



**VASTUKALA**  
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

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

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Shri. Shравan Bhiva Girandare & Sau. Kavita Shравan Girandare**

Residential Flat No. 2, 1<sup>st</sup> Floor, Wing - A, "**Arun**", Omkar Sankul, Near New Grace Academy - Best English Medium School, Shirish Society, Plot No. 55+56+57+104+105+106/1, Bhorgad, Village - Makhamalabad, Taluka - Nashik, District - Nashik, Nashik, 422004, State - Maharashtra, India.

Latitude Longitude : 20°3'21.9"N 73°47'35.5"E

### Intended User:

**Bank Of Baroda**  
**RO Nashik**

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



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

**Our Pan India Presence at :**

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

### **Regd. Office**

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

☎️ **+91 22 47495919**

✉️ **mumbai@vastukala.co.in**

🌐 **www.vastukala.co.in**





**VASTUKALA**  
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

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

Page 2 of 29

Vastu/Nashik/08/2024/010685/2307776

21/2-254-RUPBS

Date: 21.08.2024

## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 2, 1<sup>st</sup> Floor, Wing - A, "Arun", Omkar Sankul, Near New Grace Academy - Best English Medium School, Shirish Society, Plot No. 55+56+57+104+105+106/1, Bhorgad, Village - Makhamalabad, Taluka - Nashik, District - Nashik, Nashik, 422004, State - Maharashtra, India belongs to **Shri. Shhravan Bhiva Girandare & Sau. Kavita Shhravan Girandare.**

Boundaries	:	Building	Flat
North	:	9 M. Colony Road	Lift & Flat No. 1
South	:	9 M. Colony Road	Marginal Space
East	:	Row House	Marginal Space
West	:	Row House	Flat No. 3

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 31,92,000.00 (Rupees Thirty One Lakh Ninety Two Thousand Only) After completion of construction works.** As per Site Inspection 68% Construction Work is Completed.

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

Hence certified

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

**Manoj Chalikwar**

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala Consultants  
(I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.  
co.in, c=IN  
Date: 2024.08.21 15:38:11 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report

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

Our Pan India Presence at :

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

**Regd. Office**

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

+91 22 47495919

mumbai@vastukala.co.in

www.vastukala.co.in



**VASTUKALA**  
Unlocking Excellence

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

MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC20786

## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 29

Vastu/Nashik/08/2024/010685/2307776

21/2-254-RUPBS

Date: 21.08.2024

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 2, 1<sup>st</sup> Floor, Wing - A, "Arun", Omkar Sankul, Near New Grace Academy - Best English Medium School, Shirish Society, Plot No. 55+56+57+104+105+106/1, Bhorgad, Village - Makhamalabad, Taluka - Nashik, District - Nashik, Nashik, 422004, State - Maharashtra, India belongs to **Shri. Shравan Bhiva Girandare & Sau. Kavita Shравan Girandare**.

Boundaries	:	Building	Flat
North	:	9 M. Colony Road	Lift & Flat No. 1
South	:	9 M. Colony Road	Marginal Space
East	:	Row House	Marginal Space
West	:	Row House	Flat No. 3

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 31,92,000.00 (Rupees Thirty One Lakh Ninety Two Thousand Only) After completion of construction works**. As per Site Inspection 68% Construction Work is Completed.

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

Hence certified

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

**Manoj Chalikwar**

**Director**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN  
Date: 2024.08.21 15:38:11 +05'30'

**Auth. Sign.**



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report

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

**Our Pan India Presence at :**

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

**Regd. Office**

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

☎️ +91 22 47495919

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

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





**Vastukala Consultants India Pvt. Ltd.**

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

To,  
**The Branch Manager,**  
**Bank Of Baroda**  
**RO Nashik**

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

**VALUATION REPORT (IN RESPECT OF FLAT)**

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
2	a) Date of inspection : 21.08.2024
	b) Date of which the valuation is made : 21.08.2024
3	List of documents produced for perusal: I) Copy of Approved Building Plan No.C2/537/2021 Dated 22.10.2021 issued by Nashik Municipal Corporation. II) Copy of Commencement Certificate No.C2/537/2021 Dated 22.10.2021 issued by Nashik Municipal Corporation. III) Copy of RERA Certificate No.P51600045248 Dated 10.05.2022 issued by Maharashtra Real Estate Regulatory Authority. IV) Copy of Agreement for sale No.9194 Dated 26.07.2024 between Shri. Arvind Ramji Pagare(The Seller) And Shri. Shravan Bhiva Girandare & Sau. Kavita Shravan Girandare(The buyer).
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) : <b>Shri. Shravan Bhiva Girandare &amp; Sau. Kavita Shravan Girandare</b>  Residential Flat No. 2, 1 <sup>st</sup> Floor, Wing - A, "Arun", Omkar Sankul, Near New Grace Academy - Best English Medium School, Shirish Society, Plot No. 55+56+57+104+105+106/1, Bhorgad, Village - Makhamalabad, Taluka - Nashik, District - Nashik, Nashik, 422004, State - Maharashtra, India.  <u>Contact Person :</u> Shri. Shravan Bhiva Girandare & Sau. Kavita Shravan Girandare (Owner) Mobile No. 7972896720  Joint Ownership Details of ownership share is not available



