, Near Sambhaji Stadium, Cidco Nashik-422009, State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF ROW HOUSE)**

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 21.08.2024
	b)	Date on which the valuation is made : 22.08.2024
3.	List of documents produced for perusal	:
	1. Copy of Sale deed Vide No.11118/2010 Dated.01.12.2010 2. Copy of Deed of Declaration Vide No.8355/2008 Dated.27.08.2008 3. Copy of Approved Building Plan Accompanying Occupancy Certificate No.Nashik/A-241/734 dated.24.12.2004 issued by Nashik Municipal Corporation, Nashik issued by Executive Engineer Nashik Municipal Corporation, Nashik. 4. Copy of Occupancy Certificate Vide Javak No.NRV/Cidco/000044 Dated.21.03.2004, Nashik issued by Executive Engineer Nashik Municipal Corporation, Nashik 5. Copy of Electricity Bill vide Consumer No.049060224900 dated 23.02.2024 in the name of Shri.Dilipsingh Punjabrao Jadhav issued by M.S.E.D.C.L. 6. Copy of Title Search Report issued by Adv.Nikhil.N.Pawar Dated.10.08.2024	
	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>Shri. Dilipraj Punjabrao Jadhav.</b>  <b>Address:</b> Residential Row House No.36, Ground + First + Second Floor, Type-C ( 36 to 41 ) " <b>Samrudh Nagar Apartment -A</b> ", Survey No.478A+479A, Plot No.7 to 10 , Opposite Shri Kalawati Hospital, Mayur Park, Shrikrishna Nagar, Samta Nagar, Satpur Colony, Sant Janardan Swami Road,Village – Satpur , Taluka & District - Nashik, PIN Code – 422 001, State – Maharashtra, Country – India.  <b>Contact Person:</b> Shri. Dilipraj Punjabrao Jadhav ( Owner ) Contact No.: +91 9763417899.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential Row Houses of Ground + First + Second Floor. As per Approved the composition of Row House is: <b>Ground Floor:</b> Living + Kitchen +Bedroom + WC + Bath Passage. ( i.e.1BHK )

		The property is at 17.3 Km travelling distance from Nashik Road Railway Station, Nashik.  <b>Landmark:</b> Opposite Shri Kalawati Hospital
6.	Location of property	:
a)	Plot No. / Survey No.	: Survey No.478A+479A, Plot No.7 to 10
b)	Door No.	: Residential Row House No.36
c)	C.T.S. No. / Village	: Village – Satpur
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.Nashik/A-241/734 dated.24.12.2004 issued by Nashik Municipal Corporation, Nashik issued by Executive Engineer Nashik Municipal Corporation, Nashik
g)	Approved map / plan issuing authority	: Nashik Municipal Corporation
h)	Whether genuineness or authenticity of approved map/ plan is verified	: Yes-as per Approved Building Plan only Ground Floor is Approved, but as per Site Inspection First and Second Floor is Constructed on Site, which is not approved on Provided Building Plan, Said Additional First and Second Floor Area in Not Consider for this Valuation , the Above Mention Valuation is Consider only for Ground Floor.
i)	Any other comments by our empanelled valuers on authentic of approved plan	No
7.	Postal address of the property	: Residential Row House No.36, Ground + First + Second Floor, Type-C ( 36 to 41 ) " <b>Samruddh Nagar Apartment -A</b> ", Survey No.478A+479A, Plot No.7 to 10 , Opposite Shri Kalawati Hospital, Mayur Park, Shrikrishna Nagar, Samta Nagar, Satpur Colony, Sant Janardan Swami Road,Village – Satpur , Taluka & District - Nashik, PIN Code – 422 001, State – Maharashtra, Country – India
8.	City / Town	: Village – Satpur
	Residential area	: Yes
	Commercial area	: No
	Industrial area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Middle Class
	ii) Urban / Semi Urban / Rural	: Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Village – Satpur 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	:	No
12.	Boundaries of the property		
	<b>Plot</b>		<b>As per Site</b> <b>As per Sale Deed</b>
	North		Survey No.482      Survey No.482
	South		60 mtr Trimbakeshwar Road      60 mtr Trimbakeshwar Road
	East		Survey No.479 ( Part )      Survey No.479 ( Part )
	West		30.00 D.P.Road      30.00 D.P.Road
	<b>Row House</b>		<b>As per Site</b> <b>As per Sale Deed</b>
	North		-      -
	South		-      -
	East		-      -
	West		-      -
13	Dimensions of the site		N. A. as property under consideration is a Residential Row House.
			<b>A</b> <b>B</b>
			As per the Deed      Actuals
	North	:	-      -
	South	:	-      -
	East	:	-      -
	West	:	-      -
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 311.00 (Area as per actual site measurement)  <b>Built Up Area in Sq. Ft = 415.00</b> <b>(Area as per Sale deed)</b>
14.1	Latitude, Longitude & Co-ordinates of Row House	:	19°59'16.8"N 73°43'21.7"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up Area in Sq. Ft = 415.00</b> <b>(Area as per Sale deed)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey No.478A+479A, Plot No.7 to 10
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Satpur Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Row House No.36, Ground + First + Second Floor, Type-C ( 36 to 41 ) " <b>Samrudh Nagar Apartment</b>

