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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri.Pramod Ashok Murkewar & Sau.Shital Pramod Murkewar**

Residential Land and Proposed Bungalow on **Plot No. 15 +16**, Survey No.29/1/A/1, Opposite Sadguru Kirana and General Store,Nashik Puna Road, Village – Chehedi Budruk, Taluka – Nashik, District – Nashik, Pin Code – 422 101, State - Maharashtra, Country – India.

Longitude Latitude: 19°56'35.0"N 73°51'10.5"E

Intended User:

Bank of Baroda

Dwarka Circle Branch

Time Square Building, Dwarka Circle,
Nashik, PIN – 422 011, State - Maharashtra, Country - India.



Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel: +91 253 4068252/98903 80564

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Regd. Office

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

☎ +91 22 47495919

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CIN: U74120MH2010PTC20786

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Valuation Report : BOB/ Dwarka Circle Branch / Shri.Pramod Ashok Murkewar (011047/2308042) Page 2 of 27

Vastu/Nashik/09/2024/011047/2308042

04/12-48-CCBS

Date: 04.09.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on **Plot No. 15 +16**, Survey No.29/1/A/1, Opposite Sadguru Kirana and General Store, Nashik Puna Road, Village – Chehedi Budruk, Taluka – Nashik, District – Nashik, Pin Code – 422 101, State - Maharashtra, Country – India. belongs to **Shri.Pramod Ashok Murkewar & Sau.Shital Pramod Murkewar**

Boundaries of the property.

Boundaries	Plot No. 15 +16
North	Survey No.29/1/B/1 of Plot No. 4
South	7.5-Meter-Wide Colony Road
East	Plot No. 14
West	7.5-Meter-Wide Colony Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose at **₹ 1,35,15,390.00 (Rupees One Crore Thirty Five Lakh Fifteen Thousand Three Hundred Ninety Only)** As per Site Inspection **Work Yet Not Started on Site.**

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

Hence certified

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.04 17:50:01 +05'30'

Auth. Sign.



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

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

To,

The Chief Manager,**Bank of Baroda****Dwarka Circle Branch**

Time Square Building, Dwarka Circle,

Nashik, PIN – 422 011, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF LAND AND BUNGALOW)

I		General	
1.	Purpose for which the valuation is made	:	As per the request from Bank of Baroda, Dwarka Circle Branch to assess Fair market value of the property for banking purpose
2.	a) Date of inspection	:	28.08.2024
	b) Date on which the valuation is made	:	04.09.2024
3.	List of documents produced for perusal		
	1. Copy of Agreement Vide No.8167/2024 Dated.14.08.2024		
	2. Copy of Approved Layout Plan No.LND/WS/25 Dated.02.07.2004, issued by Assistant Director of town Planning Department, Nashik Municipal Corporation, Nashik		
	3. Copy of NA Order Letter No.4/191/2003 Dated.06.10.2003, issued by Collector Office, Nashik.		
	4. Copy of Final Layout Order Letter Dated 02.07.2004, Nashik Municipal Corporation, Nashik.		
	5. Copy of Draft Building Plan by Er.Vishal A.Mate		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p>Shri.Pramod Ashok Murkewar & Sau.Shital Pramod Murkewar</p> <p>Address: Residential Land and Proposed Bungalow on Plot No. 15 +16 , Survey No.29/1/A/1 ,Opposite Sadguru Kirana and General Store,Nashik Puna Road, Village – Chehedi Budruk, Taluka – Nashik, District – Nashik, Pin Code – 422 101, State - Maharashtra, Country – India</p> <p>Contact Person: Shri.Pramod Ashok Murkewar Contact No. + 91 9422255572 Joint Ownership.</p>
5.	Brief description of the property (Including Freehold / freehold etc.):		