Since 1989

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

An ISO 9001 : 2015 Certified Company





5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 1 <sup>st</sup> Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + WC + Toilet + 2 Passage + 2 Balcony. <b>(2 BHK)</b> The property is at 16.5 KM distance from Nashik Road Railway Station. <b>At the time of inspection building was under construction.</b>
<b>Stage of Construction</b>			
<b>If under construction, extent of completion</b>			
	RCC Footing/Foundation	<b>Complete</b>	RCC Plinth <b>Complete</b>
	Full Building Rcc	<b>Completed upto 5th floor</b>	Internal Brick Work <b>Completed upto 5th floor</b>
	External Brick Work	<b>Completed upto 5th floor</b>	Internal Plastering <b>Completed upto 5th floor</b>
	External Plastering	<b>Completed upto 5th floor</b>	Flooring, Tilling, Kitchen Platform <b>Completed upto 5th floor</b>
	Internal Painting	<b>Completed upto 5th floor</b>	External Painting <b>Completed upto 5th floor</b>
	Electrification, Plumbing, Sanitary Installation	<b>Completed upto 5th floor</b>	
	<b>Total</b>	<b>68% work completed</b>	
5a.	Total Lease Period & remaining period (if leasehold)	:	
6	Location of property	:	
a)	Plot No. / Survey No.	:	Plot No - 55+56+57+104+105+106/1New Survey No - 578/1
b)	Door No.	:	Residential Flat No. 2
c)	C.T.S. No. / Village	:	Village - Makhamalabad
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 No.C2/537/2021 Dated 22.10.2021 issued by Executive Engineer Town Planning Nashik.
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	NA



7	Postal address of the property	:	Residential Flat No. 2, 1 <sup>st</sup> Floor, Wing - A, " <b>Arun</b> ", Omarkar Sankul, Near New Grace Academy - Best English Medium School, Shirish Society, Plot No. 55+56+57+104+105+106/1, Bhorgad, Village - Makhmalabad, Taluka - Nashik, District - Nashik, Nashik, 422004, State - Maharashtra, India.	
8	City / Town	:	City - Nashik	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Makhmalabad Nashik Municipal Corporation	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	9 M. Colony Road	9 M. Colony Road
	South	:	9 M. Colony Road	9 M. Colony Road
	East	:	Row House	Plot No. 55/56/57/104/105/106/2 to 12
	West	:	Row House	Plot No. 58 & 103
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	Lift & Flat No. 1	Lift & Flat No. 1
	South	:	Marginal Space	Marginal Space
	East	:	Marginal Space	Marginal Space
	West	:	Flat No. 3	Flat No. 3
13.2	Latitude, Longitude & Co-ordinates of Flat	:	20°3'21.9"N 73°47'35.5"E	



14	Extent of the site	:	Carpet Area in Sq. Ft. = 560.57 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 570.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 627.00 (Carpet Area + 10%)
15	Extent of the site considered for Valuation	:	<b>Carpet Area in Sq. Ft. = 570.00</b> <b>( Area As Per Agreement for sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Makhamalabad, Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 2, 1 <sup>st</sup> Floor, Wing - A, " <b>Arun</b> ", Omkar Sankul, Near New Grace Academy - Best English Medium School, Shirish Society, Plot No. 55+56+57+104+105+106/1, Bhorgad, Village - Makhamalabad, Taluka - Nashik, District - Nashik, Nashik, 422004, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential cum Commercial
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	Ground + 5 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 8 Flats on 1 <sup>st</sup> Floor
8.	Quality of Construction	:	Building Under Construction
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Building Under Construction
11.	Facilities Available		
	Lift	:	Proposed 1Lift
	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>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	1 <sup>st</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 2
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder coated aluminium sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	NA
	Tax paid in the name of	:	NA
	Tax amount	:	NA
5.	Electricity Service connection No.	:	NA
	Meter Card is in the name of	:	NA
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	<b>Shri. Shравan Bhiva Girandare &amp; Sau. Kavita Shравan Girandare</b>
8.	What is the undivided area of land as per Sale Deed?	:	NA
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 627.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per NMC Norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 560.57</b> <b>(As per Area actual site measurement)</b> <b>Carpet Area in Sq. Ft. = 570.00</b> <b>(As Per Area Agreement for sale)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Building Under Construction



