

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Vinayak Ravindra Kulkarni & Shri. Tanmay Devidas Alias, Ravindra Kulkarni.**

Name of Owner: **Shri. Vasant Vishnu Ghumre & Sau. Ranjana Vasant Ghumre.**

Residential Apartment No. 57 (As Per Building Plan) & A-63 (A Type As Per Brochure), Ground + First Floor, "**Suyojit Lawns Phase - 1 Apartment**", Gat No. 100/ 1, 100/ 2(P), Near Suyojit Garden, Kamgar Nagar, Satpur Colony, Kamgar Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India.

Latitude Longitude: 20°00'05.1"N 73°44'39.7"E

Valuation Prepared for:

Bank of Baroda

Regional Office Nashik Road Branch

BSNL Building, Datta Mandir Road, Nashik Road,
Nashik - 422 101, 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 | Tel : +91 253 4068262/98903 80564

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Regd. Office

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CIN: U74120MH2010PTC207869

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Vastu/Nashik/08/2024/010518/2307724

16/14-202-RYBS

Date: 16.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Apartment No. 57 (As Per Building Plan) & A-63 (A Type As Per Brochure), Ground + First Floor, " **Suyojit Lawns Phase - 1 Apartment** ", Gat No. 100/ 1, 100/ 2(P), Near Suyojit Garden, Kamgar Nagar, Satpur Colony, Kamgar Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Shri. Vinayak Ravindra Kulkarni & Shri. Tanmay Devidas Alias, Ravindra Kulkarni.** **Name of Owner: Shri. Vasant Vishnu Ghumre & Sau. Ranjana Vasant Ghumre.**

Boundaries of the property.

Boundaries	Plot No.	Apartment No. A-63
North	By 100/1+2B (remaining part)	Apartment No. A-64
South	By Open Space & Beyond M.I.D.C. Area	Apartment
East	By Gat Nos. 100/1+2B (remaining part), 99/100/1+2C&100/1+2E	Open Plot
West	By Open Space & Gat No. 100/1+2A	Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 72,76,320.00 (Rupees Seventy-Two Lakh Seventy-Six Thousand Three Hundred Twenty 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

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: 2024.08.16 15:15:12 +05'30'

B. Chalikwar

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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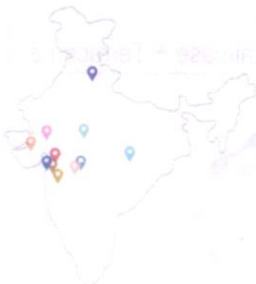
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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

The Chief Manager,**Bank of Baroda****Narsing Nagar Branch**1, Sukhshanti Heights, Narsing Nagar, Gangapur Road, Nashik- 422 013,
State- Maharashtra, Country-India.**VALUATION REPORT (IN RESPECT OF ROW APARTMENT)**

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	: 12.08.2024
	b) Date on which the valuation is made	: 16.08.2024
3.	List of documents produced for perusal: i. Copy of Notarized Agreement For Sale Sr. No. 1937/ 2024 Dated.8.8.2024 Between Shri. Vinayak Ravindra Kulkarni & Shri. Tanmay Devidas Alias, Ravindra Kulkarni (Purchaser) From Shri. Vasant Vishnu Ghumre & Sau. Ranjana Vasant Ghumre. (Owner). ii. Copy of Full Occupancy Certificate Javak No. NNRV/ 7526 dated.03.03.2007 issued by Nashik Municipal Corporation, Nashik. iii. Copy of Approved Building Plan Accompanying Occupancy Certificate No. Nashik/ Satpur/ 7286/6059 Dated.29.03.2011 issued by Nashik Municipal Corporation, Nashik.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Proposed Purchaser: Shri. Vinayak Ravindra Kulkarni & Shri. Tanmay Devidas Alias, Ravindra Kulkarni. Name of Owner: Shri. Vasant Vishnu Ghumre & Sau. Ranjana Vasant Ghumre. Address: Residential Apartment No. 57 (As Per Building Plan) & A-63 (A Type As Per Brochure), Ground + First Floor, " Suyojit Lawns Phase - 1 Apartment ", Gat No. 100/ 1, 100/ 2(P), Near Suyojit Garden, Kamgar Nagar, Satpur Colony, Kamgar Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. Contact Person: Shri. Vinayak Ravindra Kulkarni (Purchaser) Contact No. +91 8149428505 Joint Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Apartment No. 57 is located on Ground Floor + First Floor The composition of Row Apartment As per Approved Building Plan is : Ground Floor - Porch Area + Living + Kitchen/Dining + Bedroom + Toilet + Passage + Staircase. First Floor - 2 Bedrooms + Toilet + + Staircase + Terrace i.e.