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<p>The property is located in a developing Residential area having good infrastructure, well connected by road and train. The immovable property comprises of Freehold Residential land and structures thereof. It is located at about 16.1 km. travelling distance from Nashik Road Railway Station.</p> <p>Plot: The plot under valuation is Freehold Residential plot. As per Agreement Plot area is 246.50 Sq. M., which is considered for valuation.</p> <p>As per Draft Building Plan Built Up area is 254.07 Sq. M., which is considered for valuation.</p> <p>As per Draft Building Plan, the composition of Proposed Bungalow is:</p> <p>Proposed Ground Floor – Hall + 1 Bedroom + Kitchen+ Dining + Dressing + Sit out + Toilet + Passage + Entrance + Ent. Foy + Porch + Passage.</p> <p>Proposed First Floor – Hall + 2 Bedroom + Dressing + Covered Terrace + Lower Terrace, Pergola + Passage + Staircase.</p> <p>Proposed Second Floor – 2 Bedroom + Dressing + Toilet, Open Terrace + Passage + Staircase</p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Area in Sq.Mtr</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>93.08</td> </tr> <tr> <td>First Floor</td> <td>93.08</td> </tr> <tr> <td>Second Floor</td> <td>67.91</td> </tr> <tr> <td>Total</td> <td>254.07</td> </tr> </tbody> </table> <p>As per Site Inspection Work Yet Not Started on Site. 00% work completed</p>		Floor	Area in Sq.Mtr	Ground Floor	93.08	First Floor	93.08	Second Floor	67.91	Total	254.07
Floor	Area in Sq.Mtr										
Ground Floor	93.08										
First Floor	93.08										
Second Floor	67.91										
Total	254.07										
5a	Total Lease Period & remaining period (if Freehold) : N.A., the land is Freehold										
6.	Location of property :										
a)	Plot No. / Survey No. : Survey No.29/1/A/1, Plot No. 15 +16										
b)	Door No. : Residential Land and Proposed Bungalow on Plot No. 15 +16										
c)	C.T.S. No. / Village : Village – Chehed Budruk										
d)	Ward / Taluka : Taluka – Nashik										
e)	Mandal / District : District – Nashik										
7.	Postal address of the property : Residential Land and Proposed Bungalow on Plot No. 15 +16 , Survey No.29/1/A/1 ,Opposite Sadguru Kirana and General Store,Nashik Puna Road, Village – Chehed Budruk, Taluka – Nashik, District – Nashik, Pin Code – 422 101, 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 : Village – Chehed Budruk										



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	Panchayat / Municipality	Nashik Municipal Corporation, Nashik	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	: No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	: N.A.	
13.	Dimensions / Boundaries of the property (Plot No.227)	A	B
		Actual	As per the Deed
	North	Survey No.29/1/B/1 of Plot No. 4	Survey No.29/1/B/1 of Plot No. 4
	South	7.5 Meter Wide Colony Road	7.5 Meter Wide Colony Road
	East	Plot No. 14	Plot No. 14
	West	7.5 Meter Wide Colony Road	7.5 Meter Wide Colony Road
13.	Dimensions / Boundaries of the property (Bungalow)	A	B
		Actual	Plan
	North	-	-
	South	-	-
	East	-	-
	West	-	-
13.	Whether Boundaries Matching with Actual 1	Yes	
13.	Latitude, Longitude & Co-ordinates of the site 2	: 19°56'35.0"N 73°51'10.5"E	
14.	Extent of the site	: Plot Area =246.50 Sq. M.	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: (As per Agreement) Structure Area = As per table Attached (As per Draft Building Plan)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Bungalow is Under Construction	
II CHARACTERSTICS OF THE SITE			
1.	Classification of locality	: Good	
2.	Development of surrounding areas	: Developing	
3.	Possibility of frequent flooding/ submerging	: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available near by	
5.	Level of land with topographical conditions	: Plain	
6.	Shape of land	: Rectangular	
7.	Type of use to which it can be put	: For Residential purpose	



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8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	N.A.
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	B.T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Above 20 Ft
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Connected to Municipal Supply Line
16.	Underground sewerage system	:	Connected to Septic Tank
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developing area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Plot Area =246.50 Sq. M. (As per Agreement)
	North & South	:	--
	East & West	:	--
2	Total extent of the plot	:	As per valuation table
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 25,000.00 to ₹ 35,000.00 per Sq. M.
4	Guideline rate obtained from the Registrar's Office	:	₹ 9,700.00 per Sq. M.
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	:	It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation	:	₹ 27,000.00 per Sq. M.
6	Estimated value of land	:	₹ 66,55,500.00
Part – B (Valuation of Bungalow)			
1	Technical details of the Bungalow	:	
	a) Type of Bungalow (Residential / Commercial / Residential)	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	As per Brief Description
	c) Year of construction	:	Bungalow is Under Construction
	d) Age of the Bungalow	:	Bungalow is Under Construction
	e) Life of the Bungalow estimated	:	60 Years after Completion (Subject to proper, preventive periodic maintenance & structural repairs.)
	f) Number of floors and height of each floor including basement, if any	:	As per Brief Description
	g) Plinth area floor-wise	:	As per valuation table



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h)	Condition of the Bungalow	:	Bungalow is Under Construction
i)	Exterior – Excellent, Good, Normal, Poor	:	Bungalow is Under Construction
ii)	Interior – Excellent, Good, Normal, Poor	:	Bungalow is Under Construction
i)	Date of issue and validity of layout of approved map	:	Copy of Approved Layout Plan No.LND/WS/25 Dated.02.07.2004, issued by Assistant Director of town Planning Department, Nashik Municipal Corporation, Nashik
j)	Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik.
k)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes
l)	Any other comments by our empanelled valuers on authentic of approved plan	:	No