Since 1989

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

An ISO 9001 : 2015 Certified Company





15.	If rented, what is the monthly rent?	:	₹ 6000/- after completion
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	NA
3.	Any negative factors are observed which affect the market value in general?	:	NA
<b>V</b>	<b>Rate</b>		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4524/- to ₹ 6824/- per Sq. Ft. on Carpet Area ₹ 4113/- to ₹ 6203/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 5,600/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 3,600/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 31,600/- per Sq. M. i.e. ₹ 2,936/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
5.	Registered Value(if available)	:	N.A.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000/- per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periotic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation		

Depreciated building rate VI (a)	:	₹ 2,000/- per Sq. Ft.
Rate for Land & other V (3) ii	:	₹ 3,600/- per Sq. Ft.
<b>Total Composite Rate</b>	:	<b>₹ 5,600/- per Sq. Ft.</b>
<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	570.00 Sq. Ft.	5,600.00	<b>31,92,000.00</b>
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
<b>Total value of the property After completion</b>				<b>31,92,000.00</b>
<b>Realizable value of the property</b>				<b>30,32,400.00</b>
<b>Distress value of the property</b>				<b>25,53,600.00</b>
<b>Insurable value of the property (627.00 X 2,000.00)</b>				<b>12,54,000.00</b>
<b>Guideline value of the property (627.00 X 2,936.00)</b>				<b>18,40,872.00</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 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



Since 1989

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

An ISO 9001 : 2015 Certified Company





valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 4524.00 to ₹ 6824.00 per Sq. Ft. on Carpet Area / ₹ 4113.00 to ₹ 6203.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report , current market conditions , demand and supply position, Flat size, location, upswing in real estate prices , sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹5,600.00 per Sq. Ft. on Carpet 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	
Saleability	Good
Likely rental values in future	₹ 6000/-
Any likely income it may generate	Rental Income



Since 1989

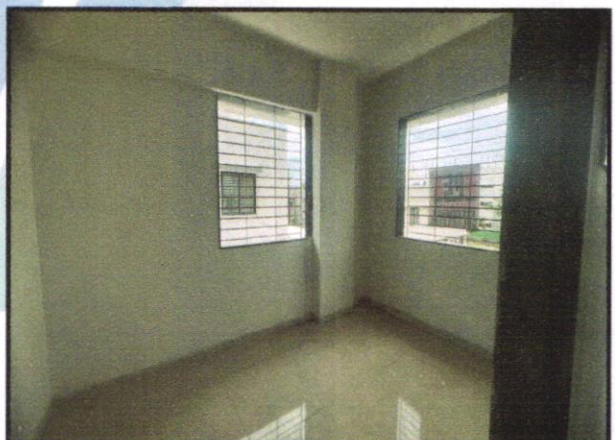
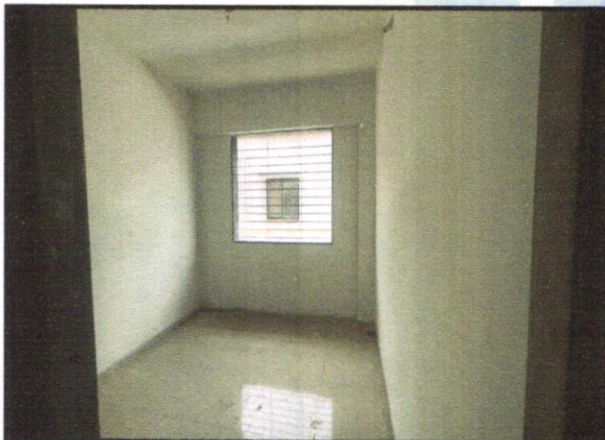
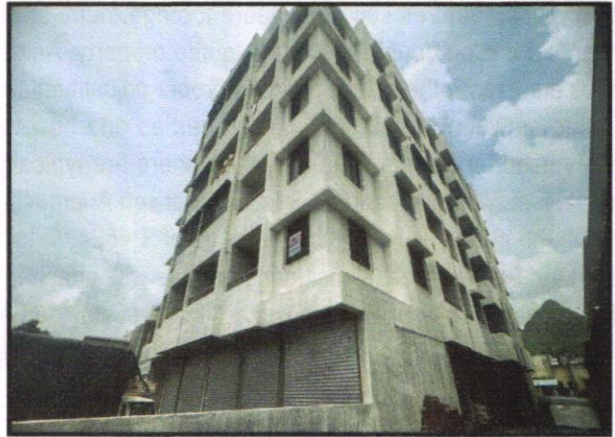
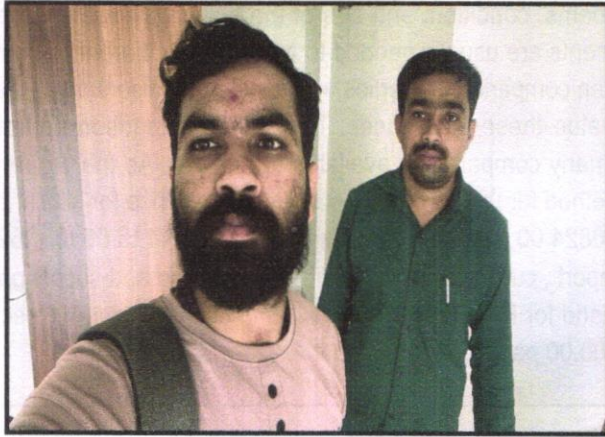
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



