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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 : **MR. Sanjay Nivrutti Gaikwad**

Commercial Shop No. S13, Ground Floor, "**Samarth Dreams**", Near Trikoni Bangala, Ayodhya Nagari, Plot No. 1+2, New/Current Survey No. 226/ 1/ 1/ 1/ 1, Meri-Rasbihari link road, Village - Nashik, Taluka - Nashik, District - Nashik , Nashik, Pin Code-422 001, State - Maharashtra, Country - India.

Latitude Longitude : 20°1'46.4"N 73°49'12.0"E

Intended User:

Bank Of Baroda
RO Nashik

BSNL 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

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Regd. Office

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

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VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. S13, Ground Floor, "Samarth Dreams", Near Trikon Bangala, Ayodhya Nagari, Plot No. 1+2, New/Current Survey No. 226/ 1/ 1/ 1/ 1, Meri-Rasbihari link road, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, Pin Code-422 001, State - Maharashtra, Country - India belongs to **MR. Sanjay Nivrutti Gaikwad**.

Boundaries	:	Building	Shop
North	:	Adj. Survey No. 227	Shop No. S-14
South	:	7.50 Mtr. Wide Colony Road	Shop No. S-12
East	:	18.00 Mtr. D.P. Road	18.00 Mtr. D.P. Road
West	:	Plot No. 3 to 9	Parking of Building

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 **₹ 22,67,510.00 (Rupees Twenty Two Lakh Sixty Seven Thousand Five Hundred Ten Only)**.

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

Hence certified

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

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.11 16:32:28 +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

Encl.: Valuation report

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

BSNL Building, Data Mandir Road, Nashik Road, Nashik
 422101

VALUATION REPORT (IN RESPECT OF SHOP)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Banking Purpose Purpose.
2	a) Date of inspection : 09.09.2024
	b) Date of which the valuation is made : 11.09.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale Document No.9446/ 2014 Dated 09.12.2014 between M/s. Jayshree Developers(The Developers) And Mr. Sanjay Nivrutti Gaikwad(The buyer). II) Copy of Commencement Certificate No.LND/ BP/ Panch/ C-1/ 632/ 3521 Dated 06.10.2012 issued by Nashik Municipal Corporation. III) Copy of Occupancy Certificate No.Javak No. NRV/ Panchavati/ 16015/ 3495 Dated 02.11.2013 issued by Nashik Municipal Corporation. IV) Copy of Approved Building Plan No.C1/ 16015/ 3495 Dated 02.11.2013 issued by Nashik Municipal Corporation.
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : MR. Sanjay Nivrutti Gaikwad Commercial Shop No. S13, Ground Floor, " Samarth Dreams ", Near Trikoni Bangala, Ayodhya Nagari, Plot No. 1+2, New/Current Survey No. 226/ 1/ 1/ 1/ 1, Meri-Rasbihari link road, Village - Nashik, Taluka - Nashik, District - Nashik , Nashik, Pin Code-422 001, State - Maharashtra, Country - India. Contact Person : MR. Sanjay Nivrutti Gaikwad (Owner) Mobile No. 9175743856 sole ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Commercial Shop located on Ground Floor. (Single Unit) The property is at 11.0 distance from Nashik Road Railway Station.
5a.	Total Lease Period & remaining period (if leasehold) :



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6	Location of property		
a)	Plot No. / Survey No.	:	Plot No - 1+2New Survey No - 226/ 1/ 1/ 1/ 1
b)	Door No.	:	Commercial Shop No. S13
c)	C.T.S. No. / Village	:	Village - Nashik
d)	Ward / Taluka	:	Taluka - Nashik
e)	Mandal / District	:	District - Nashik
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Occupancy Certificate No. C1 / 16015/ 3495 dated.22/11/2013 issued by Executive Engineer Town Planning Nashik Municipal Corporation
g)	Approved map / plan issuing authority	:	Executive Engineer Town Planning Nashik Municipal Corporation
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7	Postal address of the property	:	Commercial Shop No. S13, Ground Floor, " Samarth Dreams ", Near Trikoni Bangala, Ayodhya Nagari, Plot No. 1+2, New/Current Survey No. 226/ 1/ 1/ 1/ 1, Meri-Rasbihari link road, Village - Nashik, Taluka - Nashik, District - Nashik , Nashik, Pin Code-422 001, State - Maharashtra, Country - India.
8	City / Town		City - Nashik
	Residential area	:	No
	Commercial area	:	Yes
	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 - Nashik Nashik Municipal Corporation
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12	Boundaries of the property	:	As per site As per Document
	North	:	Adj. Survey No. 227 Adj. Survey No. 227
	South	:	7.50 Mtr. Wide Colony Road 7.50 Mtr. Wide Colony Road
	East	:	18.00 Mtr. D.P. Road 18.00 Mtr. D.P. Road
	West	:	Plot No. 3 to 9 Plot No. 3 to 9