Specifications of construction (floor-wise) in respect of

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

Details of Valuation: -

Items	Area In Sq. M.	Year Of Const.	Total Life of Structure	Full Rate	Age Of Build	Final Depreciated Rate to be considered	Depreciated Value to be considered	Insurance Value / Full Value
Proposed Ground + Second Floor	254.07	Bungalow is Under Construction	60 after Completion	27,000.00	Bungalow is Under Construction	27,000.00	68,59,890.00	68,59,890.00
TOTAL							68,59,890.00	68,59,890.00

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



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Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	246.50	9,700.00	23,91,050.00
Structure	As per valuation table		68,59,890.00
Total			92,50,940.00

2. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part – A	Land	:	₹ 66,55,500.00
Part – B	Bungalow	:	₹ 68,59,890.00
Part – C	Extra Items	:	
Part – D	Amenities	:	
Part – E	Miscellaneous	:	
Part – F	Services	:	
	Total	:	₹ 1,35,15,390.00

Fair Market Value	:	₹ 1,35,15,390.00
Realizable Value	:	₹ 1,28,39,621.00
Distress Value	:	₹ 1,08,12,312.00
Value as per Circle Rate	:	₹ 92,50,940.00
Insurable value (Full Replacement Cost – Subsoil Structure cost (15%))	:	₹ 58,30,906.00

Remark: 1) for the Purpose of Valuation we have Consider the Land Area as per Agreement Built Up Area as per Draft Building Plan by Er.Vishal A.Mate.

2) The Above Mention Construction Rate is Given as per Estimate Provided by Er.Vishal A.Mate

3) The said proposed Bungalow stage of phase work and quality and materials details checked in the responsibility of the bank only, which please note.

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

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

Method of Valuation / Approach

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

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

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



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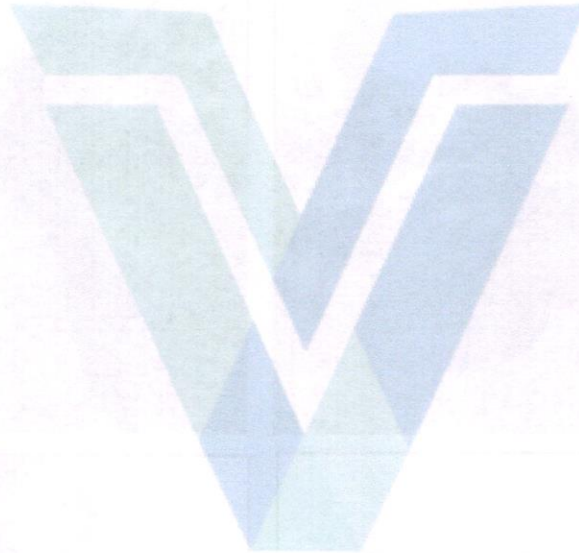
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As the property is a Residential land and Bungalow thereof, we have adopted Cost approach / Land and Bungalow Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 25,000.00 to ₹ 35,000.00 per Sq. M. for land and Structure thereof Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Residential Bungalow / Plot, all round development of commercial and Residential application in the locality etc.

We estimate ₹ 27,000.00 per Sq. M. for Land with appropriate cost of construction for valuation.