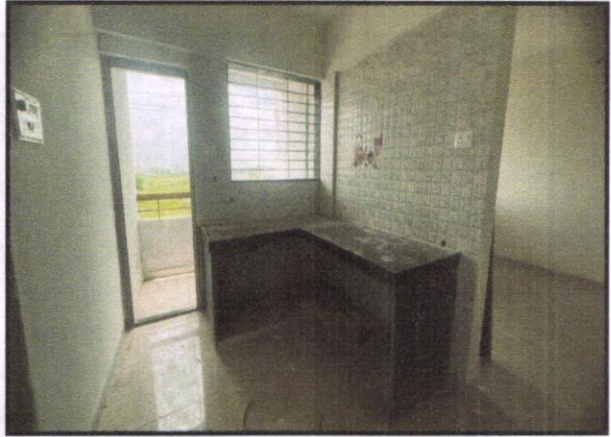


## Actual Site Photographs





## Actual Site Photographs



Since 1989

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

An ISO 9001 : 2015 Certified Company



## Route Map of the property



**Note:** Red marks shows the exact location of the property




**Longitude Latitude: 20°3'21.9"N 73°47'35.5"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Nashik Road - 16.5 KM).



## Ready Reckoner Rate


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

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

**Year** 2024/2025

**Selected District** नाशिक

**Select Taluka** नाशिक

**Select Village** मीजे मखमलाबाद

**Search By**  Survey No  Location

**Language**  
 English

**Annual Statement of Rates**

Select	व्यवसाय	सुरती वर्गीय	निवासी सदनिका	श्रीकृत रुफते	श्रीघोषित	एकक (Rs.)
SurveyNo	14.4- मखमलाबाद गांवठाणाकडून तवली टेकडी कडे जाणारा 30.0मी. रंद रस्त्यावरील रहिवास मिळकती	8500	31500	34750	39370	0 चौ. मीटर
SurveyNo	14.50-पश्चिम हद्दीलवळील 30 मी. रंद दक्षिणोत्तर रस्त्यासमूख फ्युचर अर्बनायझेशन झोन	3300	0	0	0	0 चौ. मीटर
SurveyNo	14.51-रस्ते विभाग बगळता अंतर्गत भागातील फ्युचर अर्बनायझेशन झोन	3200	0	0	0	0 चौ. मीटर
SurveyNo	14.5 - हनुमानवाडी कडून मखमलाबादकडे जाणारा 30.0मी. रंद रस्ता व मखमलाबाद कडून तवली फाट्याकडे जाणारा (पेठ रस्त्याकडे जाणारा पूर्व पश्चिम) रहिवास मिळकती	12000	34370	39520	42960	0 चौ. मीटर
SurveyNo	14.6 -मखमलाबाद म्हसळक लिक रस्त्याच्या दक्षिणेकडील रस्ता विभाग बगळता अंतर्गत रहिवास व तत्सम विभागातील मिळकती	8700	31600	35370	39500	0 चौ. मीटर

1 2 3 4 5 6 7 8

Stamp Duty Ready Reckoner Market Value Rate for Flat	31600			
Flat Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>31,600.00</b>	<b>Sq. Mtr.</b>	<b>2,936.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	8700			
The difference between land rate and building rate(A-B=C)	22,900.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>31,600.00</b>	<b>Sq. Mtr.</b>	<b>2,936.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

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

### Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%



Since 1989

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

An ISO 9001 : 2015 Certified Company



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



Since 1989

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


An ISO 9001 : 2015 Certified Company





## Price Indicators

Property	Flay		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	1,193.64	1,313.00	1,444.30
<b>Percentage</b>	-	10%	10%
<b>Rate Per Sq. Ft.</b>	₹4,524.00	₹4,113.00	₹3,739.00



HOUSING.COM Buy in Nashik

+ Add

Download App
List Property Free
Saved


Home / Nashik / Makhmalabad / Apartment for Sale in Makhmalabad / 3 BHK Apartment \*\*\* Last updated: Feb 3, 2023