			-A", Survey No.478A+479A, Plot No.7 to 10 , Opposite Shri Kalawati Hospital, Mayur Park, Shrikrishna Nagar, Samta Nagar, Satpur Colony, Sant Janardan Swami Road,Village – Satpur , Taluka & District - Nashik, PIN Code – 422 001, State – Maharashtra, Country – India
3.	Description of the locality Residential / Industrial / Mixed	:	Residential
4.	Year of Construction	:	2004 (As Per Occupancy Certificate )
5.	Number of Floors	:	Ground Floor ( as per Plan ) Ground + First + Second Floor ( as per Site )
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling Row Houses in the building	:	Type-C ( 36 to 41 ) Row Houses
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	N. A
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

<b>III</b>	<b>ROW HOUSE</b>		
1	The floor in which the Row House is situated	:	Ground Floor
2	Door No. of the Row House	:	Residential Row House No.36
3	Specifications of the Row House	:	1BHK ( as per Plan )
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified Tiles Flooring
	Doors	:	Teak wood door frame with flush doors
	Windows	:	Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings& Concealed Electrical wiring
	Finishing	:	Cement Plastering with POP
4	Bungalow 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.:	:	049060224900
	Meter Card is in the name of:	:	Shri. Dilipraj Punjabrao Jadhav
6	How is the maintenance of the Row House?	:	Good
7	Sale Deed executed in the name of	:	Shri. Dilipraj Punjabrao Jadhav
8	What is the undivided area of land as per Sale Deed?	:	As per NMC norms
9	What is the plinth area of the Row House?	:	<b>Built Up Area in Sq. Ft = 415.00</b>

		(Area as per Sale deed)
10	What is the floor space index (app.)	: As per NMC norms
11	What is the Carpet Area of the Row House?	: Carpet Area in Sq. Ft. = 311.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	: Good
13	Is it being used for Residential or Industrial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Yes
15	If rented, what is the monthly rent?	: ₹ 4,000.00 Expected rental income per month
<b>IV MARKETABILITY</b>		
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
<b>V Rate</b>		
1	After analyzing the comparable sale instances, what is the composite rate for a similar Row House with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).	: ₹ 5,600.00 per Sq. Ft. on Built Up Area
3	Break - up for the rate	:
	I. Building + Services	: ₹ 2,000.00 per Sq. Ft.
	II. Land + others	: ₹ 3,600.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)	: ₹ 40,200.00 per Sq. M. i.e. i.e. ₹ 3,735.00 per Sq. Ft.
	Guideline rate (After Depreciation)	: ₹ 35,360.00 per Sq. M. i.e. i.e. ₹ 3,285.00 per Sq. Ft.
<b>VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
a	Depreciated building rate	: ₹ 1,400.00 per Sq. Ft.
	Replacement cost of Row House with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 20 Years
	Life of the building estimated	: 40 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	: 30%
	Depreciated Ratio of the building	: ---
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,400.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 3,600.00 per Sq. Ft.

<b>Total Composite Rate</b>	<b>: ₹5,000.00 per Sq. Ft.</b>
<p><b>Remark:1)</b> <i>as per Approved Building Plan only Ground Floor is Approved, but as per Site Inspection First and Second Floor is Constructed on Site, which is not approved on Provided Building Plan, Said Additional First and Second Floor Area in Not Consider for this Valuation , the Above Mention Valuation is Consider only for Ground Floor</i></p> <p><b>2)</b> <i>The Above Mention Rate Is As Per Unit Cost, If The Area Of Unit Is Change Then The Rate Also Change.</i></p>	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Row House	415.00 Sq. Ft.	5,000.00	20,75,000.00
2	Showcases			
3	Kitchen arrangements			
4	Superfine finish			
5	Interior Decorations			
6	Electricity deposits / electrical fittings, etc.			
7	Extra collapsible gates / grill works etc.			
8	Potential value, if any			
9	Others			
<b>Total Value of the property</b>				<b>20,75,000.00</b>
<b>The Realizable value of the property</b>				<b>19,71,250.00</b>
<b>Distress value of the property</b>				<b>16,60,000.00</b>
<b>Insurable value of the property (415.00 Sq. Ft. X ₹ 2,000.00)</b>				<b>8,30,000.00</b>
<b>Guideline value of the property (415.00 Sq. Ft. X ₹ 3,285.00)</b>				<b>13,63,275.00</b>