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



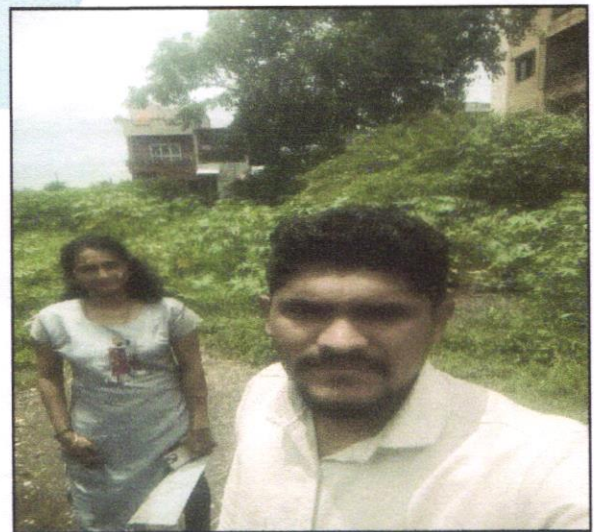
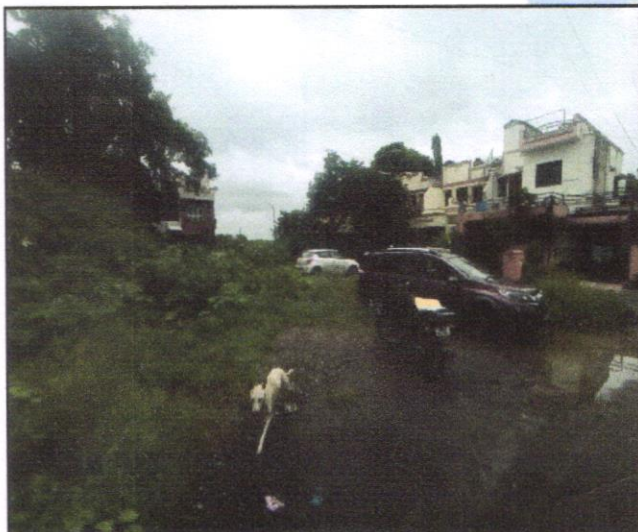
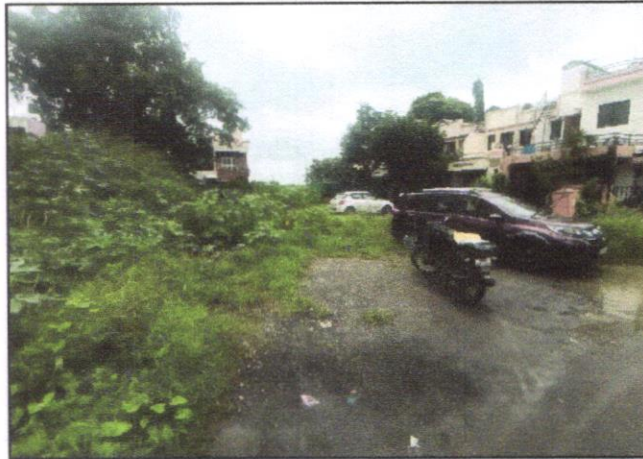
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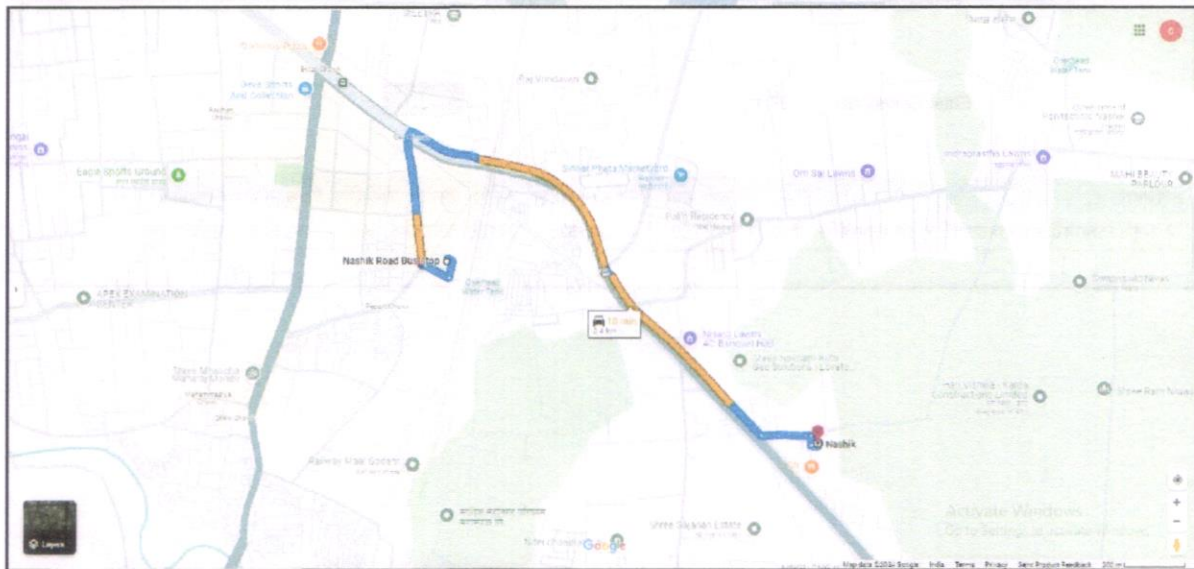
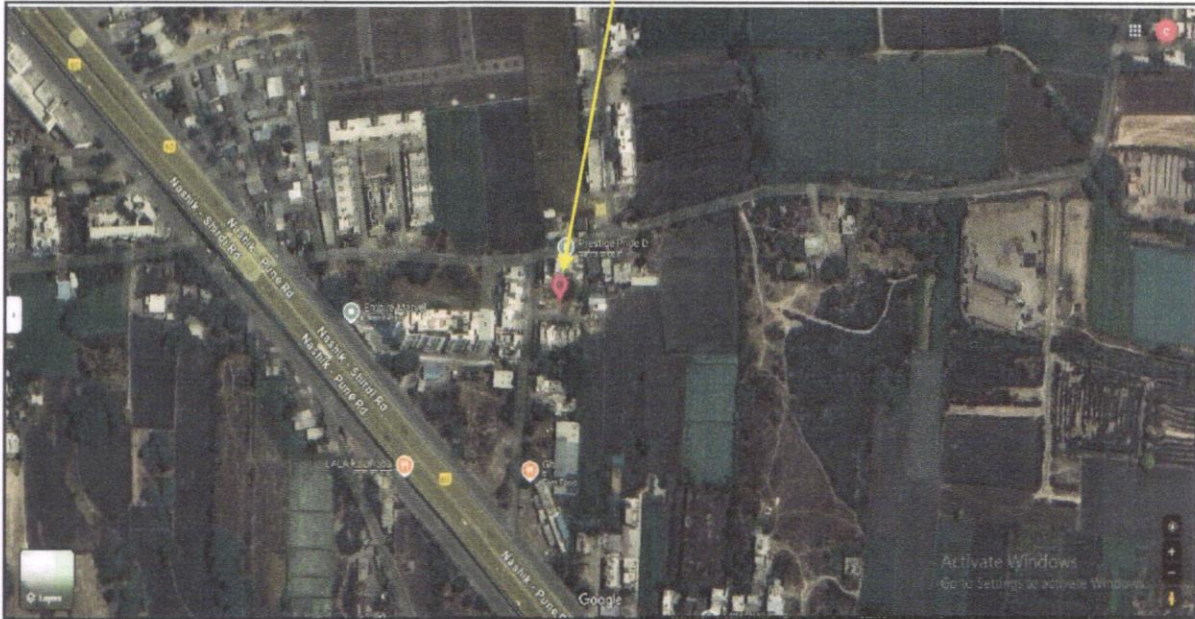