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		(3BHK) . The property is at 14.4 Km. distance from nearest railway station Nashik Road. Landmark: Near Suyojit Garden	
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Gat No. 100/ 1, 100/ 2(P)
	b) Door No.	:	Residential Apartment No. 57
	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/ Satpur/ 7286/ 6059 Dated.29.03.2011 issued by Nashik Municipal Corporation, Nashik.
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Apartment No. 57 (As Per Building Plan) & A-63 (A Type As Per Brochure), Ground + First Floor, " Suyojit Lawns Phase - 1 Apartment ", Gat No. 100/ 1, 100/ 2(P), Near Suyojit Garden, Kamgar Nagar, Satpur Colony, Kamgar Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India.
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / 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
13.	Dimensions / Boundaries of the Property / Plot No.		As per Actual Site
	North	:	By 100/1+2B (remaining part)
	South	:	By Open Space & Beyond
			As per Notarized Agreement
			By 100/1+2B (remaining part)
			By Open Space & Beyond

		M.I.D.C. Area	M.I.D.C. Area
	East	: By Gat Nos. 100/1+2B (remaining part), 99/100/1+2C&100/1+2E	By Gat Nos. 100/1+2B (remaining part), 99/100/1+2C&100/1+2E
	West	: By Open Space & Gat No. 100/1+2A	By Open Space & Gat No. 100/1+2A
13.1	Row Apartment	As per Actual Site	As per Notarized Agreement
	North	Apartment No. A-64	Details are not mentioned in Document
	South	Apartment	Details are not mentioned in Document
	East	Open Plot	Details are not mentioned in Document
	West	Road	Details are not mentioned in Document
13.2	Whether Boundaries Matching with Actual	Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	: 20°00'05.1"N 73°44'39.7"E	
14.	Extent of the site	: Carpet Area in Sq. Ft. = 1014.00 Balcony Area in Sq. Ft = 142.00 Open Space Area in Sq. Ft = 460.00 (Area as per Actual Measurement) Built Up Area in Sq. Ft. = 1488.00 (Area as per Notarized Agreement for Sale)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Built Up Area in Sq. Ft. = 1488.00 (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.	: Owner Occupied	
II	APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C.T.S. No.	: Gat No. 100/ 1, 100/ 2(P)	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village – Satpur Nashik Municipal Corporation.	
	Door No., Street or Road (Pin Code)	: Residential Apartment No. 57 (As Per Building Plan) & A-63 (A Type as Per Brochure), Ground + First Floor, " Suyojit Lawns Phase - 1 Apartment ", Gat No. 100/ 1, 100/ 2(P), Near Suyojit Garden, Kamgar Nagar, Satpur Colony, Kamgar Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India.	
3.	Description of the locality Residential /	: Residential	

	Commercial / Mixed	
4.	Year of Construction	: 2007 (As per Occupancy Certificate)
5.	Number of Floors	: Ground Floor + First Floor
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: Residential Apartment No. 57
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 Parking
	Is Compound wall existing?	: No
	Is pavement laid around the building	: Yes
III	ROW APARTMENT	
1	The floor in which the Row Apartment is situated	: Ground Floor + First Floor
2	Door No. of the Row Apartment	: Residential Apartment No. 57
3	Specifications of the Row Apartment	: 3BHK
	Roof	: R.C.C. Slab
	Flooring	: Verified tile Flooring
	Doors	: Teak Wood door framed with flush doors
	Windows	: M.S. Grills window
	Fittings	: Open Plumbing Open Casing Capping
	Finishing	: Cement Plastering
	Paint	: Distemper Paint
4	Apartment 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 Row Apartment?	: Good
7	Sale Deed executed in the name of	: Name of Proposed Purchaser: Shri. Vinayak Ravindra Kulkarni & Shri. Tanmay Devidas Alias, Ravindra Kulkarni. Name of Owner: Shri. Vasant Vishnu Ghumre & Sau. Ranjana Vasant Ghumre.
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Row Apartment?	: Built Up Area in Sq. Ft. = 1488.00 (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 Row Apartment?	: Carpet Area in Sq. Ft. = 1014.00 Balcony Area in Sq. Ft = 142.00 Open Space Area in Sq. Ft = 460.00