### 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 arrived 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.

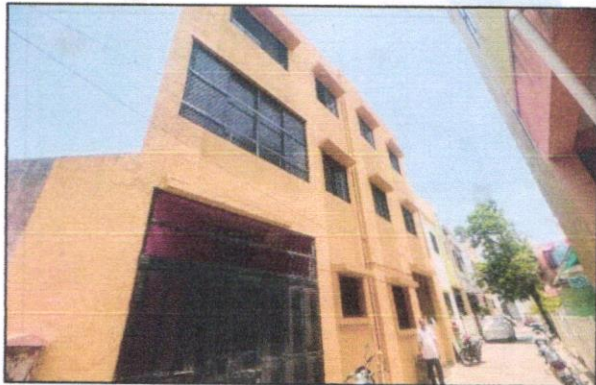
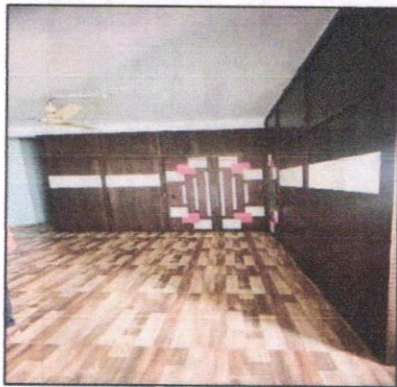
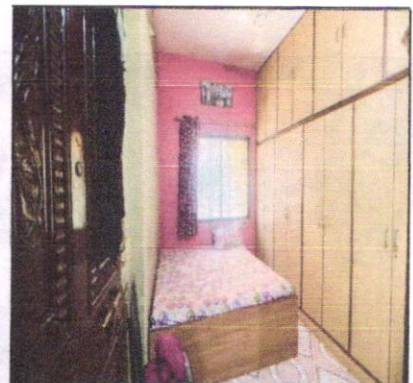
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in mark

### 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 comparable 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 Row House, where there are typically many comparable available to analyze. As the property is a Residential Row House, 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 ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of Industrial application in the locality etc. We estimate ₹ 5,000.00 per Sq. Ft. on Built Up Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Salability	Good
ii) Likely rental values in future in	₹ 4,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

## Actual Site Photograph



Since 1989

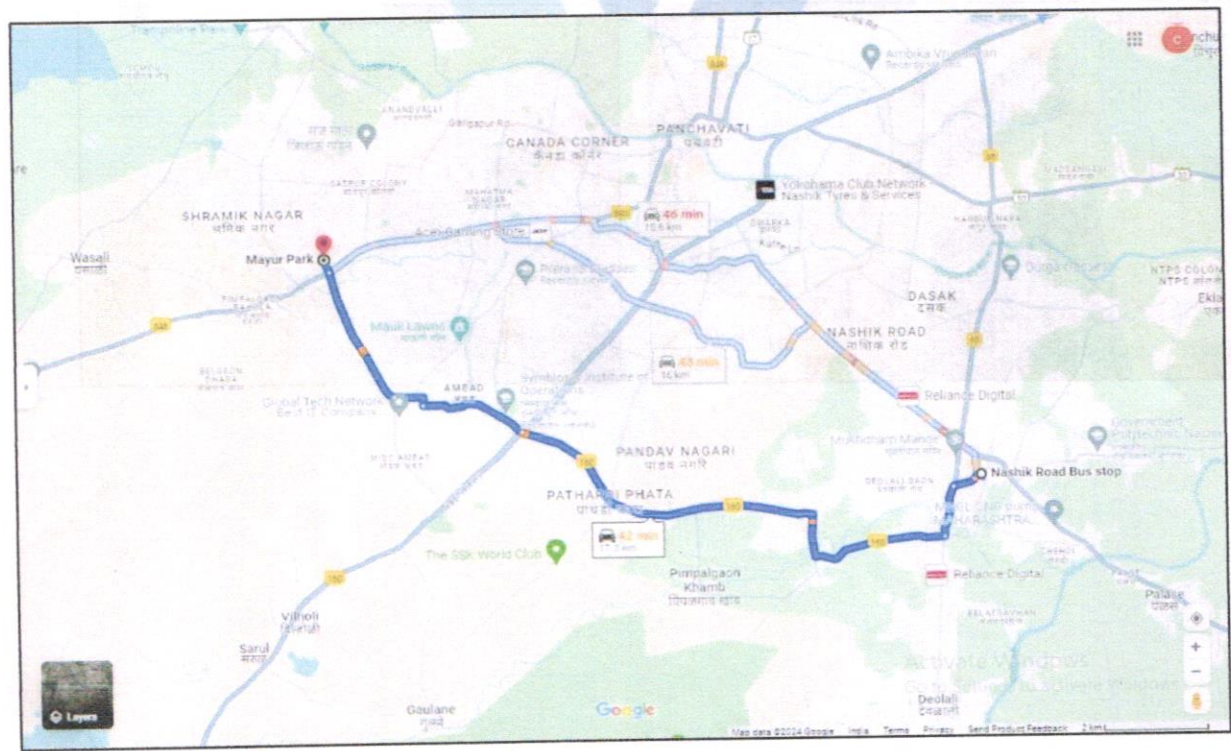
**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