3. ACTUAL SITE PHOTOGRAPHS



ROUTE MAP OF THE PROPERTY

Site u/r



Longitude Latitude: 19°56'35.0"N 73°51'10.5"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik – 2.4 Km)




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4. READY RECKONER RATE



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Enter Survey No


उपविभाग	खुली जमीन	निवासी लघुनिका	वॉकीस	दुकाने	औद्योगिक एकक (Rs./)	Attribute
7.1-पुणे रस्त्यावरील व गावठाणातील पुणे रस्त्यावरील मिळकती	9700	30660	35120	38320	0	चौ. मीटर सर्वेक्षण नंबर

5. PRICE INDICATORS

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121 Sq.yrd Residential Plot/Land For Sale in [Nashik Road, Nashik](#) [View on map](#)



Cated Colony
 RCUDA Approved
 East

Plot Area
121 sqyrd -

Type Of Ownership
Freehold

Any Construction Done
No

Overlooking
Main Road

Boundary Wall
Yes

Transaction Type
Resale

Property in a Gated Locality


Contact Agent
Get Phone No.

Last contact made 1 day ago

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P

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



RCUDA Approved

Corner Plot

South - East

Plot Area
355 sqyrd -

Type Of Ownership
Freehold

Any Construction Done
No


Transaction Type
Resale

Boundary Wall
No

Contact Owner
Get Phone No.

Last contact made 2 days ago

Agreement

श्री	नसन-३	
01	साल नं० २०२४/२०२५	दिनांक २०/०८/२०२४
विभाग क्रमांक	: 7.1	
मुल्यांकन वर	: 9,700/-	
सरकारी किंमत	: 23,92,000/-	
खरेदीची किंमत	: 24,00,000/-	
मुद्रांक/स्टॅम्प	: 1,44,000/-	
नोंदणी शुल्क	: 24,000/-	
साठेखत करारनामा		
साठेखत करारनामा आज दिनांक 14 माहे ऑगस्ट इसवी सन 2024 रोज बुधवार ते दिवशी नाशिक मुक्कामी		
1. श्री. प्रमोद अशोक मुर्केवार उ.व.46, धंदा: सोती व व्यापार, PAN AGM PM 8240 L UID-2088 7993 9143.		लिहून घेणार
2. सौ. शितल प्रमोद मुर्केवार उ. व.44, धंदा:सोती व व्यापार, PAN BID PM 6173 J UID-8726 9557 1256. परला : शोभाई, 16, प्रेस्टीज प्राईड-डी, नाशिक-पुना रोड, घेहडी शिव, नाशिक-422101.		
यांसी :		
1. श्री. योगेश मुरलीधर नवले उ.व.35, PAN AWG PN 1712 D UID 5771 0456 4804. परला : 11, मंदाव-गणेश सोसायटी, शास्त्री पथ, नाशिकरोड, नाशिक-422101.		लिहून देणार

नाशिक पैकी नाशिक महानगर पालिका हद्दीतील भोजे-चेहडी बु, या गावचे शिवारातील बिनसोती प्लॉट मिळकतीचे वर्णन पुढील प्रमाणे ;

अ. सार्डे नंबर 29/1/20/1 यातील प्लॉट नंबर-15 यासी क्षेत्र 123.25 चौ.मी. ही मिळकत.

ब. सार्डे नंबर-29/1/अ/1 यातील प्लॉट नंबर-16 यासी क्षेत्र 123.25 चौ.मी. ही मिळकत.