13	Dimensions of the site	:	N. A. as property under consideration is a Commercial Shop in a building.	
		:	As per the Deed	As per Actuals
	North	:	Shop No. S-14	Shop No. S-14
	South	:	Shop No. S-12	Shop No. S-12
	East	:	18.00 Mtr. D.P. Road	18.00 Mtr. D.P. Road
	West	:	Parking of Building	Parking of Building
13.2	Latitude, Longitude & Co-ordinates of Shop	:	20°1'46.4"N 73°49'12.0"E	
14	Extent of the site	:	Carpet Area in Sq. Ft. = 153.83 (Area as per Site measurement) Built Up Area in Sq. Ft. = 203.00 (Area As Per Agreement for sale)	
15	Extent of the site considered for Valuation	:	Built Up Area in Sq. Ft. = 203.00 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II APARTMENT BUILDING				
1.	Nature of the Apartment	:	Residential Cum Commercial	
2.	Location	:		
	C.T.S. No.	:		
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Nashik, Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Commercial Shop No. S13, Ground Floor, " Samarth Dreams ", Near Trikoni Bangala, Ayodhya Nagari, Plot No. 1+2, New/Current Survey No. 226/ 1/ 1/ 1/ 1, Meri-Rasbihari link road, Village - Nashik, Taluka - Nashik, District - Nashik , Nashik, Pin Code-422 001, State - Maharashtra, Country - India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential cum Commercial	
4.	Year of Construction	:	2013 (As per occupancy certificate)	
5.	Number of Floors	:	Ground + 4 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	Ground Floor is having 14 Shops	

8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Commercial Shop		
1.	The floor in which the Shop is situated	:	Ground Floor
2.	Door No. of the Shop	:	Commercial Shop No. S13
3.	Specifications of the Shop		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	MS Rolling Shutter
	Windows	:	N.A.
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering with POP Finished
4.	House Tax		
	Assessment No.	:	Details Not Provided
	Tax paid in the name of	:	Details Not Provided
	Tax amount	:	Details Not Provided
5.	Electricity Service connection No.	:	Details Not Provided
	Meter Card is in the name of	:	Details Not Provided
6.	How is the maintenance of the Shop?	:	Good
7.	Sale Deed executed in the name of	:	MR. Sanjay Nivrutti Gaikwad
8.	What is the undivided area of land as per Sale Deed?	:	NA
9.	What is the plinth area of the Shop?	:	Built Up Area in Sq. Ft. = 203.00 (Area as per Agreement for sale)
10.	What is the floor space index (app.)	:	As per NMC norms

11.	What is the Carpet area of the Shop?	:	Carpet Area in Sq. Ft. = 153.83 (As per Area actual site measurement)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Commercial use
14.	Is it Owner-occupied or let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 7,600/- (Expected rental income per month)
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developing area
3.	Any negative factors are observed which affect the market value in general?	:	NA
V	Rate		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Shop 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)	:	₹ 12481/- to ₹ 17067/- per Sq. Ft. on Carpet Area ₹ 10400/- to ₹ 14223/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Shop under valuation after comparing with the specifications and other factors with the Shop under comparison (give details).	:	₹ 11,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 9,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 42,750/- per Sq. M. i.e. ₹ 3,972/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 39,346/- per Sq. M. i.e. ₹ 3,655/- per Sq. Ft.
5.	Registered Value(if available)	:	Purchase Value - ₹690,000.00 Document No. - Agreement Date - 09/12/2014
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Shop with Services (v(3)i)	:	₹ 2,000/- per Sq. Ft.

	Age of the building	:	11 years
	Life of the building estimated	:	49 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	16.50%
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,670/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 9,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 11,170/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Shop	203.00 Sq. Ft.	11,170.00	22,67,510.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
	Total value of the property			22,67,510.00
	Realizable value of the property			21,54,135.00
	Distress value of the property			18,14,008.00
	Insurable value of the property (203.00 X 2,000.00)			4,06,000.00
	Guideline value of the property (203.00 X 3,655.00)			7,41,965.00

Justification for Price / Rate

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



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values change every month.

