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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: **Sau.Nanda Anil Gosavi & Shri.Kunal Anilgiri Gosavi**

Residential Flat No.B-5, Ground Floor + First Floor ,“ **Rudra Greenfield Row Bungalow** ”,
Survey No.27/1/2, Opposite Vasundhara Nursery, Village - Manur , Taluka & District - Nashik,
PIN Code – 422 101, State – Maharashtra, Country – India.

Latitude Longitude: 20°00'14.0"N 73°50'40.0"E

Indented User:

**Bank of Baroda
Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,
Nashik, PIN – 422 101, State - Maharashtra, Country – India

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

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Regd. Office

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

☎ +91 22 47495919

✉ mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.B-5, Ground Floor + First Floor, " **Rudra Greenfield Row Bungalow** ", Survey No.27/1/2, Opposite Vasundhara Nursery, Village - Manur, Taluka & District - Nashik, PIN Code - 422 101, State - Maharashtra, Country - India belongs to **Sau.Nanda Anil Gosavi & Shri.Kunal Anilgiri Gosavi**

Boundaries of the property.

Boundaries	Row House
North	Pathway & Parking
South	Flat No. A-5
East	Flat No. B-6
West	Flat No. B-4

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 42,20,000.00 (Rupees Forty-Two Lakh Twenty Thousand Only)** As per Site Inspection **81%** Construction Work is Completed

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

Hence certified

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

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.09.14 17:15:53 +05'30'

Auth. Sign.



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



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

To,
The Chief Manager,
Bank of Baroda
Regional Office
 3SNL Building, Datta Mandir Road, Nashik Road,
 Nashik, PIN – 422 101, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 14.09.2024
	b)	Date on which the valuation is made : 14.09.2024
3.	List of documents produced for perusal: i. Copy of Agreement Vide No.9584/2024 Dated.03.09.2024 ii. Copy of Commencement Certificate No. LND/BP/C2/234/2022 Dated.24.08.2022, issued by Nashik Municipal Corporation iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. C2/234/2022 Dated.24.08.2022 issued by Nashik Municipal Corporation, Nashik issued by Executive Engineer Nashik Municipal Corporation, Nashik iv. Copy of RERA Registration Certificate No. P51600054600 dated 31.01.2024 issued by Maharashtra Real Estate Regulatory Authority	
nmcb	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Sau.Nanda Anil Gosavi & Shri.Kunal Anilgiri Gosavi Address: Residential Flat No.B-5, Ground Floor + First Floor ,“ Rudra Greenfield Row Bungalow ”,Survey No.27/1/2, Opposite Vasundhara Nursery , Village - Manur , Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India Contact Person: Shri.Kunal Anilgiri Gosavi (Owner) Contact No. +91 9021337843 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: Residential Flat No.B-5 is Situated on Ground Floor + First Floor As per Approved Plan, The composition of Flat is:



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			<p>Ground Floor – Living Room + Kitchen + WC+ Passage + Staircase+ Open Space</p> <p>First Floor – 2Bedroom +Toilet+ Balcony + Passage + Staircase. (i.e.2BHK)</p> <p>The property is at 11 Km. travelling distance from nearest railway station Nashik Road.</p> <p>Landmark: Opposite Vasundhara Nursery</p> <p>At the time of inspection, the property was under construction. Extent of completion are as under:</p>	
	Foundation	Completed	RCC Plinth	Completed
	RCC	Completed	Full Building RCC	Completed
	Internal Brick work	Completed	External Brick work	Completed
	Internal plastering	Completed	External plastering	Completed
	Flooring, Tiling, Kitchen Platform	Completed	Total	81% work completed
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.	
6.	Location of property	:		
	a) Plot No. / Survey No.	:	Survey No.27/1/2	
	b) Door No.	:	Residential Flat No.B-5	
	c) T.S. No. / Village	:	Village - Manur	
	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 Commencement Certificate No. C2/234/2022 Dated.24.08.2022 issued by Nashik Municipal Corporation, Nashik issued by Executive Engineer Nashik Municipal Corporation, Nashik	
			Nashik Municipal Corporation	
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7.	Postal address of the property	:	Residential Flat No.B-5, Ground Floor + First Floor ,“ Rudra Greenfield Row Bungalow ”,Survey No.27/1/2, Opposite Vasundhara Nursery , Village - Manur , Taluka & 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 Panchayat / Municipality	:	Village - Manur Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property		Actual As per Agreement
	North	:	---
	South	:	---
	East	:	---
	West	:	---
13.1	Dimensions / Boundaries of the property / Row House		Actual As per Agreement
	North		Pathway & Parking Pathway & Parking
	South		Flat No.A-5 Flat No.A-5
	East		Flat No.B-6 Flat No.B-6
	West		Flat No.B-4 Flat No.B-4
13.2	Latitude, Longitude & Co-ordinates of the site	:	20°00'14.0"N 73°50'40.0"E
13.3	Whether Boundaries Matching with Actual	:	Yes
14.	Extent of the site	:	Carpet Area in Sq.Ft = 875.00 (Area as per Site Measurement) Carpet Area in Sq.Ft = 844.00 (Area as per Agreement) Built Up Area in Sq. Ft. = 928.00 (Area as per Agreement+ 10%)
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq.Ft = 844.00 (Area as per Agreement)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Flat is Under Construction
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey No.27/1/2
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village - Manur

		Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No.B-5, Ground Floor + First Floor, "Rudra Greenfield Row Bungalow", Survey No.27/1/2, Opposite Vasundhara Nursery, Village - Manur, Taluka & District - Nashik, PIN Code - 422 101, State - Maharashtra, Country - India
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: Flat is Under Construction
5.	Number of Floors	: Ground Floor + First Floor
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 10 Flats (B-Type)
8.	Quality of Construction	: Flat is Under Construction
9.	Appearance of the Building	: Flat is Under Construction
10.	Maintenance of the Building	: Flat is Under Construction
11.	Facilities Available	:
	Lift	: N.A
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Covered Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III	Flat	
1	The floor in which the Flat is situated	: Ground Floor + First Floor
2	Door No. of the Flat	: Residential Flat No.B-5
3	Specifications of the Flat	: 2BHK
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tile flooring
	Doors	: Proposed Teak Wood door framed with flush doors
	Windows	: Proposed Aluminum Sliding windows
	Fittings	: Proposed Concealed plumbing, Concealed C.P.Fitting Wiring
	Finishing	: Cement Plastering
4	House Tax	:
	Assessment No.	: Details Not Available
	Tax paid in the name of:	: Details Not Available
	Tax amount:	: Details Not Available
5	Electricity Service connection No.:	: Details Not Available
	Meter Card is in the name of:	: Details Not Available
6	How is the maintenance of the Flat?	: Flat is Under Construction
7	Sale Deed executed in the name of	: Sau.Nanda Anil Gosavi & Shri.Kunal Anilgiri Gosavi
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Flat?	: Built Up Area in Sq. Ft. = 928.00 (Area as per Agreement + 10%)
10	What is the floor space index (app.)	: As per NMC norms

11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq.Ft = 875.00 (Area as per Site Measurement) Carpet Area in Sq.Ft = 844.00 (Area as per Agreement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Flat is Under Construction
15	If rented, what is the monthly rent?	:	₹ 8,000.00 Expected rental income per month after Completion
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹5,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 27,860.00 per Sq. M. ₹ 2,588.00 per Sq. Ft.
	Guideline rate (After Depreciation)	:	N.A. as the age of the property is below 5 years
5	Registered Value (if available)	:	Purchased Value- ₹27,00,000.00 Document No. 9584/2024 Dated.03.09.2024
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	N.A. as the age of the property is below 5 years
	Replacement cost of Flat with Services (v(3)ii)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	Flat is Under Construction
	Life of the building estimated	:	60 years after Completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the age of the property is below 5 years