वर कलम 1-अ व 1-ब यात वर्णन केलेल्या दोन्ही प्लॉट मिळकतीच्या एकत्रीत घट्टासिमा पुढील प्रमाणे.

पुर्वेस : प्लॉट नंबर-14.
परिचमेस : 7.5 मीटर रुंदीचा कॉलनी रोड.
दक्षिणेस : 7.5 मीटर रुंदीचा कॉलनी रोड.
उत्तरेस : सार्डे नंबर-29/1/ब/1 यातील प्लॉट नंबर-4,
येणे प्रमाणे घट्टासिमापुर्वक प्लॉट मिळकती तदंगभूत वस्तू सह, यातील जल, तण, कापड, पाषाण, मिठी निक्षेपासह तसेच मिळकतीत

NA Order Letter

आदेश:-1) श्री.कमलामाई रामचंद्र मुदाळ व इतर ज.पु.अशोक मुकुंदवार,रा.नाशिका विभाग २- ३-१९७६
दुब.सहाय्य भवनालय व नाश.पु.नाशिका विभाग नाशिका बांधे बांधील पर का दिनांक ०८/१०/१९८९/२३०८ दि.२०-८-२००३.
श्री.अशोक निरंजनाबाई कायकर नाशिका बांधे बांधील पर का दि.१०/१०-३ दि.१०/१०-२००३

निष्पत्तीसाठी कायकरनाशिका.
का.मद/२३०८-३/१८/वि.श्री.प.का./३/१९९१/२००३
नाशिका दिनांक ११/१०/२००३

आ दे अ

महाराष्ट्र नगिन महसूल अधिनियम १९६६ चे कलम ४८ प्रमाणे या संपादनार्थीत निष्पत्तीसाठी श्री.कमलामाई रामचंद्र मुदाळ व इतर ज.पु.अशोक मुकुंदवार रा. नाशिका येथे सा. नि. नाशिका येथील बांधे बांधील सा. नि. नाशिका येथील स.नं. २५/१९ ये. क्षेत्रा ये. क्षेत्र ८९७६-१०००मी (एकूण क्षेत्र अन्वये हस्तांतर घडविलेले पुढीलक वहा.सि. फक्त) या क्षेत्रात निष्पत्ती या कायकरासाठी अर्जाद्वारे प्रयोजनार्थ काढली अटीवर घातानगी देण्यात येत आहे(अनुसूची-३ अंतर्गत क्षेत्र घेऊन घेतून घ्यावी)

- १) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वयेतील नियम ३३ महाराष्ट्र नगिन महसूल अधिनियम (सुधारित १९७६ चे) अंतर्गत घेतून घ्यावी
- २) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी
- ३) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी
- ४) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी
- ५) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी
- ६) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी
- ७) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी
- ८) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी
- ९) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी
- १०) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी
- ११) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी
- १२) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी
- १३) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी
- १४) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी
- १५) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी
- १६) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी
- १७) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी
- १८) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी
- १९) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी
- २०) महाराष्ट्र नगिन महसूल अधिनियम १९६६ च अन्वये घेतून घ्यावी




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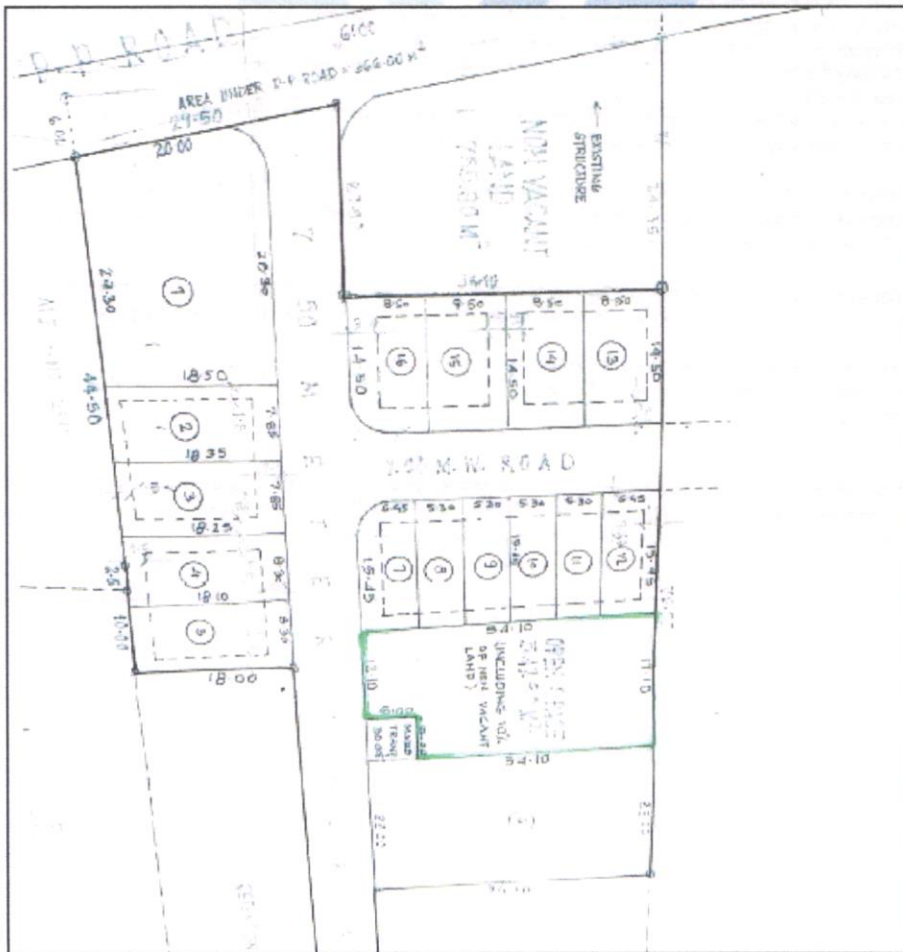
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Approved Layout Plan