### 3 BHK Apartment

NaliniVijay Apartment, Samarth Nagar, Makhmalabad, Nashik

**₹54.0 L** EMI starts at 28.60 K 4.11 K/sq.ft

**OFFER** zero brokerage, zero gst charges [Know More](#) Contact Owner



1313 sq.ft  
Build Up Area


4.11 K/sq.ft  
Avg. Price

Ready to move  
Possession status


Higher i  
of 7 floors

Unfurnished  
Furnishing

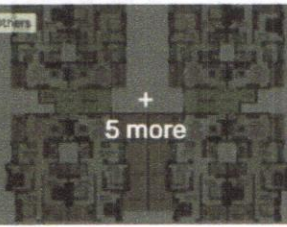
Others




Others



5 more






**VASTUKALA**

Since 1989

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

An ISO 9001 : 2015 Certified Company



VASTUKALA CONSULTANTS (I) PVT. LTD.  
Valuers & Appraisers  
Architects &  
Civil Engineers  
FEV Consultants  
Mumbai


Property	Flat		
Source	magic bricks		
Floor	1st		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	705.00	775.50	853.05
Percentage	-	10%	10%
Rate Per Sq. Ft.	₹5,390.00	₹4,900.00	₹4,455.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for sale In Nashik > Flats for Sale In Nashik > Flats for Sale In Mhasrul Caon > 2 BHK Flats for Sale In Mhasrul Caon > 985 Sq-ft

**38.0 Lac** [How much loan can I get?](#)

985 Sq-ft 2 BHK Flat For Sale in



2 Beds
 2 Baths
 3 Balconies
 Unfurnished

Carpet Area  
**705 sqft**  
= 5,390/sqft

Floor  
**1 (Out of 6 Floors)**

Transaction Type  
**Resale**


Status  
**Ready to Move**

Additional Rooms  
**1 Store Room**

Facing  
**West**

Furnished Status  
**Unfurnished**

Type Of Ownership  
**Freehold**



+15 Photos



Property	Flat		
Source	magic bricks		
Floor	1st		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	673.55	740.91	815.00
<b>Percentage</b>	-	10%	10%
<b>Rate Per Sq. Ft.</b>	₹4,751.00	₹4,319.00	₹3,926.00

magicbricks

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

Home > Property for sale In Nashik > Flats for Sale In Nashik > Flats for Sale In Makhmalabad > 2 BHK Flats for Sale In Makhmalabad > 815 Sq.ft


Get full support from Relationship Manager 👑 MB Prime

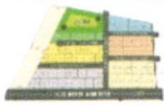

[Shortlists Properties](#) [Live Video Call](#)
Join Prime @ 50%

₹32.0 Lac

Get ₹9,600 cashback on Home Loan ONLY ON MAGICBRICKS

2 BHK Flat For Sale in Makhmalabad, Makhmalabad, Nashik



+3 Photos

🛏️ 2 Beds 🚿 2 Baths 🏠 Unfurnished

Super Built-Up Area	Developer	Project
815 sqft = 3,926/sqft	<b>Surya Properties Pvt. Ltd.</b>	<b>Makhmalabad</b>
Floor	Transaction Type	Status
1 (Out of 8 Floors)	<b>Resale</b>	<b>Ready to Move</b>
Furnished Status		
<b>Unfurnished</b>		

Since 1989

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

An ISO 9001 : 2015 Certified Company


Property	Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	469.00	515.90	567.49
<b>Percentage</b>	-	10%	10%
<b>Rate Per Sq. Ft.</b>	₹6,823.00	₹6,203.00	₹5,639.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Makhamalabed Caothan > 2 BHK Flats for Sale in Makhamalabed Caothan > 693 Sq-ft

₹ 32.0 Lac [How much loan can I get?](#)

2 BHK Flat For Sale in Shree Tirumala Gulmohar, Makhamalabed Caothan, Nashik



2 Beds
 2 Baths
 1 Balcony
 Unfurnished

Carpet Area  
**469 sqft**  
= 6,823/sqft

Floor  
**8 (Out of 10 Floors)**

Facing  
**East**

Developer  
**Lalit Roongta Group**

Transaction Type  
**Resale**

Furnished Status  
**Unfurnished**

Project  
**Shree Tirumala Gulmohar**

Status  
**Ready to Move**

Type Of Ownership  
**Freehold**

+8 Photos

✔ East Facing Property



As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹31,92,000.00 (Rupees Thirty One Lakh Ninety Two Thousand Only) after completion of the property.** The **Realizable Value** of the above property is **₹30,32,400.00 (Rupees Thirty Lakh Thirty Two Thousand Four Hundred Only).** The **Distress Value** is **₹25,53,600.00 (Rupees Twenty Five Lakh Fifty Three Thousand Six Hundred Only).** As per Site Inspection 68% Construction Work is Completed.