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

Method of Valuation / Approach

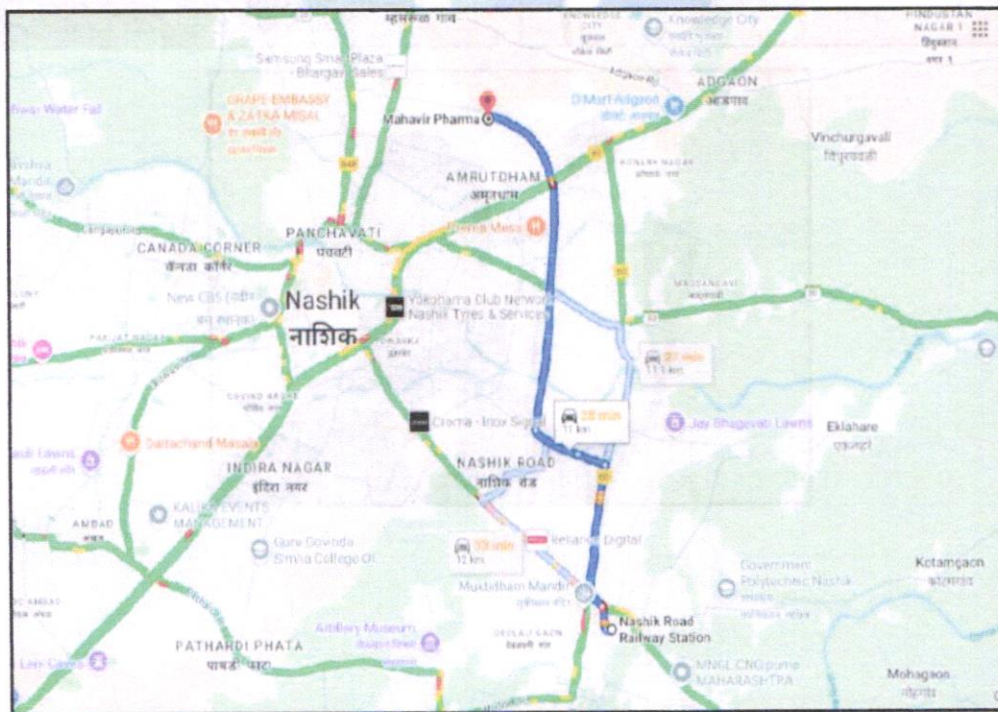
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial Shop, where there are typically many comparables available to analyze. As the property is a Commercial Shop, 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 ₹ 12481.00 to ₹ 17067.00 per Sq. Ft. on Carpet Area / ₹ 10400.00 to ₹ 14223.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report , current market conditions , demand and supply position, Shop size, location, upswing in real estate prices , sustained demand for Commercial Shop, all round development of Residential and Commercial application in the locality etc. We estimate ₹11,170.00 per Sq. Ft. on Built Up Area for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	₹ 7,600/- (Expected rental income per month)
Any likely income it may generate	Rental Income

Route Map of the property




Note: Red marks shows the exact location of the property



Longitude Latitude: 20°1'46.4"N 73°49'12.0"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Nashik Road - 11.0).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0

(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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

Year: 2024-2025 Language: English

Selected District: Nashik

Select Taluka: Nashik

Select Village: Mauje Nashik - Gavthan, No. R. Yo. No. -

Search By: Survey No. SubZones

Enter Survey No: 226 Search

उपविभाग	खुली जमीन	निवासी	सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1.3.43 - नवीन मुंबई आग्रा मार्गाच्या उत्तरेकडील अंतर्गत मिल्करी	11800	34200	39330	42750	0	चौ. मीटर	सर्वेक्षण नंबर	

Stamp Duty Ready Reckoner Market Value Rate for Shop	42750			
No Increase onShop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	42,750.00	Sq. Mtr.	3,972.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	11800			
The difference between land rate and building rate(A-B=C)	30,950.00			
Percentage after Depreciation as per table(D)	11%			
Rate to be adopted after considering depreciation [B + (C X D)]	39,346.00	Sq. Mtr.	3,655.00	Sq. Ft.