	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	-
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,000.00 per Sq. Ft.
	Remark : -		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	844.00 Sq. Ft.	5,000.00	42,20,000.00
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			
11	As per current stage of work completion the value of the Flat (if Flat is under construction)			
12	After 100% completion final value of Flat			
	Total Value of the property			42,20,000.00

Value of Flat

Fair Market Value of the property	42,20,000.00
Realizable value of the property	40,09,000.00
Distress Value of the property	33,76,000.00
Insurable value of the property (928.00 Sq. Ft. X ₹ 2,000.00)	18,56,000.00
Guideline value of the property (928.00 Sq. Ft. X ₹ 2,588.00)	24,01,664.00



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Justification for price / rate

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

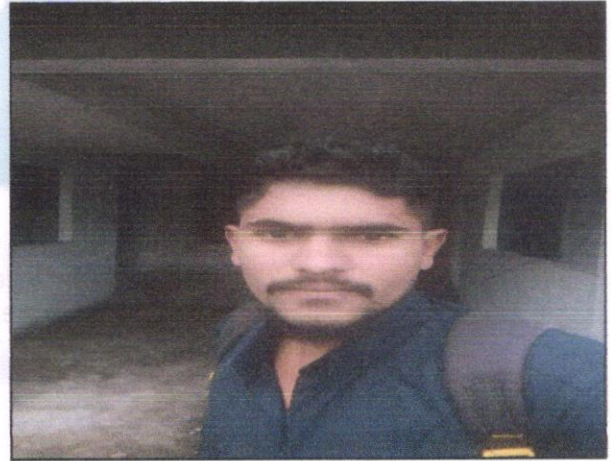
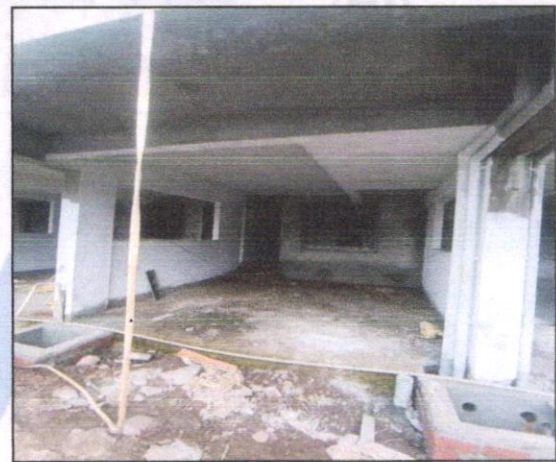
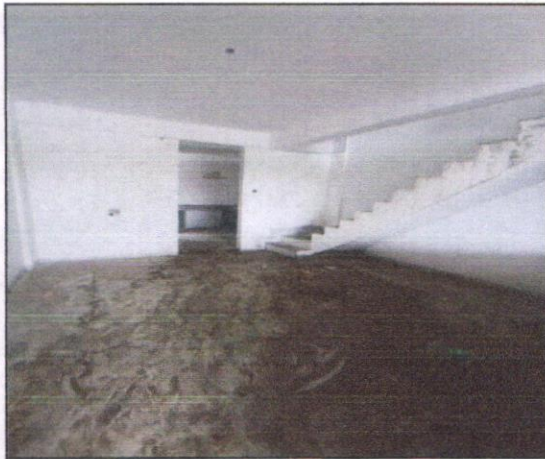
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,000.00 per Sq. Ft. on Carpet Area for valuation.

