



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-008301

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Uttam Murlidhar Bhavle.**

Residential Row House No. 01, Ground + First Floor, " **Amarchhaya Row Houses** ", Survey No. 154/ 5(P), Near Sahyadri Motor Driving School, Lamkhade Mala, Tarwala Nagar, Dr Nanasheeb Dharmadhikari Marg, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.

Latitude Longitude: 20°01'21.0"N 73°48'14.3"E

Intended User:

Bank of Baroda

Regional Office Nashik Road Branch

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

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

Our Pan India Presence at :

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

Regd. Office

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

☎️ +91 22 47495919

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 01, Ground + First Floor, " **Amarchhaya Row Houses** ", Survey No. 154/ 5(P), Near Sahyadri Motor Driving School, Lamkhade Mala, Tarwala Nagar, Dr Nanasahab Dharmadhikari Marg, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. belongs to Name of Owner: **Shri. Uttam Murlidhar Bhavle**.

Boundaries of the property.

Boundaries	Plot No.	Row House No. 01
North	Survey No. 154/ 5 Part Area	Row House No. 03
South	6.00 M. Colony Road	Marginal Space
East	9.00 M. Colony Road	Row House No. 02
West	Survey No. 154/ 5-A Part Area	Marginal Space

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 **₹ 60,62,340.00 (Rupees Sixty Lakh Sixty-Two Thousand Three Hundred Forty Only)**.

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

Hence certified

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

Sharadkumar 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 Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.09.20 17:09:43 +05'30'

Auth. Sign.



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

To,

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

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	: 18.09.2024
	b) Date on which the valuation is made	: 20.09.2024
3.	List of documents produced for perusal: i. Copy of Deed of Apartment Sr. No. 4481/ 2008 Dated.19.06.2008. ii. Copy of Occupancy Certificate No. NNRV/ Panchavati/ 008668 dated.18.07.2007 issued by Nashik Municipal Corporation, Nashik. iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. 721 Dated.28.12.2006 issued by Nashik Municipal Corporation, Nashik.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Owner: Shri. Uttam Murlidhar Bhavle. Address: Residential Row House No. 01, Ground + First Floor, " Amarchhaya Row Houses ", Survey No. 154/ 5(P), Near Sahyadri Motor Driving School, Lamkhade Mala, Tarwala Nagar, Dr Nanasaheb Dharmadhikari Marg, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. Contact Person: Shri. Uttam Murlidhar Bhavle (Owner) Contact No. +91 9665054243 Sole Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Row House No. 01 is located on Ground Floor + First Floor The composition of Row House As per Approved Building Plan is : Ground Floor - Porch Area + Hall + Kitchen + Bedroom + WC + Bath + Staircase. First Floor - 2 Bedrooms + 2 Bath + Staircase + Balcony + Attached Terrace i.e. (3BHK). The property is at 12.0 Km. distance from nearest railway station Nashik Road. Landmark: Near Sahyadri Motor Driving School
5a.	Total Lease Period & remaining period (if	: N.A. as the property is freehold.

	leasehold)		
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 154/ 5(P)
	b) Door No.	:	Residential Row House No. 01
	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 Commencement Certificate No. 721 Dated.28.12.2006 issued by Nashik Municipal Corporation, Nashik.
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Row House No. 01, Ground + First Floor, " Amarchhaya Row Houses ", Survey No. 154/ 5(P), Near Sahyadri Motor Driving School, Lamkhade Mala, Tarwala Nagar, Dr Nanasaheb Dharmadhikari Marg, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – 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
13.	Dimensions / Boundaries of the Property / Plot No. 2+3/C		As per Actual Site As per Deed of Apartment
	North	:	Survey No. 154/ 5 Part Area Survey No. 154/ 5 Part Area
	South	:	6.00 M. Colony Road 6.00 M. Colony Road
	East	:	9.00 M. Colony Road 9.00 M. Colony Road
	West	:	Survey No. 154/ 5-A Part Area Survey No. 154/ 5-A Part Area
13.1	Row House		As per Actual Site As per Deed of Apartment