Multi-Storied building with Lift

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

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors



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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%
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



Price Indicators

Property			
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	208.33	250.00	300.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹12,480.00	₹10,400.00	₹8,667.00



Price Indicators

Property	Shop		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	187.50	225.00	270.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹17,067.00	₹14,222.00	₹11,852.00

The screenshot shows a property listing on the Magicbricks website. The main heading is 'Contact Owner' with a 'Get Phone No.' button. Below this is a 'More Details' section with the following information:

- Area:** 32 Lx2
- Features:** Lift, Reserved Parking, Water Storage, Visitor Parking
- Address:** 32x2 Lx2, plot no.22, near KKW Agriwomens College, Dhatrak phaka, Nashik, Dhatrak Phata, Nashik, Maharashtra
- Condition:** Excellent
- Other:** No Rental History
- Location:** Sakinaka Hospital
- Transaction Type:** New Property

Below the details are 'Tools to Help You Decide Better' which include:

- Market Trends:** Discover price of local area with price trends and analysis.
- Property Valuation:** Know the right value for your property with our Valuer.
- EMI Calculator:** Know how much you'll pay for your property with our EMI calculator.

At the bottom, there is a 'Closer to Your Search' section with various filters and suggestions like 'Shops around Dhatrak Phata', 'Shops around Dhatrak Phata', 'Top Localities in Nashik', and 'Commercial Property in Dhatrak Phata'.

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 ₹22,67,510.00 (Rupees Twenty Two Lakh Sixty Seven Thousand Five Hundred Ten Only) .The Realizable Value of the above property is ₹21,54,135.00 (Rupees Twenty One Lakh Fifty Four Thousand One Hundred Thirty Five Only). The Distress Value is ₹18,14,008.00 (Rupees Eighteen Lakh Fourteen Thousand Eight Only).

Place : Nashik

Date : 11.09.2024

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: 2024.09.11 16:32:50 +05'30'

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

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

Date _____

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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(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 11.09.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My engineer Swapnil Wagh has personally inspected the property on 09.09.2024. 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



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Sanjay Nivrutti Gaikwad from M/s. Jayshree Developers vide Agreement for sale dated 09.12.2014.
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 Banking Purpose purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Swapnnil Wagh - Valuation Engineer Binumon Moozhickal - Technical Manager Rishidatt Yadav - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 11.09.2024 Valuation Date - 11.09.2024 Date of Report - 11.09.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 09.09.2024
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, Commercial Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, 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 **11th September 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 Commercial Shop, admeasuring **203.00 Sq. Ft. Built Up Area** in the name of **MR. Sanjay Nivrutti Gaikwad**. 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 **MR. Sanjay Nivrutti**



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Gaikwad. 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 Commercial Shop, admeasuring **203.00 Sq. Ft. Built Up Area.**

Condition & Repair

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

Valuation Methodology

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

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

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 **Commercial Shop**, admeasuring **203.00 Sq. Ft. Built Up Area**.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(Annexure-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.



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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. 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: 2024.09.11 16:33:34 +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




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Agreement for Sale



(15)

226/1/1/1/1

32

BETWEEN

M/S JAYSHREE DEVELOPERS,
PARTNERSHIP FIRM,
THROUGH PARTNER,
(PAN NO. AAHFJ3299B)
MR. SAGAR DILIPBHAI BHUT,
Age :- 24 Years, Occupation :- Business,
Residing at- Flat No. 01, Sankalp Apartment,
Govind Nagar, Nashik - 422 009.

Hereinafter referred to as the "THE VENDOR OR
" BUILDERS & DEVELOPERS " (Which expression shall
mean and include the said Partnership Firm, their partnership
his legal representatives, executors, administrators) OF THE
FIRST PART.


A N D

MR. SANJAY NIVRUTTI GAIKWAD
(Pan No. AGMPG8295M)
Age :- 44 Years, Occupation :- Business
Residing at, :- Santikiran, Sardar Patel Nagar,
Near Pokar Colony, Meri, Nashik-422004

HEREINAFTER CALLED AND REFERED TO AS
" THE PURCHASER " (Which expression shall unless it
be repugnant to the context or meaning thereof mean and
include his/her heirs, legal representatives, executors, admi-
nistrators and assigns etc.) OF THE SECOND PART.

1. WHEREAS M/s Jaysree Developers, Through Partner
Mr. Ashwinkumar Karsanbhai Makadia, owned & possessed
the property situated at Village - Nashik, Tal & Dist - Nashik
bearing Survey No.226 /1/1/1/1,Plot No.1+2 Total admeasuring
area 1057-80 sq.mtr& T.D.R. admeasuring area 420-00 sq.mtrs,
more particularly described in Schedule A.,

(Contd. Page No. 4)



(15)

226/1/1/1/1

32

SCHEDULE OF THE PROPERTY :-

SCHEDULE " A "

All that piece and parcel of land, lying and being
situated at Village Nashik within the limits of Nashik Municipal
Corporation and within the limits of Registration and Sub-
Registration District of Nashik, bearing Survey No. 226/1/1/1/1,
Plot No. 1+2 Total admeasuring area 1057-80 sq.mtrs. Which
property is bounded as shown below:-

Plot No. 01

ON OR TOWARDS EAST :- 18 Meter D. P. Road.
ON OR TOWARDS WEST :- Plot No. 6 to 9.
ON OR TOWARDS SOUTH :- Plot No. 2.
ON OR TOWARDS NORTH :- Lagu Survey No. 227.