### Route Map of the property

site u/r



Longitude Latitude: 19°59'16.8"N 73°43'21.7"E


Note: The Blue line shows the route to site from Railway Station, Nashik (Nashik-17.3 Km.)



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## 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 मदनिका	औफ्रीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
22.1 - अयंत्रक रस्त्यावरील रहिवास विभागातील मिळकती व अयंत्रक रस्त्यावरील गावठाणातील मिळकती.	16000	40200	44750	50250	0	चौ मीटर सर्वेक्षण नंबर

## Price Indicators

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Posted on Jul 16, 24 Property ID: 71848717

**₹ 38.2 Lac** EMI - 217k Get Loan offers from 34+ banks

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

2 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area: 780 sqft (780-899 sqft)  
Floor: 4 (Out of 4 Floors)  
Transaction Type: Resale

Status: Ready to Move  
Facing: West  
Furnished Status: Unfurnished

Type Of Ownership: Freehold  
Age Of Construction: 5 to 10 years

Contact Owner: Govind Khairnar +91-9910000000  
Get Phone No.

Contact Owner Get Phone No. Last contact made 26 days ago

**HOUSING.COM** Buy in Nashik Satpur X Add Download App List Property Free Saved

Nashik / Nashik / Satpur / Shilpa Anandvan

**Shilpa Anandvan** By SHILPA ESTATE

10B/1/2, Dhrub Nagar Gangapur Road, Satpur, Nashik

₹19.98 L - 27.27 L | 5.24 K/sq.ft  
EMI starts at 10.58 K

1, 2 BHK Apartments Configurations  
Dec. 2023 Possession Starts  
5.24 K/sq.ft Avg. Price  
381 sq.ft - 521 sq.ft (Carpet Area) Sizes