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		(Area as per Actual Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Owner Occupied
15	If rented, what is the monthly rent?	: ₹ 15,000.00 Expected rental income per month
IV	MARKETABILITY	:
1	How is the marketability?	: Good
2	What are the factors favoring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
V	Rate	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar Row Apartment 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 Apartment under valuation after comparing with the specifications and other factors with the Row Apartment under comparison (give details).	: ₹ 5,400.00 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	: ₹ 3,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 28,000.00 per Sq. M. i.e. ₹ 2,601.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	: ₹ 24,396.00 per Sq. M. i.e. ₹ 2,266.00 per Sq. Ft.
5	Registered Value (if available)	: NA
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	: ₹ 1,490.00 per Sq. Ft.
	Replacement cost of Row Apartment with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 17 Years
	Life of the building estimated	: 43 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 25.50%
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,490.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 3,400.00 per Sq. Ft.
	Total Composite Rate	: ₹ 4,890.00 per Sq. Ft.
	Remarks:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row Apartment	1488.00 Sq. Ft.	4,890.00	72,76,320.00
2	Furniture			
3	POP			
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			
	Total Value of the Property			72,76,320.00

Value of Row Apartment

Fair Market Value	72,76,320.00
Realizable value	69,12,504.00
Distress Value	58,21,056.00
Insurable value of the property (1488.00 Sq. Ft. X ₹ 2,000.00)	29,76,000.00
Guideline value of the property (1488.00 Sq. Ft. X ₹ 2,266.00)	33,71,808.00

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 Row Apartment, where there are typically many comparables available to analyze. As the property is a Residential Row Apartment, 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 ₹ 4,700.00 to ₹ 5,700.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Row Apartment size, location, upswing in real estate prices, sustained demand for Residential Row Apartment, all-round development of commercial and residential application in the locality etc. We estimate ₹ 4,890.00 per Sq. Ft. on Built Up Area for valuation.



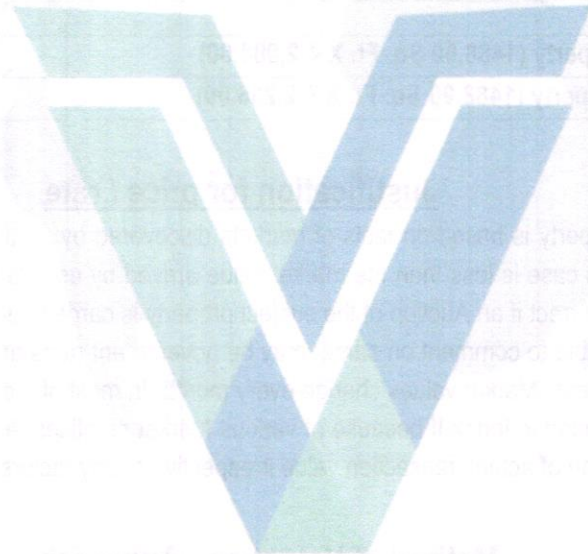
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Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Sale ability	Good
ii) Likely rental values in future in and	₹ 15,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