Place : Nashik

Date : 21.08.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar  
Director**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.21 15:38:28 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

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

Date \_\_\_\_\_

Signature

(Name &amp; Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

**Enclosures**

Declaration-cum-undertaking from the valuer (Annexure-IV)

Attached

Model code of conduct for valuer - (Annexure V)

Attached



Since 1989

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

An ISO 9001 : 2015 Certified Company



**(Annexure-IV)****DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 21.08.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My engineer Swapnnil Wagh has personally inspected the property on 21.08.2024. The work is not sub-contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
  - i. I have not been found guilty of misconduct in my professional capacity.
  - j. I have not been declared to be unsound mind
  - k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
  - l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure



Since 1989

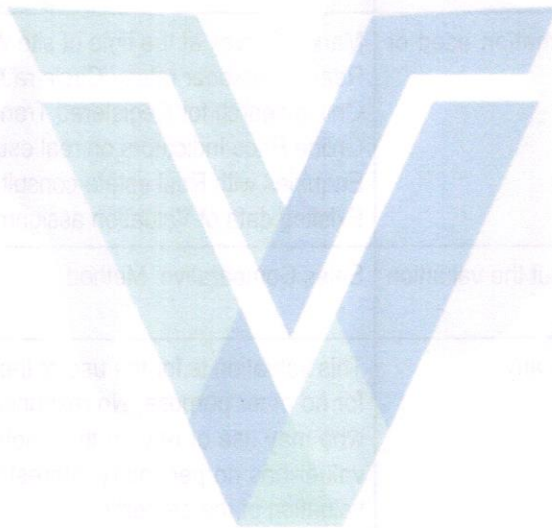
**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.



Since 1989

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

An ISO 9001 : 2015 Certified Company



No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by from vide dated .
2	purpose of valuation and appointing authority	As per the request from Bank Of Baroda, RO Nashik to assess Fair Market Value value of the property for Housing Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Swapnnil Wagh - Valuation Engineer Binumon Moozhickal - Technical Manager Rushikesh Pingle - 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 - 20.08.2024 Valuation Date - 21.08.2024 Date of Report - 21.08.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 21.08.2024
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **21st August 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

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

### Assumptions

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

### Information Supplied by Others

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

### Future Matters

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

### Map and Plans

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

### Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **570.00 Sq. Ft. Carpet Area** in the name of **Shri. Shravan Bhiva Girandare & Sau. Kavita Shravan Girandare**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Shri. Shravan Bhiva**



Since 1989

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

An ISO 9001 : 2015 Certified Company





**Girandare & Sau. Kavita Shravan Girandare.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

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

### Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **570.00 Sq. Ft. Carpet Area.**

### Condition & Repair

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

### Valuation Methodology

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

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

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

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



Since 1989

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

An ISO 9001 : 2015 Certified Company





## Not a Structural Survey

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

## Other

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

## Legal

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

## Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Residential Flat**, admeasuring **570.00 Sq. Ft. Carpet Area**.

## ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



Since 1989

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

An ISO 9001 : 2015 Certified Company



(Annexure-V)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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



Since 1989

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

An ISO 9001 : 2015 Certified Company





14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in 'mandate snatching' or offering 'convenience valuations' in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

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

### Information Management

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



Since 1989

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

An ISO 9001 : 2015 Certified Company



**Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

**Remuneration and Costs.**

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

**Occupation, employability and restrictions**

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

**Miscellaneous**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.21 15:38:40 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



Since 1989

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

An ISO 9001 : 2015 Certified Company





# Agreement for Sale

नसम-७  
शत क्र. (१९८४/२०२४)  
२-३०



॥ श्री ॥

विभाग क्र. १४.६  
सरकारी मुल्यांकन ₹ १८,४३,०००/-  
मुद्रांक शुल्क ₹ १,४१,०००/-

मुल्यांकन दर ₹ ३१,६००/- प्रति चौ. मीटर  
मोबदला रक्कम ₹ २३,५०,०००/-  
नोंदणी फी ₹ २३,५००/-

## सदनिका विक्री करारनामा

सदनिका विक्री करारनामा आज तारीख २६ माहे जुलै इसवी सन २०२४ रोजी शुक्रवार ते दिवशी नाशिक मुक्कामी...

- श्री. श्रावण शिवा गिरंदरे,  
उ.व.: ४९, घंदा: नोकरी,  
PAN: AGJPG3055C  
आधार क्र. ७५१७ ३४७३ २७२४
- सौ. कविता श्रावण गिरंदरे,  
उ.व.: ४३, घंदा: गृहिणी,  
PAN: AUOPG4127C  
आधार क्र. ६९१३ ४७३६ ६५३०  
दोधेही रा. सदनिका क्र. ९, गोकुळ दर्शन सोसायटी ए,  
भगवती नगर, हिरावाडी, पंचवटी, नाशिक-४२२००३

यांसी

- श्री. अरविंद रामजी पगारे,  
तर्फे विकसनकर्ते व जनरल मुखत्यार पत्रधारक  
मै. ओंकार बिल्डर्स अँड डेव्हलपर्स,  
PAN: AAFFO1272P  
यांसी नोंदणीकृत कार्यालयाचा पत्ता:  
सदनिका क्र. ०३, ओंकार अपार्टमेंट, गोरख नगर,  
म्हसळ, नाशिक-४२२००४ ) लिहून देणार
- या भागीदारी संस्थेतर्फे भागीदार  
श्री. राहुल अरुण पवार,  
उ.व.: ३८, घंदा: व्यापार,  
आधार क्र. ६९६३ ७२६९ ६९४९ )