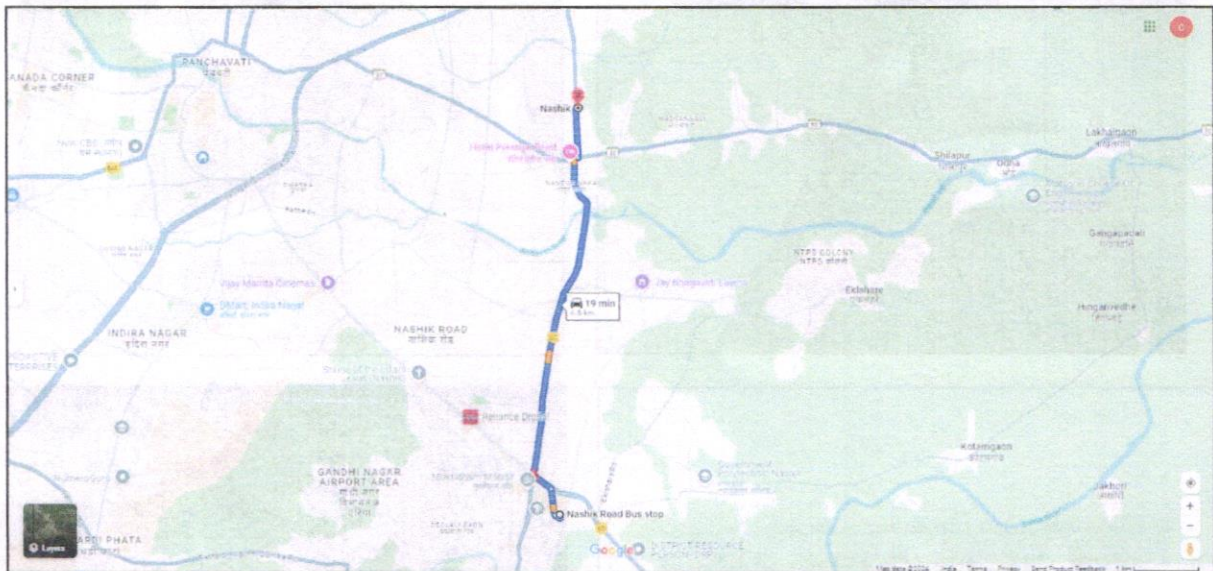
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 8,000.00 Expected rental income per month after Completion
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude: 20°00'14.0"N 73°50'40.0"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 4.8 Km.)

Ready Reckoner Rate




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Registration & Stamps**
Government Of Maharashtra

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विभाग**
महाराष्ट्र शासन



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HOME
How to Use
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Valuation For Urban Area

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Nashik [Help on Division](#)

District Name: नाशिक Taluka Name: नाशिक Village:Zone Name: मीने मन्ड

Attribute: सह नगर SubZone Name: 15.13-पाश्चिम हट्टीयरोड 34

Mahapalika Area: Nashik Municipal Corp

Open Land	Residence	Office	Shop	Industry	Unit
5500	27860	32030	34820	0	Square Meter

Price Indicators

Posted on May 07, 2024 | Ready to move

₹32 Lac @ 4,183 per sq.ft.

Estimated EMR ₹23,559

2BHK 2Baths


Flat/Apartment for Sale

in Mahalaxmi Dham Chs, Dasak, Nasik, Maharashtra

REERA STATUS ✔ **NOT AVAILABLE** | Website: <https://maharashtra.gov.in/>

Overview
Owner Details
Recommendations
Articles

Property (9)



Photos (1/9)

Area

Built Up area: 765 sq.ft.

(764 sq.ft.)

Price

₹ 32 Lac

@ 4,183 per sq.ft. (Negotiable)

Floor Number

2nd of 4 Floors

Property Age

5 to 10 Year Old

Configuration

2 Bedrooms, 2 Bathrooms, 1 Balcony

Address

Mahalaxmi Dham Chs
Dasak, Nasik

Facing

East

Posted on Apr 25, 2024 | Ready to move

₹29.99 Lac @ 3,187 per sq.ft.

Estimated EMR ₹23,000

2BHK 2Baths


Flat/Apartment for Sale

in Sai, Riverlyne Nest, Dasak, Nasik, Maharashtra

REERA STATUS ✔ **NOT AVAILABLE** | Website: <https://maharashtra.gov.in/>

Overview
Society
Owner Details
Society Reviews
Recommendations
Articles

Property (6) Society (15)



Photos (1/6)

Area

Super Built up area 941 sq.ft.

(87.42 sq.ft.)