APPROVED
(Demarkated Final) Layout as per
Conditions mentioned in the letter No
LND/WS/25 dt 2/10/2004
in view of section 152 (13) & 69 of
The Maharashtra Regional and Town
Planning Act 1968


Assistant Director of Town Planning
Nashik Municipal Corporation
Nashik



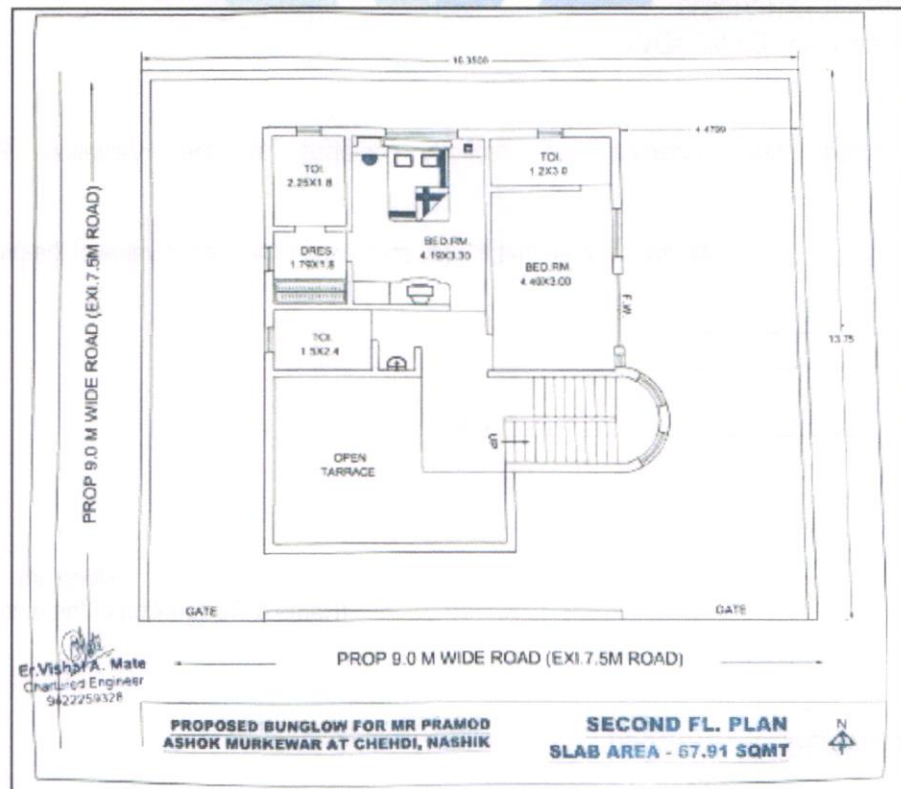
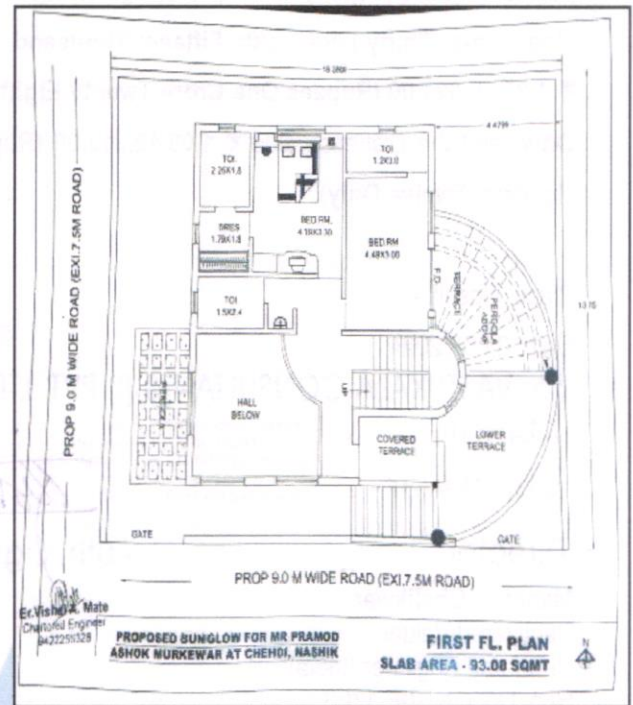
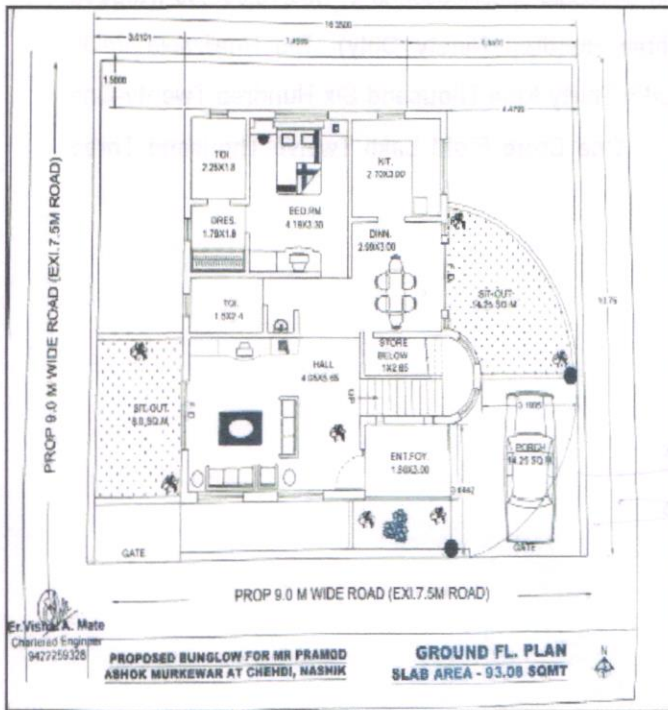
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Architect Draft Plan