Plot No. 02

ON OR TOWARDS EAST :- 18 Meter D. P. Road.
ON OR TOWARDS WEST :- Plot No. 3 to 6.
ON OR TOWARDS SOUTH :- 7.5 Meter vide Colony Road.
ON OR TOWARDS NORTH :- Plot No. 01.

SCHEDULE 'B' :-

The Purchaser hereby agrees to purchase from the
builder/Developer and Builder/Developer agrees to sale to
purchaser Shop No.-S 13 on Ground Floor, having Total
built-up area 203-00 sq. fts i. e 18-86 sq. mtrs in Building of
" SAMARTH DREAMS " Building for total consideration
of Rs-6,90,000/- (Rupees- Six Lacs Ninety Thousand Only)
And bounded as under-

ON OR TOWARDS EAST :- 18 Meter D. P. Road
ON OR TOWARDS WEST :- Parking of Building.
ON OR TOWARDS SOUTH :- Shop No. S-12.
ON OR TOWARDS NORTH :- Shop No. S-14.

(Contd Page No. 16)

Occupancy Certificate



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

No. A

16015

(पूर्ण/धम्मकः)

कारक क्र./वर्ग/पंचवटी/१६०१५

दिनांक: २/११/२०१३ ३४९५

श्री./श्रीमती मे. जयश्री उदलपती भागीदारी फर्म

संदर्भ : तुमचा दिनांक २१/९/२०१३ चा अर्ज क्रमांक सि-१/३४९२

महाराज,

दाखला देण्यात येतो की नाशिक शिवाखातील / सित्कन, स. न. २२६/३/१/१/१

प्लॉट नं. १+२- मधील इमारतीच्या तळ न चार मजले फ्लॉट

मजल्याचे इन्कडील बांधकाम परवानगी क्र. सि-१/६३२/३५२१ दिनांक ६/१०/२०१२ अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि. / सुमनसकर, श्री. दि. बी. बापुल, स्ट्र. आर. एन. सि. वि.

याचे निरीक्षणखाली पूर्ण झाली असून निवासी / निवासेतर / धार्मिक कारणासाठी खालील अटी धर्तित अधिन राहून

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र १४७७.४० चौ.मी. चौ.मी.

व घटई क्षेत्र १४०२.९५ चौ.मी. चौ.मी.

- १) सदर इमारतीचा वापर निवासी/निवासेतर/धार्मिक कारणाकरिताच करता येईल. त्या वापराला बदल करता येणार नाही. वापराला बदल करायच्या झाल्यास इन्कडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- २) घरपट्टी आकारणीसाठी आकारणी प्रत अधिष्ठा (कार) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी अन्वये संबंधीत विभागाकडे त्वरीत संपर्क साधावा.
- ३) सिंगल फेज विज पुरवठा वारजेस हरकत नाही.
- ४) सारख्या पूर्ण केलेल्या इमारतीत म. न. याच्या पूर्व परवानगी शिवाय वापरमध्ये व बांधकामामध्ये कोणताही बदल करू नये.

५) बाल्कनी बंद तडजोड फी रु. २२०००/- वॉलिंग कम्प्लेशन्स
तडजोड फी रु. ९३६०/- पा. रु. ९३/२०१३ दि. ११/११/२०१३
अन्वये भरलेले आहेत.

६) एल. बी. टी. रकम रु. २६९३८५/- नोंदणी रु. २०४६० अॅड अॅड महाराज
दि. २१/११/२०१३ अन्वये भरलेले आहेत.



कार्यकारी अभियंता
नगर रचना विभाग
नाशिक महानगरपालिका, नाशिक

PERMANENT ACCOUNT NUMBER
AGMPG8295M

नाम / NAME
SANJAY NIVRUTTI GAIKWAD

पिता का नाम / FATHER'S NAME
NIVRUTTI MAHADU GAIKWAD

जन्म तिथि / DATE OF BIRTH
26-02-1969

PRINTED SIGNATURE

मुख्य आयकर अधिकारी, नाशिक
CHIEF COMMISSIONER OF INCOME TAX, NASHIK