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Actual site photographs



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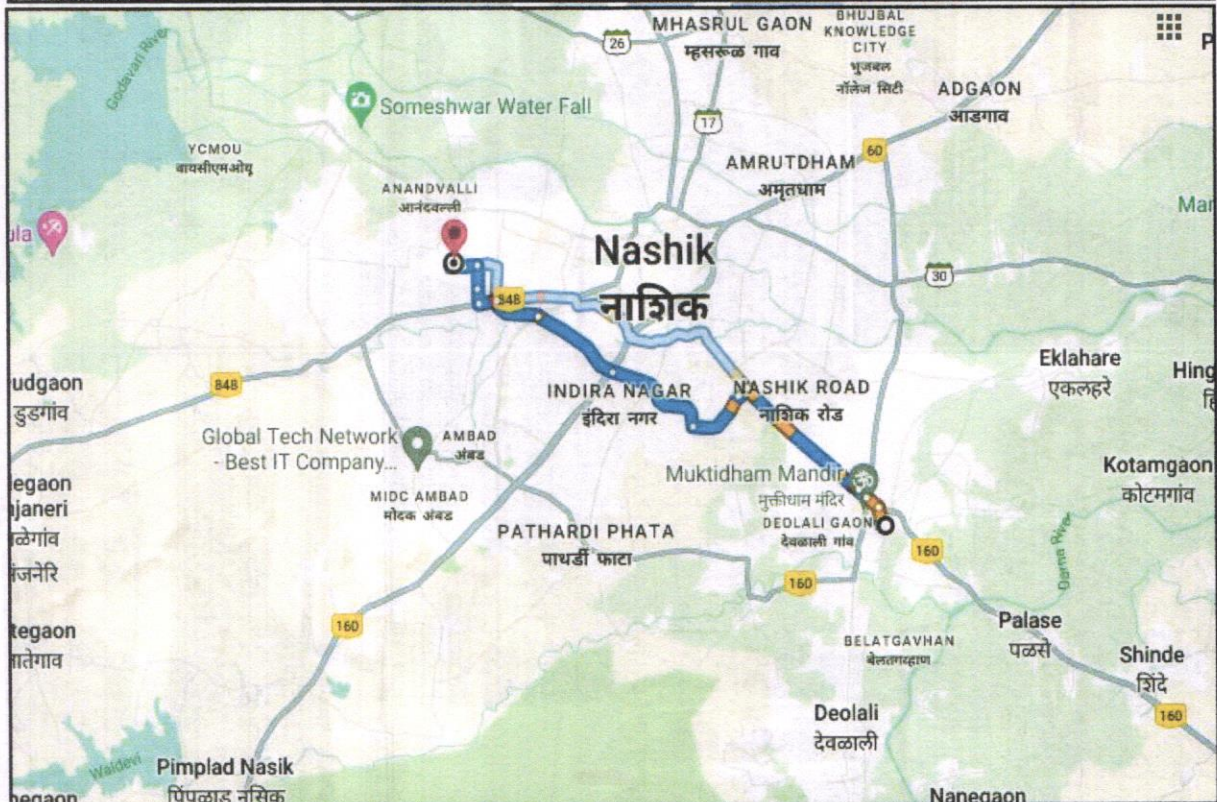
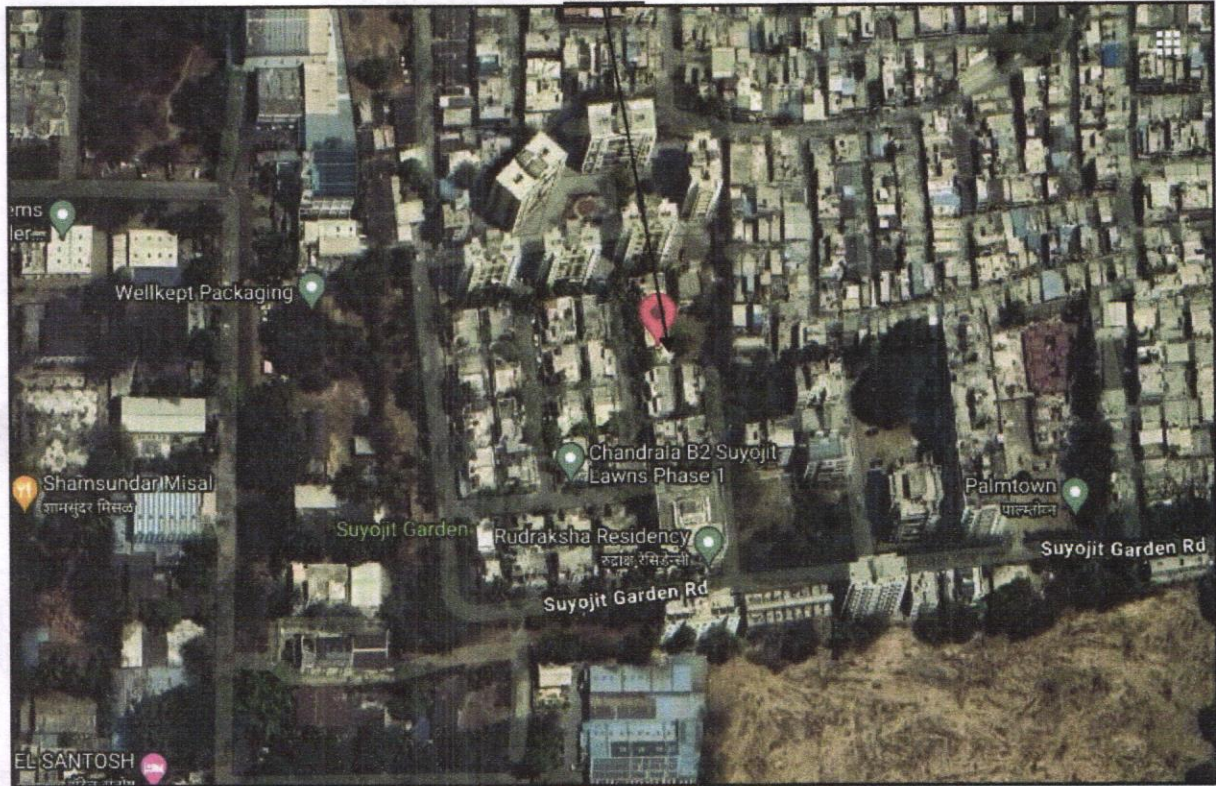
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Route Map of the property

Site u/r



Longitude Latitude: 20°00'05.1"N 73°44'39.7"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik – 14.4 Km)




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Valuation
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*** Welcome to Val

Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Nashik Help on Division

District Name	नाशिक	Taluka Name	नाशिक
Attribute	सव्हे नंबर	100	Village/Zone Name
Mahapalika Area	Nashik Muncipal Cor	SubZone Name	22.6-सातपूर एम.आय.डी.२