36 more photos

Contact Developer



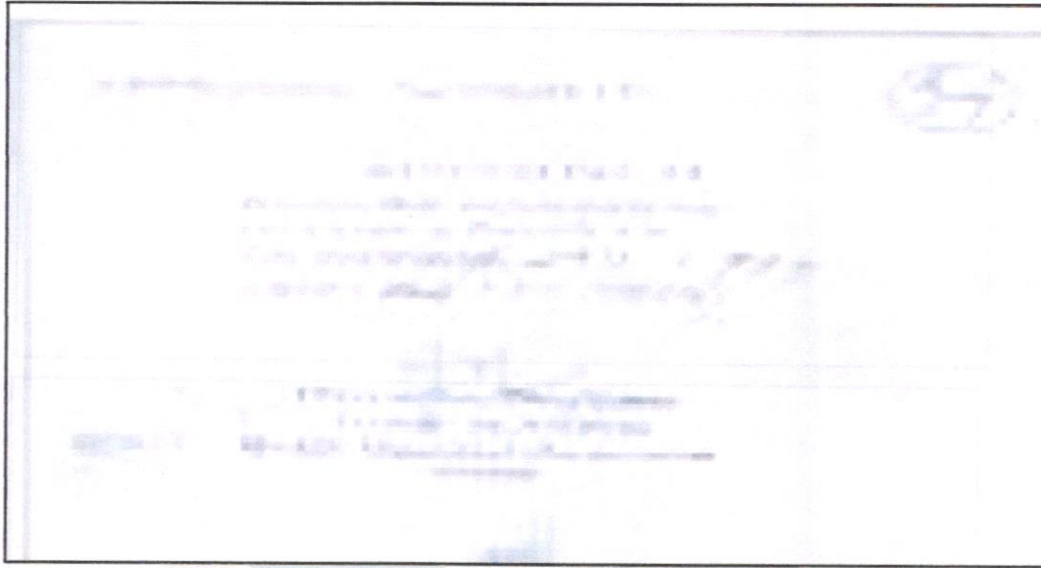
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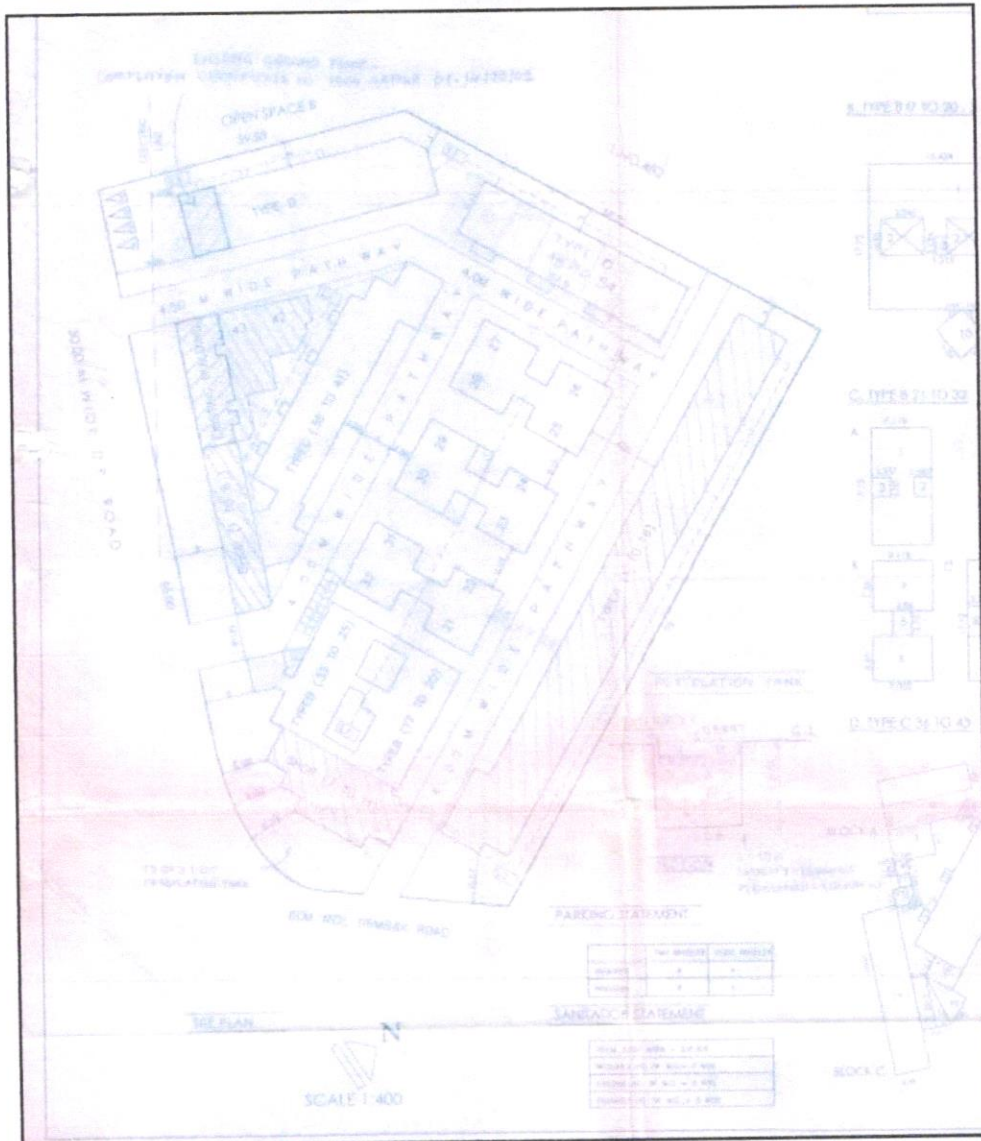
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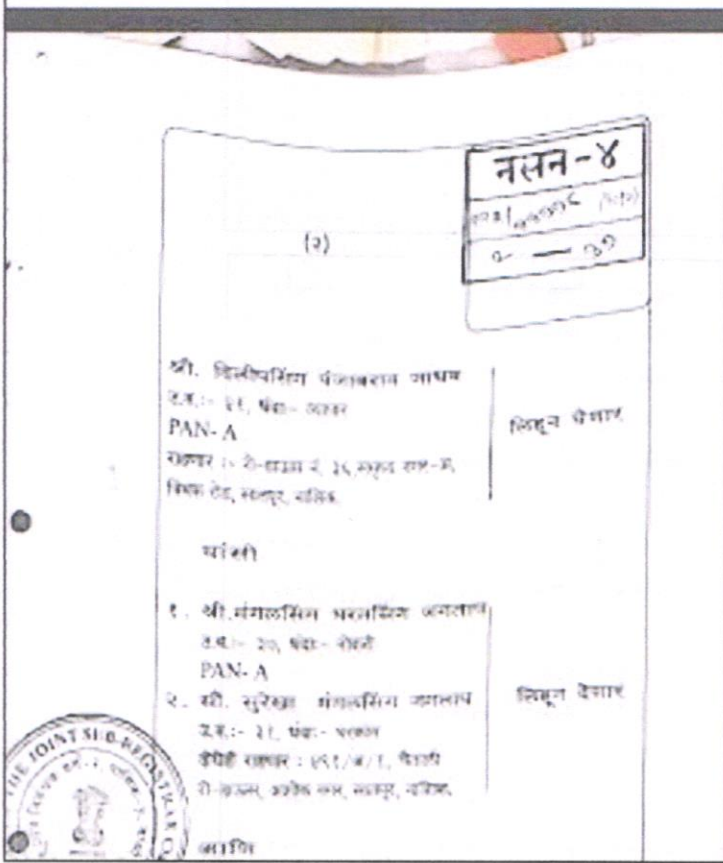
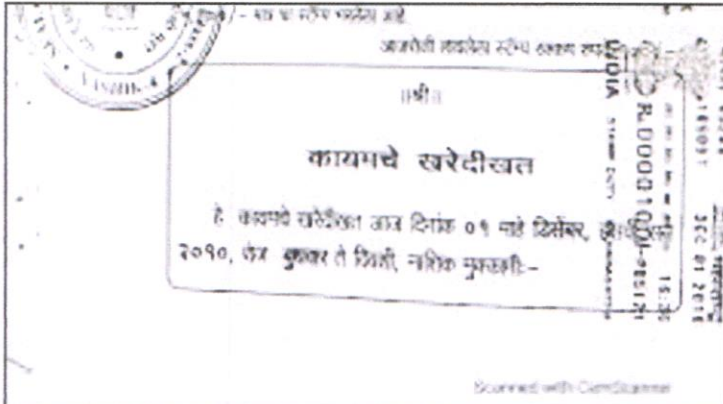