कारणे सदनिका विक्री करारनामा लिहून देतात ऐसे जे की,

नसम-७  
शत क्र. (१९८४/२०२४)  
३-३०



(१) मिळकतीचे वर्णन:-

अ. तुळडी जिल्हा नाशिक पोट तुळडी तालुका नाशिक पैकी, नाशिक महानगरपालिका, नाशिक हद्दीतील व मंजूर विकास आराखड्यातील रहिवाशी विभागात समाविष्ट असलेली, मोजे मखमलाबाद-२ या गावाचे शिवारातील विनशेती मिळकत यांसी भूमापन क्र. ५७८/१ (जुना भूमापन क्र. ३८८+३८९) यातील मंजूर अभिन्यास आराखड्यातील भूखंड क्र. ५५/५६/५७/१०४/१०५/१०६/१ यांसी एकूण क्षेत्र १,२९५.३२ चौ. मीटर या मिळकतीपैकी (नाशिक महानगरपालिका, नाशिक यांसी हस्तांतरित केलेले रस्ता रुंदीकरणकडील क्षेत्र २०.६३ चौ. मीटर क्षेत्र वजा जाता) उर्वरित क्षेत्र १,२७४.६९ चौ. मीटर यांसी घट्टीसाठी खालील प्रमाणे -

पूर्वेस	: भूखंड क्र. ५५/५६/५७/१०४/१०५/१०६/२ ते १२
पश्चिमेस	: भूखंड क्र. ५८ व १०३
दक्षिणेस	: ९ मीटर कॉलनी रोड
उत्तरेस	: ९ मीटर कॉलनी रोड

येणेप्रमाणे घट्टीसिमांकित वर्णनाची स्थावर विनशेती मिळकत, जल-तरु, काट, पाषाण, निधी-निक्षेप, तदंगभूत वस्तुसह, तसेच सदर मिळकतीवर जाण्या-येण्याचे वागवहिवाटीचे मार्ग, मंजूर अभिन्यास आराखड्यातील कॉलनी रस्ते, विकास प्रकल्प रस्ता, खुली जागा व उल्लेख सौयी-सुविधा सामाईकत वापरण्याचे हक्कासह, व सर्व बागवहिवाटीचे हक्कांसह दरोबस्त मिळकत, जिचा यापुढे सक्षिततेसाठी उल्लेख 'सदर भूखंड मिळकत' असा केलेला आहे.

ब. प्रस्तुत दस्ताचा विषय असलेल्या सदनिका मिळकतीचे वर्णन:-

उपरोक्त कलम १अ यांत वर्णन केलेल्या सदर भूखंड मिळकतीवर नाशिक महानगरपालिका, नाशिक यांचेकडील मंजूर बांधकाम नकाशाप्रमाणे बांधण्यात आलेल्या 'ओंकार संकुल' या प्रकल्पातील 'अरुण' (अ विंग) या नावाने ओळखल्या जाणाऱ्या इमारतीतील पहिल्या मजल्यावरील सदनिका क्र. २ (दोन) यांसी घट्टी क्षेत्र ५३.०१ चौ. मीटर, यांसी घट्टीसाठी खालील प्रमाणे-

पूर्वेस	: सामासिक अंतर
पश्चिमेस	: सदनिका क्र. ३
दक्षिणेस	: सामासिक अंतर



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



# Commencement Certificate



## NASHIK MUNICIPAL CORPORATION

NO.LND/BPI C2/537/2021

DATE :- 22/10/2021

### SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, **Shri. Arvind Ramji Pagare Through Omkar Builders & Developers Through Partner, Shri. Rahul Arun Pawar.**  
**C/o. Ar.Yogesh Gaikwad & Stru. Engg. Manish Bothara of Nashik**

**Sub** :- Sanction of Building Permit & Commencement Certificate in Plot No. 55+56+57+104+105+106/1 of S.No. 578/1 of Makhamalabad Shiwar, Nashik.

**Ref** :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan/ Dated: 16/03/2020 Inward No. C2/BP/1524.  
2) Final Layout Approval No LND/WS/228 Dt.28/08/1997.  
3) Aml/Sub-div. Layout Approval No LND/SD\_AML/Makhamalabad/DCR/0118/2019 Dt.04/06/2019.