Open Land	Residence	Office	Shop	Industry	Unit
6800	28000	32200	35000	0	Square Meter

Next



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Home > Property in Nashik > Mahatma Nagar > Apartment in Mahatma Nagar > 1 BHK > 562 Sq-ft
Posted on: Apr 30, 24 Property ID: 65801923

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1 BHK Flat For Sale in Suyojit Lawns, **Mahatma Nagar, Nashik**



1 Bed 1 Bath Unfurnished

Super Built-Up Area
562 sqft +
= 4.804 sqft

Floor
2 (Out of 7 Floors)

Furnished Status
Unfurnished

Developer
[Suyojit Infrastructure Pvt. Ltd.](#)

Transaction Type
Resale

Furnished Status
Unfurnished

Project
[Suyojit Lawns](#)

Status
Ready to Move

Contact Owner
Get Phone No.
Last contact made 1 day ago

Contact Owner

GIRISH KULKARNI
+91-76XXXXXXX

Get Phone No.

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Home > Property in Nashik > Mahatma Nagar > Apartment in Mahatma Nagar > 2 BHK > 678 Sq-ft
Posted on: Aug 05, 24 Property ID: 65316965

₹ 50.0 Lac [EMI - ₹23k](#) | [Get pre-approved loan](#)

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2 BHK Flat For Sale in Suyojit Lawns, **Mahatma Nagar, Nashik**



2 Beds 2 Baths 2 Balconies Semi-Furnished

Carpet Area
678 sqft +
= 7.378 sqft

Floor
1 (Out of 4 Floors)

Facing
West

Developer
[Suyojit Infrastructure Pvt. Ltd.](#)

Transaction Type
Resale

Furnished Status
Semi-Furnished

Project
[Suyojit Lawns](#)

Status
Ready to Move

Age Of Construction
5 to 10 years

Contact Owner
Get Phone No.

Contact Owner

Rajesh Soni +91-99XXXXXXX

Get Phone No.

Download Brochure



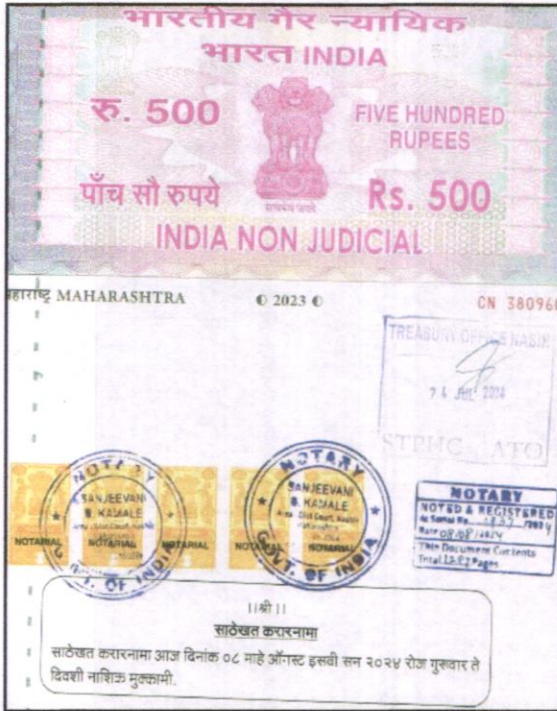
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Notarized Agreement For Sale



3	
<p>१. श्री. विनायक रविंद्र कुलकर्णी वय : ३० वर्ष, धंदा : व्यवसाय पॅन नं. ई डब्ल्यू डब्ल्यू पी के ३३९९ जी आधार नं. ३०५१ ८८७८ ५०८३ रा. ३९८, निवृत्तीनाथ चौक, कोळी धर्म शाळेसमोर, अंबकेश्वर, जि. नाशिक-४२२ २९२.</p> <p>२. श्री. तन्मय देविदास उर्फ रविंद्र कुलकर्णी वय : २६ वर्ष, धंदा : व्यवसाय पॅन नं. ई एल जे पी के ११८८ के आधार नं. ५५५६ ७५२८ ३९६० रा. गायधनी गल्ली, अंबकेश्वर, ता. अंबकेश्वर, जि. नाशिक-४२२ २९२.</p> <p>यांसी</p> <p>१. श्री. वसंत विष्णु घुमरे वय : ७४ वर्ष, धंदा : व्यवसाय पॅन नं. ए ए टी पी जी १३९० ई आधार नं. २९७९ ३३९९ २८४०</p> <p>२. सी. रंजना वसंत घुमरे वय : ७० वर्ष, धंदा : व्यवसाय पॅन नं. ए ए टी पी जी १३९९ एफ आधार नं. ४९९९ ७४०७ ७०९५ दोघेडी रा. ए ६३, सुयोगीत लॉन्स, कामगार नगर जवळ, सातपुर, नाशिक-४२२ ००७.</p>	<p>लिहून घेणार</p> <p>लिहून देणार</p>
<p>कारणे साठेखत करारनामा लिहून व नोंदवून देतात तो ऐसा जे की,</p> <p>१. मिळकतीचे वर्णन : (The Larger Property)</p> <p>अ-१) तुकडी जिल्हा नाशिक पोटतुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील, मौजे सातपुर या गावचे शिवारातील मिळकत यांसी सर्व्हे नंबर १००/१+२ब यांसी क्षेत्र २०००.०० चौ. मी., यांसी चतुःसिमा खालीलप्रमाणे...</p>	