## Approved Plan



## Approved Plan



**Sale deed****१) मिळकतीचे वर्णन :-**

अ) तुकडी जिल्हा नाशिक, पोट तुकडी तालुका नाशिक पैकी, रजिस्ट्रेशन जिल्हा नाशिक व सब रजिस्ट्रेशन तालुका नाशिक पैकी, नाशिक महानगरपालिका हद्दीतील मौजे सातपूर या गांवचे शिवारातील मिळकत यांसी सर्व्हे नंबर ४७८ अ+४७९ अ या मिळकतीचे मंजूर ले-आऊटमधील प्लॉट नंबर ७ ते १० यांसी एकूण क्षेत्र ५४१०.२५ चौरस मिटर यांसी चतुःसिमा मंजूर ले-आऊटप्रमाणे :-

ब) वर कलम १अ या मिळकतीवर बांधलेल्या समृद्ध नगर अपार्टमेंट "अ" या बांधीव मिळकतीतील सदनिका नंबर ३६ (छत्तीस) यांसी बांधीव क्षेत्र ३८.५६ चौरस मिटर (बिल्टअप) यांसी चतुःसिमा मंजूर बांधकाम नकाशाप्रमाणे.

येणेप्रमाणे चतुःसिमेतील सदनिका मिळकत. त्यावरील तदंगभूत सर्व वस्तुसह घेणेच जाणे-येणेचे व वागवहीवाटीचे हक्कांसह, तसेच तळ जागेतील मालकी हक्कांसह व सामाईक सुविधा वारण्याच्या हक्कांसह, तसेच स्वतंत्र लाईट व पाण्याचे मिटरसह व इतर सदनिका धारकाप्रमाणे सामाईक जागांचा सामाईक वापर करण्याचे हक्कांसह सदनिका मिळकत.