Price

₹ 29.99 Lac+ Govt. Charges & Tax

@ 3,187 per sq.ft. (Negotiable)

Floor Number

2nd of 7 Floors

Configuration

2 Bedrooms, 2 Bathrooms, 2 Balconies

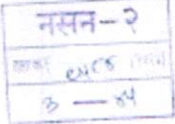
Address

Sai, Riverlyne Nest
Dasak, Nasik

Property Age

5 to 10 Year Old | [View Construction Status](#)

Agreement

<div style="text-align: center;">  <p>नसम-२</p> <p>क्र.सं. २४८९/२०१९</p> <p>३-४</p> </div> <p>१) श्री. नंदा अनिल गोसावी उ.व. : ५६, पंथा : मुक्तिपी DOB : २०/१२/१९६८ आधार : ८४८९ २१२९ ४९४०</p> <p>२) श्री. कुपटार अनिलशिरी गोसावी उ.व. : २१, पंथा : लोकती पिन : ANVFG७२४३६ DOB : १४/०८/१९८५ आधार : ३८२८ ९५८४ ६७५६ E-Mail ID : @gmail.com मोबा. - ८७८८५५२२४० दादा रा. गोसावी किल्लोण, एम.बी.रोड, महाराष्ट्र मंदिराकवाड, देवडावली गाव, नाशिकरोड ना.नि. नाशिक - ४२२२०२</p> <p style="text-align: center;">-यांती-</p> <p>द.व. एम. पेण्डळे इन्फो प्रो. नि. पिन नं. AADCN ४०५४ F नोंदणीकृत कोअरनेटि डायरेक्टर श्री. विजयस मारोडगाव पेण्डळे उ.व. : ५१, पंथा : विजय / देवडावली आधार : ८२६२ ५१२० ४४८९ E-Mail Id : .mpekhaleinfo@vtdk@gmail.com Mob : ९४२२२५५२२४ ऑफिस- खावली चक, कल्याणगर, जेजुरी, नाशिकरोड, ना.नि. नाशिक</p> <p style="text-align: center;">-आणि-</p> <p>३) श्री. राहुल देवाजी निमसे उ.व. : ४५, पंथा : सेली पिन : AHTPN ०४३१ L आधार : ५०२० २१४० ५७८६</p>	<p style="text-align: center;">परिशिष्ट १ [एक]</p> <p style="text-align: center;">प्लॉट मिळकतीचे वर्णन</p> <p>मिळकतीचे वर्णन :- तुकडी जिल्हा नाशिक, पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मोठे मानुर या गावाचे शिवारातील विनशेती मिळकत, यांसी सर्वे नंबर २७/१/२ यांसी क्षेत्र ०१ हेक्टर ४४ आर + पो.ख. ०० हे ०१ आर असे एकूण क्षेत्र ०१ हे. ४५ आर यांसी आकार रू. ०२.९३ पैसे यापैकी संमती देणार १ व २ यांचे खरेदीमालकांचे उत्तरेकडील पूर्व पश्चिम क्षेत्र ०० हे. १८ आर म्हणजेच १८००.०० चौ.मी. (यांसी उत्तर दक्षिण रुंदी १३ फुट व पूर्व पश्चिम लांबी २०५ फुट) असून सदर प्लॉटच्या चतुःसिमा येणेप्रमाणे.....</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">पूर्वेस</td> <td style="width: 15%;">:</td> <td style="width: 70%;">श्री. लहानुभाऊ माळोदे व इतर यांचे मालकीचे क्षेत्र</td> </tr> <tr> <td>पश्चिमेस</td> <td>:</td> <td>३०.