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<p>पुर्वेस : गट नं. ९९, १००/१+२क व १००/१+२ड पश्चिमेस : गट नं. १००/१+२अ व एमआयडीसी क्षेत्र दक्षिणेस : एमआयडीसी क्षेत्र उत्तरेस : गट नंबर ९९</p> <p>अ-२) (Suyojit Lawns Phase I)</p> <p>तुकडी जिल्हा नाशिक पोटतुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील, मौजे सातपुर या गावचे शिवारातील मिळकत यांसी सर्व्हे नंबर १००/१+२ब यांसी क्षेत्र ९९५९.९३ चौ. मी., यांसी चतुःसिमा खालीलप्रमाणे...</p> <p>पुर्वेस : गट नं. १००/१+२ब (पैकी उर्वरित क्षेत्र) ९९, १०/१+२क व १००/१+२ड पश्चिमेस : ओपन स्पेस व गट नं. १००/१+२अ दक्षिणेस : ओपन स्पेस व लागू एमआयडीसी उत्तरेस : गट नं. १००/१+२ब (पैकी उर्वरित क्षेत्र)</p> <p>अ-३) (The Open Space)</p> <p>तुकडी जिल्हा नाशिक पोटतुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील, मौजे सातपुर या गावचे शिवारातील मिळकत यांसी सर्व्हे नंबर १००/१+२ब यांसी क्षेत्र २०९३.०० चौ. मी., यांसी चतुःसिमा खालीलप्रमाणे...</p> <p>पुर्वेस : गट नं. १००/१+२ड पश्चिमेस : एमआयडीसी क्षेत्र दक्षिणेस : एमआयडीसी क्षेत्र उत्तरेस : गट नं. १००/१+२ब व सुयोगीत लॉन्स फेज-१</p>	

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<p>अ-४) (The Garden)</p> <p>तुकडी जिल्हा नाशिक पोटतुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील, मौजे सातपुर या गावचे शिवारातील मिळकत यांसी सर्व्हे नंबर १००/१+२अ यांसी क्षेत्र ३३३४.०० चौ. मी., यांसी चतुःसिमा खालीलप्रमाणे...</p> <p>पुर्वेस : गट नं. १००/१+२ब पश्चिमेस : एमआयडीसी क्षेत्र दक्षिणेस : गट नं. १००/१+२ब उत्तरेस : गट नं. ९९</p> <p>येणेप्रमाणे चतुःसिमेतील विनशेती प्लॉट मिळकती, जल, तरा, कापट, पाषाण, मिथी मिश्रण व तदंगभूत वस्तुंसह, वाग वडिवाटीचे व वेणे जाणव्याचे हक्कांसह, कॉलनी रस्ते, लेअऊटमधील सामाईक खुल्या जागा आणि इजमेटरी राईटसाह मिळकती वरोबस्त.</p> <p>ब) या दस्तावेजा विषय असलेली मिळकत :</p> <p>वर कलम १-अ मधील प्लॉट मिळकतीवर नाशिक महानगरपालिकेने मंजूर केलेल्या बांधकाम नकाशाप्रमाणे 'सुयोगीत लॉन्स फेज-१ अपार्टमेंट' या नावाने बांधण्यात आलेल्या इमारतीमधील अपार्टमेंट नं. ५७ (बिल्डींग प्लॅन प्रमाणे) व ए-६३ (A Type as per Brochure) यांसी क्षेत्र १४८८.०० चौ. फुट म्हणजेच १२८.२८ चौ. मी. बिल्टअप, ही प्लॉट मिळकत, यांसी चतुःसिमा मंजूर बिल्डींग प्लॅनप्रमाणे:</p>	



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Occupancy Certificate

नसन-४

एक. १११०४ / १०११

१८ - २१

दि. नं. २०१३ - १०० मुंबे

Nº 007526

नाशिक महानगरपालिका, नाशिक
वाचक नंबर / नगरपालिका / १०१२६
दिनांक २३ / १२ / २०१३

इमारत बांधकामाचा वापर करणेबाबतचा वास्तव्य (पूर्व/भाषण)