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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 **₹ 1,35,15,390.00 (Rupees One Crore Thirty-Five Lakh Fifteen Thousand Three Hundred Ninety Only)**. The Realizable Value **₹ 1,28,39,621.00 (Rupees One Crore Twenty-Eight Lakh Thirty-Nine Thousand Six Hundred Twenty-One Only)** and the Distress value **₹ 1,08,12,312.00 (Rupees One Crore Eight Lakh Twelve Thousand Three Hundred Twelve Only)**.

Place: Nashik

Date: 04.09.2024

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

**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai
email=manoj@vastukala.org, c=IN
Date: 2024.09.04 17:50:27 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

The undersigned has inspected the property detailed in the Valuation Report dated

on _____ We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees

_____ only).

Date

Signature
(Name & Designation of the Inspecting

Official/s)

Countersigned
(BRANCH MANAGER)

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



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(Annexure – I)

1. DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 04.09.2024 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 28.08.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Shri.Pramod Ashok Murkewar &Sau.Shital Pramod Murkewar from Shri.Yogesh Murlidhar Nawale & Other 5 as per Agreement Vide No.8167/2024 Dated.14.08.2024
2.	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, Dwarka Circle Branch to assess Fair market value of the property for banking purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol - Regional Technical Manager Sachin Raundal - Valuation Engineer Binu Surendran – Technical Manager Chintamani Chaudhari– Technical Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 28.08.2024 Valuation Date – 04.09.2024 Date of Report – 04.09.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 28.08.2024
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;	Cost Approach (For Bungalow construction) Comparative Sales Method (For Land component)
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Residential land size, location, sustained demand for Residential land, all round development of commercial and Residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

2. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **04th Sep 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous and non-agricultural land parcel admeasuring **246.50 Sq. M.** and structures thereof. The property is owned by **Shri.Pramod Ashok Murkewar &Sau.Shital Pramod Murkewar** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the property is owned by **Shri.Pramod Ashok Murkewar &Sau.Shital Pramod Murkewar**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.



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Environmental Conditions

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

Town Planning

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

Area

Based on the documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **246.50 Sq. M.** and structure thereof.

Condition & Repair

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

Valuation Methodology

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

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

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

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

Not a Structural Survey

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

Other

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



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Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently vacant and Bank Possession, contiguous and non-agricultural land parcel admeasuring **246.50 Sq. M.** and structure thereof.

3. ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(Annexure – II)

4. MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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



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Gifts and hospitality:

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

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

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

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Place: Nashik

Date: 04.09.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Digitally signed by Manoj Chalikwar
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