०० मीटर नांदुरनाका ते जत्रा हॉटेल रोड</td> </tr> <tr> <td>दक्षिणेस</td> <td>:</td> <td>श्री. लहानु भाऊ माळोदे व इतर यांचे मालकीचे क्षेत्र</td> </tr> <tr> <td>उत्तरेस</td> <td>:</td> <td>श्री. विक्रान्त सुर्यकांत थांगड व इतर २ यांचे मालकीचे क्षेत्र</td> </tr> </table> <p>येणेप्रमाणे चतुःसिमेतील नमुद केलेली मिळकत जल, तरू, काष्ठ, पाशाण, निधि, निक्षेपासह व झाडझाडोरे तदंगभूत वस्तुसह तसेचर स्थाने जाण्यायेण्याचे वागवडिवाटीचे हक्कासहचो व वापरासहचो दरोबस्त मिळकत.</p> <p style="text-align: center;">परिशिष्ट २ [दोन]</p> <p style="text-align: center;">या करारनाम्याचा विषय असलेल्या सदनिकेचे वर्णन</p> <p>वर परिशिष्ट १ (एक) यात वर्णन केलेल्या मिळकतीत रूद्र त्रिनफिल्ड रो-बंगलो या नावाने बांधकाम सुरू असलेल्या गृहप्रकल्पातील सदनिका क्रमांक बी-०५ (बी पाच) ची मिळकत यांसी तळमजल्याचे चटई क्षेत्र २४.००० चौरस मीटर + पहिल्या मजल्याचे चटई क्षेत्र ३८.९७० चौरसमीटर + जीन्याचे चटई क्षेत्र १०.०१० चौरस मीटर असे एकूण क्षेत्र ७२.९८० चौरस मीटर इतके आहे. तसेच खुल्या याल्कनांचे क्षेत्र ५.४०० चौरस मीटर आहे. यांसी चतुःसिमा येणेप्रमाणे.....</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">पूर्वेस</td> <td style="width: 15%;">:</td> <td style="width: 70%;">सदनिका नंबर बी - ०६</td> </tr> <tr> <td>पश्चिमेस</td> <td>:</td> <td>सदनिका नंबर बी - ०४</td> </tr> <tr> <td>दक्षिणेस</td> <td>:</td> <td>सदनिका नंबर ए - ०५</td> </tr> <tr> <td>उत्तरेस</td> <td>:</td> <td>पाथथे व पार्किंग</td> </tr> </table>	पूर्वेस	:	श्री. लहानुभाऊ माळोदे व इतर यांचे मालकीचे क्षेत्र	पश्चिमेस	:	३०.०० मीटर नांदुरनाका ते जत्रा हॉटेल रोड	दक्षिणेस	:	श्री. लहानु भाऊ माळोदे व इतर यांचे मालकीचे क्षेत्र	उत्तरेस	:	श्री. विक्रान्त सुर्यकांत थांगड व इतर २ यांचे मालकीचे क्षेत्र	पूर्वेस	:	सदनिका नंबर बी - ०६	पश्चिमेस	:	सदनिका नंबर बी - ०४	दक्षिणेस	:	सदनिका नंबर ए - ०५	उत्तरेस	:	पाथथे व पार्किंग
पूर्वेस	:	श्री. लहानुभाऊ माळोदे व इतर यांचे मालकीचे क्षेत्र																							
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उत्तरेस	:	पाथथे व पार्किंग																							