१) मूळ. री. घडोबे व अतय तर्फे ज. उ. ची मूळे बांधकामाक
व. म. ची जैन

संदर्भ : तुमचा दिनांक २८ / १००९ चा अर्थ कामांक न. न. न. / २३
महाराष्ट्र, ००१३ अर्थात - मु. ७, ८, १०, ३४, ३८, ४०, ४२, ४५, ६७, ७३
का. - ५८, ५९, ६०, ६१, ६२, ६४, ६५
वास्तव्य देण्यात येतो की, स्वातंत्र्य मिळालेले सि. ६

सर्व्हे नं. डा. नं. १३०/२, मॉडेल नं. १००/२ (मू.) मधील इमारतीच्या तळमळीत
मजल्याचे इकडील बांधकाम परवानगी नं. स्वातंत्र्य / की २ / १९९ / ७८३ दिनांक ११ / १२ / २००५ अन्वये
दिल्ल्याप्रमाणे सर्व्हेक्षक (आर्किटेक्ट) श्री. (मूल. म. म. स्वोडे) शिर्षी अर्थात राजेशभावाकर
बांधे निरीक्षणवाली पूर्ण झाली असून निवासी / पिकासेसर / शैक्षणिक कारणासाठी खालील मधील अर्धीच पूर्व इमारतीचा वापर
करणेस परवानगी देण्यात येत आहे. त्याचे एकूण बांधकाम क्षेत्र मूळ ११ १८६५.२२ चौ. मी १८८०००
चौ. मी. व चटई क्षेत्र (कारपेट एरिया) १४६६.२२ चौ. मी

- १) सदर इमारतीचा वापर निवासी / शैक्षणिक कारणाकरिताच करता येईल त्या वापरत बदल करता येणार नाही. वापरत बदल करवण्याचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- २) चरपट्टी आकारणीसाठी अलाहिदा प्रत मा. कर अधिक्षक चरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे तरी संबंधित विभागाकडे संपर्क साधावा.
- ३) विंगल फेज बीच पुरवठा करणेस हरकत नाही.
- ४) सदरच्या पूर्ण केलेल्या इमारतीत महानगरपालिकेच्या पूर्व परवानगीशिवाय वापरमध्ये व बांधकामामध्ये बदल करू नये.

५) व्हीथी कॅम्प्लायन्स ई. ई. १०, ०२० / पा. मु. नं. ७८ / ७८६९
दि. ७ / १२ / ०६

६) अंतिम पूर्णत्वाचे दाखले देण्यापूर्वी की कंधार जैन-वाल्मी
व्यवस्था करण्यात यावी