## Deed of Declaration

SAMRUDHA NAGAR - APARTMENT "A" - ROW HOUSES								
Sr. No.	Name	Unit No.	BU/Pl Area in Sq. Mtr	Reg. Date	Reg. No.	Plot No.	Voling Ratio	Construction Type
1	Dhondge Vilas Dadas	1	27.89	9/10/03	5957	7 to 10	1.05	Ground
2	Chaudhari Baban Pundlik	2	27.89	7/13/03	6866	7 to 10	1.07	Ground
3	Prakash Govind Mandlik	3	27.89	10/8/04	5328	7 to 10	1.07	Ground
4	Bhamare Yashraj Sukdeo, Bhamare Shanti Yashraj	4	27.89	29/04/04	2827	7 to 10	1.07	Ground
5	Mule Arjun Bappa	5	27.89	7/1/04	175	7 to 10	1.07	Ground
6	Vishwakarma Parvanikumar A., Vishwakarma Gudi P.	6	27.89	23/02/04	1256	7 to 10	1.07	Ground
7	Pitrubhakta Sanjay Lakshman, Pitrubhakta Sonali Sanjay	7	27.89	23/02/04	1257	7 to 10	1.07	Ground
8	Shriwasthi Ushas Kisan	8	27.89	30/08/04	5788	7 to 10	1.07	Ground
9	Waje Popatlal Rajaram, Waje Meena Popatl	9	27.89	2/3/05	1448	7 to 10	1.07	Ground
10	Jagdale Rajiv Shivaji, Jagdale Shobha Rajiv	10	27.89	14/07/04	4592	7 to 10	1.07	Ground
11	Jagdale Rajiv Shivaji, Jagdale Shobha Rajiv	11	27.89	30/08/03	4593	7 to 10	1.07	Ground
12	Katke Gorakhnath A., Kathe Megha G.	12	27.89	27/06/07	5846	7 to 10	1.07	Ground
13	Singh Ramesh G., Singh Sukharani Ramesh	13	27.89	30/08/03	5179	7 to 10	1.07	Ground
14	Goese Dilipkumar Shankar	14	27.89	7/1/04	176	7 to 10	1.07	Ground
15	Kosambar Baburao Lakshman	15	42.22	17/04/04	2838	7 to 10	1.61	Ground
16	Tore Omkar Hausu	16	47.19	30/08/03	5174	7 to 10	1.60	Ground
17	Shevale Namdeo Harishchandra	17	29.88	30/08/03	5175	7 to 10	1.15	Ground
18	Deore Sahebrao Devram	18	27.89	5/5/05	3037	7 to 10	1.07	Ground
19	Jadhav Prakash Tanaji, Jadhav Sunil Prakash Tanaji, Jadhav Sneha Prakash Tanaji	19	29.89	23/02/04	1246	7 to 10	1.16	Ground
20	Jadhav Prakash Tanaji, Jadhav Sunil Prakash Tanaji, Jadhav Sneha Prakash Tanaji	20	29.89	23/02/04	1247	7 to 10	1.16	Ground
21	Jadhav Prakash Tanaji, Jadhav Sunil Prakash Tanaji, Jadhav Sneha Prakash Tanaji	21	30.74	5/5/06	3287	7 to 10	1.17	Ground
22	Kale Shantaram Bhikaji, Kale Sumangali Shantaram	22	30.74	29/12/04	8078	7 to 10	1.17	Ground

25	Pawar Sund Prabhakar	27 & 28	67.10	15/06/03	5455	7 to 10	2.56	Ground
26	Vidhate Eknath H., Vidhate Chandrakala Eknath	29	30.74	30/08/03	5166	7 to 10	1.17	Ground
27	Vidhate Eknath H., Vidhate Chandrakala Eknath	30	30.74	30/08/03	5167	7 to 10	1.17	Ground
28	Taware Anand Madhav	31	30.74	30/06/04	4240	7 to 10	1.17	Ground
29	Bhamre Sanjay G	32	30.74	30/08/03	5173	7 to 10	1.17	Ground
30	Gangurde Sandip Popatl	33	29.88	11/1/05	241	7 to 10	1.15	Ground
31	Pawar Jagantsingh F., Pawar Pushpa Jagantsingh	34	44.38	30/08/03	5172	7 to 10	1.70	Ground
32	Deore Sahebrao Devram, Deore Vaishali Sahebrao	35	42.56	30/08/03	5169	7 to 10	1.83	Ground
33	Jadhav Dilipsingh P.	36	38.56	30/06/07	5701	7 to 10	1.47	Ground
34	Nagre Atmaram Bajirao, Nagre Vaishali Atmaram	37	43.68	27/11/03	7080	7 to 10	1.67	Ground
35	Shevale Khushal Subhash	38	43.68	28/04/04	2798	7 to 10	1.67	Ground
36	Jadhav Prakash Tanaji, Jadhav Chaya Prakash	39	43.68	28/04/04	2796	7 to 10	1.67	Ground
37	Gevale Vilas Savitram, Gevale Manisha Vilas	40	43.36	1/12/05	7279	7 to 10	1.66	Ground
38	Gumbade Vishwanath D., Gumbade Latabai Vishwanath	41	42.56	30/08/03	5176	7 to 10	1.63	Ground
39	Ayer Bhojraj Tilap	42	34.12	1/12/05	7260	7 to 10	1.30	Ground
40	Tibrewale Gopal Ratanlal, Tibrewale Savita Gopal	43	54.97	14/01/04	334	7 to 10	2.10	Ground
41	Patil Ramesh Trambak	44	84.93	29/12/04	8579	7 to 10	3.24	Ground + 1
42	Mahale Nandkishor Popatlal, Mahale Shobha Nandkishor	45	84.93	31/03/05	2237	7 to 10	3.24	Ground + 1
43	Dewarde Maruti Dnyaneshwar	46	84.93	3/1/07	22	7 to 10	3.24	Ground + 1
44	Patole Baban Bhanudas, Patole Mina Baban	47	84.93	30/03/05	2236	7 to 10	3.24	Ground + 1
45	Mans Sandip Balram	48	97.18	21/12/06	6997	7 to 10	3.71	Ground + 1
46	Kale Shantaram Bhikaji, Kale Sumangali Shantaram	49	30.52	3/2/05	819	7 to 10	1.17	Ground