Approved Plan

SHEET NO. 1/1

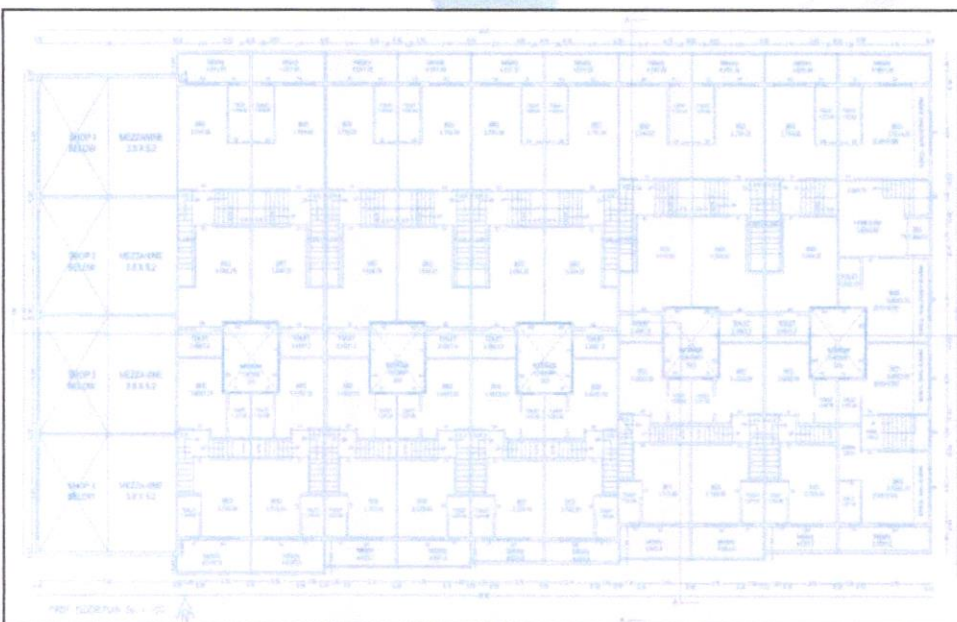
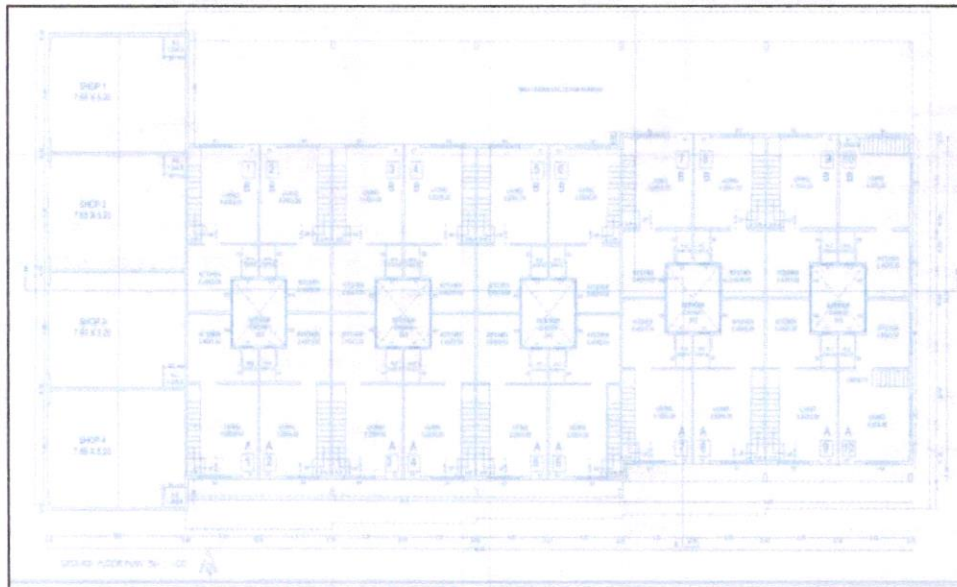
**REVISED BUILDING PLAN ON S.NO
27 /1/2, VILLAGE MANUR, NASIK FOR
SHRI RAHUL R NIMSE & SHRI ARUN K
BODKE.**

STAMP OF APPROVAL


APPROVED

The Plans amended in
As per the conditions Mentioned in
the accompanying commencement
Certificate No. dated
CU/234/2022 *24/8/2022*


**Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik**



Commencement Certificate & Rera Certificate



NASHIK MUNICIPAL CORPORATION

NO.LND/IB/PC/2/254/2022
DATE: 24/08/2022

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, **Shri. Rahul Ravaji Nimase & Shri. Arun Kashinath Bodke,**
C/o. Ar. Archana N. Pakhale & Stru. Engrg. Vijay Amrotr Of Nashik.


Sub - Sanction of Building Permission & Commencement Certificate on Plot No. --- of S.No.XS.No. 27/12 of Manur Shivar, Nashik.

Ref - 1) Your Application & for Building permission Revised Building permission/ Extension of Structure Plan in Dated: 31/03/2021 issued No. 22/2020.
2) Previous Approved building permission No.LND/IB/PC/2/653/2021 Dd:13/12/2021.