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

### CONDITIONS (1 to 49)

1. The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
2. No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
3. The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
6. Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work (viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966).
7. The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
8. At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
9. The drains shall be lined out & covered up properly to the satisfaction of municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. Should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the center of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
10. Proper arrangement for disposal imperial water all be made as per site requirements without disturbance natural gradient of the land facing to this conditions if any incident happens, the whole responsibly will be on the applicant/developers.
11. The construction work should be strictly carried out in accordance with the sanctioned



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company





# Rera Certificate



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51600045248**

Project: **OMKAR SANKUL** , Plot Bearing / CTS / Survey / Final Plot No.: **S NO 578/1 PLOT NO 55 TO 57 + PLOT NO 104 TO 106/1 at Nashik, Nashik, Nashik, 422004;**

- Omkar Builders And Developers** having its registered office / principal place of business at Tehsil: **Nashik**, District: **Nashik**, Pin: **422004**.
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **10/05/2022** and ending with **31/03/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:10-05-2022 12:20:35

Dated: 10/05/2022  
Place: Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



Since 1989

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

An ISO 9001 : 2015 Certified Company

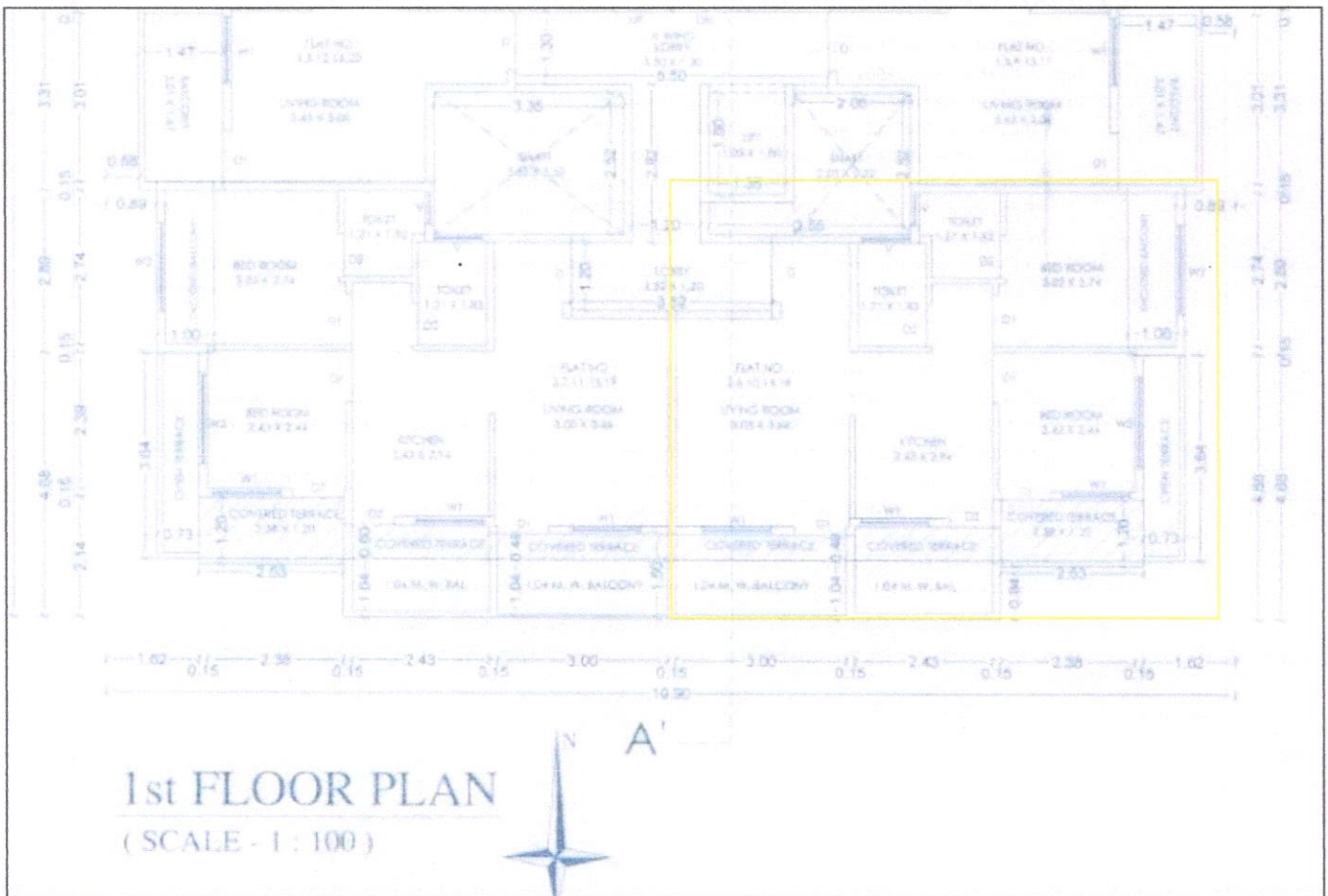


# Approved Building Plan

**APPROVED**

The Plans submitted to \_\_\_\_\_  
 As per the conditions mentioned in  
 the accompanying certificate of approval  
 Certificate No. \_\_\_\_\_  
 22/524/2022

  
 Engineer in Charge  
 10/11/2022  
 District Survey Office  
 Kollam



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