## Title Search Report

				
<b>NIKHIL PAWAR</b> <small>&amp; ASSOCIATES ADVOCATES</small>	<b>ADV. NIKHIL N. PAWAR</b> <small>B.S.L.L.B., B.COM, DCL, DMR, DIPR.        [ 9225818880 ☎ 0253-2504666 ✉ advnikhilpawar89@gmail.com</small>			
<b>LEGAL SEARCH REPORT/TITLE REPORT</b>				
Ref No. TSR/NPA/AUG/2024	Date: - 10.08.2024			
To, <b>The Branch Manager,</b> Union Bank of India, Branch- Union Loan Point Nashik				
1.	Date of Receipt of Original Title Deeds/ Documents from the Branch	Name & Designation of the official who delivered the Original Title Deeds/ Documents:	Date of Delivery of Original Title deeds/ documents along with title search report	Name & Designating of the Official to whom the original title deeds/ documents along with title search report is delivered.
	10.08.2024	Mr. P.K. Bhagat  Union Bank of India Branch- Ambad	10.08.2024	Mr. P.K. Bhagat  Union Bank of India Branch- Ambad
2	Name of Borrower/Present holder of the property: -		Mr. Dilipsing Panjabrao Jadhav	
3	<b>Full Description of Property:</b> <b>3.1 NATURE OF IMMOVEABLE PROPERTY:</b> All that piece and parcel of The property bearing Row House/Unit No. 36 having built up area admeasuring 38.56 Sq. Meters, in the Building Known as "SAMRUDH NAGAR APARTMENT A" Constructed on Plot No. 7 to 10 total area admeasuring 5417.25 Sq Meters; out of Survey No. 478A+479A situated Satpur Within the limits of Nashik Municipal Corporation Tal. & Dist. Nashik bounded as follows: -			
	<b>Flat No. 36</b> East : As per Building Plan West : As per Building Plan South : As per Building Plan North : As per Building Plan			

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications ₹ 20,75,000.00 (Rupees Twenty Lakh Seventy Five Thousand Only). The Realizable Value of the above property is ₹ 19,71,250.00 (Rupees Nineteen Lakh Seventy-One Thousand Two Hundred Fifty Only) and The Distress Value is ₹ 16,60,000.00 (Rupees Sixteen Lakh Sixty Thousand Only).

Place: Nashik

Date: 22.08.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
B. Chalikwar**

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.08.22 16:35:59 +05'30'

Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

**Certificate**

This is to certify that Approved Building Plan Accompanying Commencement Certificate No. **No.Nashik/A-241/734** dated **24.12.2004** issued by Executive Engineer Town Planning by **Nashik Municipal Corporation, Nashik** is genuine & construction is as per copy of Approved Building Plan furnished.

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 of the Branch Manager with Row House Seal)

Enclosures		
	Declaration From Valuers (Annexure – II)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

**Annexure – I**

**DECLARATION FROM VALUERS**

I, hereby declare that:

- a. The information furnished in my valuation report dated 22.08.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally inspected the property on 21.08.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" earned for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as earned 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased Shri. Dilipraj Punjabrao Jadhav From Shri.Mangalsingh Bharatsingh Jagtap & Sau.Surekha Mngalsingh Jagtap as per Vide Saledeed Vide No.11118/2010 Dated.01.12.2024.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India-Ambad Branch, Nashik to assess Market value of the property for loan purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh – Site Engineer Rashmi Jadhav– Technical Manager Chintamani Chaudhari – Valuation Engineer
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 – 21.08.2024 Valuation Date – 22.08.2024 Date of Report – 22.08.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 21.08.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all round development of Industrial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **22<sup>nd</sup> Aug 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation 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 Row House, admeasuring **415.00 Sq. Ft. Built Up Area** Owned by **Shri. Dilipraj Punjabrao Jadhav** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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**Property Title**

Based on our discussion with the Client, we understand that the subject property is Owned by **Shri. Dilipraj Punjabrao Jadhav**. 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 Row House admeasuring **415.00 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 Current use / Existing use premise is considered for this assignment.

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 shop and properties that are typically traded on a Row House 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 analyze rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **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 Row House, admeasuring **415.00 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.



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**Annexure – II**

**MODEL CODE OF CONDUCT FOR VALUERS**

**{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}**

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

**Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



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### Gifts and hospitality:

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

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

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

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.08.22 16:36:11 +05'30'

Auth. Sign.