Sanction of building permission & commencement certificate is hereby granted under section 45 & 59 of the Maharashtra Regional and Town Planning Act, 1966 (am. of 1969) to carry out development works building permission under section 253 of The Maharashtra Municipal Corporation Act (of 1946) to erect building for Residential-Commercial Purpose as per plan duly amended in _____, subject to the following conditions:

CONDITIONS (1 to 49)

- The land vacated in consequence of enforcement of the setback rule shall form part of Public Space.
- No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 253 of the Maharashtra Municipal Corporation Act is duly granted.
- The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work shall commence after expiry of period for which commencement certificate is granted. It shall be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act, 1966 & under Maharashtra Municipal Corporation Act, 1946 may be taken against such developer which should please be clearly noted.
- This permission does not entitle you to develop the land which does not vest in you.
- The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.
- Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work (as under Provisions of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1956).
- The balconies, verandahs should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, verandahs are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- All load bearing walls should be plastered around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
- The drains shall be laid out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self clearing velocity in case if there is no Municipal drainage line within 20 meters premises from effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of occupants, a pipe hole circular brick wall should be constructed in the centre of the soak pit. Layers of wire boulders, stone metals and pebbles should be properly laid.
- Proper arrangement for disposal of animal waste shall be made as per site requirements without disturbing natural gradient of the land facing to this condition if any incident happens, the whole responsibility will be on the applicant. Newscopers.
- The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'
(See rule 63)

This registration is granted under section 5 of the Act to the following project under project registration number: **P5100014020**


Project: **Rudra Greenfield Row Bungalows** . Plot Bearing / CTS / Survey / Final Plot No. S. No. 27/12, Manur Shivar, Nashik 422003 or Nashik (M Corp.), Nashik, Nashik, 422003

1. **M M Pkshale Infra Private Limited** having its registered office / principal place of business at: **Tehsil, Nashik District, Nashik, Pin, 422101.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees.
- The promoter shall execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rules of Interest and Disclosures on Website) Rules, 2017.
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-section (2) of clause (i) of sub-section (2) of section 4 read with Rule 5, OR
That entire of the amounts to be realized hereafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated realizable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from **31/01/2024** and ending with **31/12/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 8 of the Act read with rule 5.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Yogesh Parmarant Prabhur
(Secretary, Maharashtra RERA)
Date: 31-07-2024 14:56:46

Dated: **21/01/2024**
Place: **Mumbai**

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



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 ₹ **42,20,000.00 (Rupees Forty-Two Lakh Twenty Thousand Only)**. The **Realizable Value** of the above property ₹ **40,09,000.00 (Rupees Forty Lakh Nine Thousand Only)** and the **Distress value** ₹ **33,76,000.00 (Rupees Thirty-Three Lakh Seventy Six Thousand Only)**.

Place: Nashik

Date: 14.09.2024

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.09.14 17:16:11 +05'30'




Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report

Enclosures

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

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

on _____. We are satisfied that the fair and reasonable market value of the property is ₹ _____ (Rupees _____

_____ only).

Date

Signature
(Name Branch Official with seal)



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(Annexure – III)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 14.09.2024 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 14.09.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration is Purchased by Sau.Nanda Anil Gosavi & Shri.Kunal Anilgiri Gosavi from N.M.Pekhale Infra Pvt.Ltd as per Vide Agreement Dated.03.09.2024
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office. to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Rashmi Jadhav – Technical Manager Chintamani Caudhari – 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 – 14.09.2024 Valuation Date - 14.09.2024 Date of Report - 14.09.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 14.09.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **14th 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. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **844.00 Sq. Ft. on Carpet Area** owned by **Sau.Nanda Anil Gosavi & Shri.Kunal Anilgiri Gosavi** .Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Since 1989

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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Sau.Nanda Anil Gosavi & Shri.Kunal Anilgiri Gosavi** 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, we understand that the Residential Flat, admeasuring **844.00 Sq. Ft. on Carpet Area**

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **844.00 Sq. Ft. on Carpet Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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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.

Gifts and hospitality:

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

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

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



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Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Place:Nashik

Date: 14.09.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar****Director****Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.09.14 17:16:23 +05'30'

Auth. Sign.