पावती

पावती क्र. - ६३७०

दिनांक १४/०७/२०१०

२०१०

१३०.००

६००.३०

६००.००

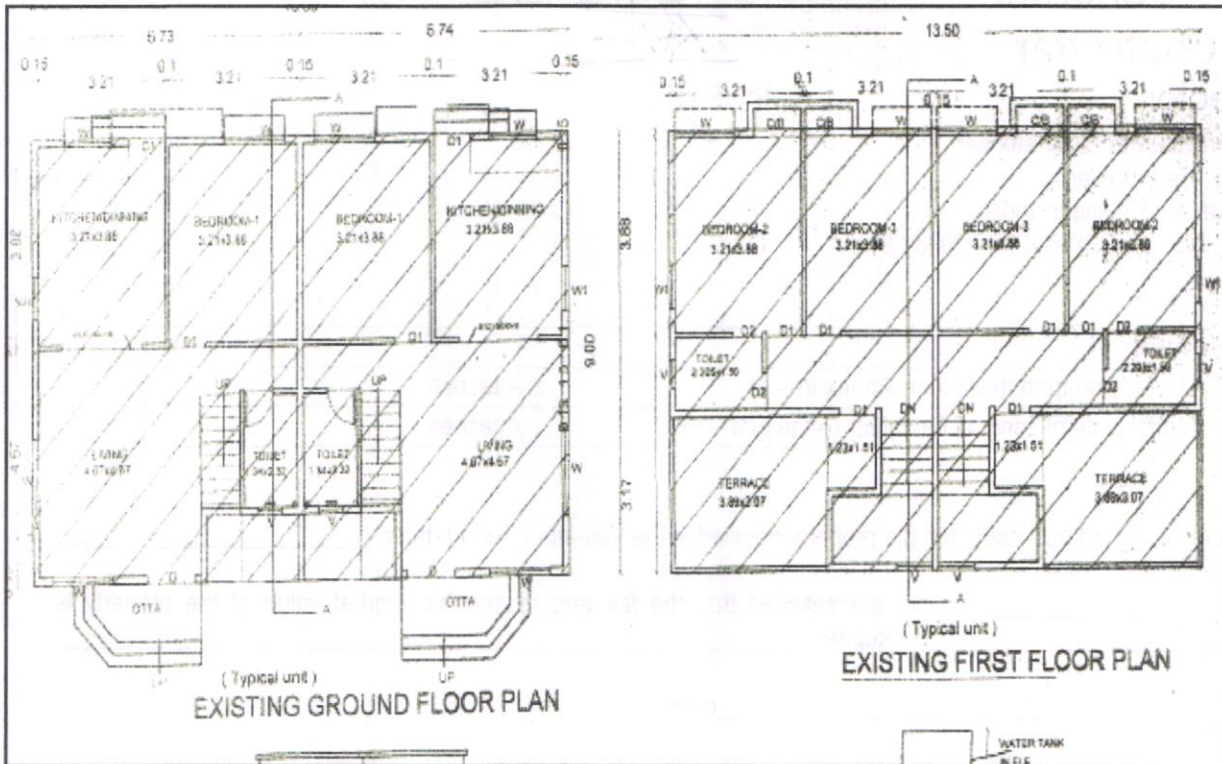
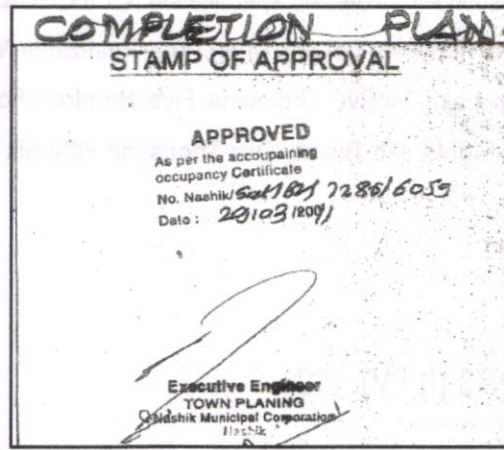
एकूण १३००.३०

३:१३PM ०४ ०६०० ०६०१

कार्यकारी अधिकारी
नगरपालिका,
नाशिक महानगरपालिका, नाशिक

SEAL OF THE JOINT SUB-REGISTRAR
नाशिक विभाग वर्ग-२, नाशिक-२
१८/१२/२०१३

Approved Plan



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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is **₹ 72,76,320.00 (Rupees Seventy-Two Lakh Seventy-Six Thousand Three Hundred Twenty Only)**. The **Realizable Value** of the above property **₹ 69,12,504.00 (Rupees Sixty-Nine Lakh Twelve Thousand Five Hundred Four Only)**. and the **Distress Value** **₹ 58,21,056.00 (Rupees Fifty-Eight Lakh Twenty-One Thousand Fifty-Six Only)**.

Place: Nashik

Date: 16.08.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

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: 2024.08.16 15:15:54 +05'30'

Auth. Sign.

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

Enclosures

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

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name Branch Official with seal)



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(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 16.08.2024 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 12.08.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am 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 is being purchased by Shri. Vinayak Ravindra Kulkarni & Shri. Tanmay Devidas Alias, Ravindra Kulkarni. From Shri. Vasant Vishnu Ghumre & Sau. Ranjana Vasant Ghumre Notarized Agreement For Sale Sr. No. 1937/ 2024 Dated.8.8.2024.
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office Nashik Road Branch.
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 Binu Surendran – 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 – 12.08.2024 Valuation Date - 16.08.2024 Date of Report - 16.08.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 12.08.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Row Apartment size, location, upswing in real estate prices, sustained demand for Residential Row Apartment, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **16th 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. 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 and site visit conducted, we understand that the subject property is Residential Row Apartment, admeasuring **1488.00 Sq. Ft. Built Up Area** in the Name of Proposed Purchaser: **Shri. Vinayak Ravindra Kulkarni & Shri. Tanmay Devidas Alias, Ravindra Kulkarni**. Name of Owner: **Shri. Vasant Vishnu Ghumre &Sau. Ranjana Vasant Ghumre**. 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 being purchased by For the purpose of this appraisal exercise, we have assumed that the Name of Proposed Purchaser: **Shri. Vinayak Ravindra Kulkarni & Shri. Tanmay Devidas Alias, Ravindra Kulkarni**. Name of Owner: **Shri. Vasant Vishnu Ghumre & Sau. Ranjana Vasant Ghumre**. 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, we understand that the Residential Row Apartment , admeasuring **1488.00 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 Row Apartment 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.



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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 Apartment , admeasuring **1488.00 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

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.



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16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

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

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

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



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Remuneration and Costs.

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

Occupation, employability and restrictions.

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

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: 2024.08.16 15:15:40 +05'30'

Auth. Sign.

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



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