	North		Row House No. 03	Row House No. 03
	South		Marginal Space	Marginal Space
	East		Row House No. 02	Row House No. 02
	West		Marginal Space	Marginal Space
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°01'21.0"N 73°48'14.3"E	
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 688.00 Balcony Area in Sq. Ft = 205.00 Open Space Area in Sq. Ft = 353.00 (Area as per Actual Measurement)</p> <p>Built Up Area in Sq. Ft. = 1023.00 Garden Area in Sq. Ft. = 309.00 (Built Up Area + 40 % Garden Area) Total Built Up Area in Sq. Ft. = 1147.00 (Area as per Deed of Apartment)</p>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Total Built Up Area in Sq. Ft. = 1147.00 (Area as per Deed of Apartment)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 154/ 5(P)	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation.	
	Door No., Street or Road (Pin Code)	:	Residential Row House No. 01, Ground + First Floor, " Amarchhaya Row Houses ", Survey No. 154/ 5(P), Near Sahyadri Motor Driving School, Lamkhade Mala, Tarwala Nagar, Dr Nanasaheb Dharmadhikari Marg, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2007 (As per Occupancy Certificate)	
5.	Number of Floors	:	Ground Floor + First Floor	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	05 Row House	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	N.A	

	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Parking
	Is Compound wall existing?	:	No
	Is pavement laid around the building	:	Yes
III	ROW HOUSE		
1	The floor in which the Row House is situated	:	Ground Floor + First Floor
2	Door No. of the Row House	:	Residential Row House No. 01
3	Specifications of the Row House	:	3BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Verified tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	M.S. Grills window
	Fittings	:	Open Plumbing, Open Casing Capping
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	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 Row House?	:	Good
7	Sale Deed executed in the name of	:	Name of Owner: Shri. Uttam Murlidhar Bhavle.
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Row House?	:	Built Up Area in Sq. Ft. = 1023.00 Garden Area in Sq. Ft. = 309.00 (Built Up Area + 40 % Garden Area) Total Built Up Area in Sq. Ft. = 1147.00 (Area as per Deed of Apartment)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Row House?	:	Carpet Area in Sq. Ft. = 688.00 Balcony Area in Sq. Ft = 205.00 Open Space Area in Sq. Ft = 353.00 (Area as per Actual Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 12,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a	:	₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Built Up Area

	similar Row House 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)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).	: ₹ 5,800.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 3,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 37,200.00 per Sq. M. i.e. ₹ 3,456.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	: ₹ 33,341.00 per Sq. M. i.e. ₹ 3,097.00 per Sq. Ft.
5	Registered Value (if available)	: Purchaser Value - 8,51,000/- Register No. 4481/ 2008 Dated.19.06.2008
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	: ₹ 1,490.00 per Sq. Ft.
	Replacement cost of Row House with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 17 Years
	Life of the building estimated	: 43 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	: N.A. as the age of the property is below 5 years
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,490.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 3,800.00 per Sq. Ft.
	Total Composite Rate	: ₹ 5,600.00 per Sq. Ft.
	Remarks:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	1146.00 Sq. Ft.	5,800.00	60,62,340.00
2	Furniture			
3	POP			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			

Total Value of the Property	60,62,340.00
Value of Row House	
Fair Market Value	60,62,340.00
Realizable value	57,59,223.00
Distress Value	48,49,872.00
Insurable value of the property (1146.00 Sq. Ft. X ₹ 3,456.00)	22,92,000.00
Guideline value of the property (1146.00 Sq. Ft. X ₹ 3,097.00)	35,49,162.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Row House, where there are typically many comparables available to analyze. As the property is a Residential Row House, 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 ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,290.00 per Sq. Ft. on Built Up 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	Not applicable.
i) Sale ability	Good
ii) Likely rental values in future in and	₹ 12,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

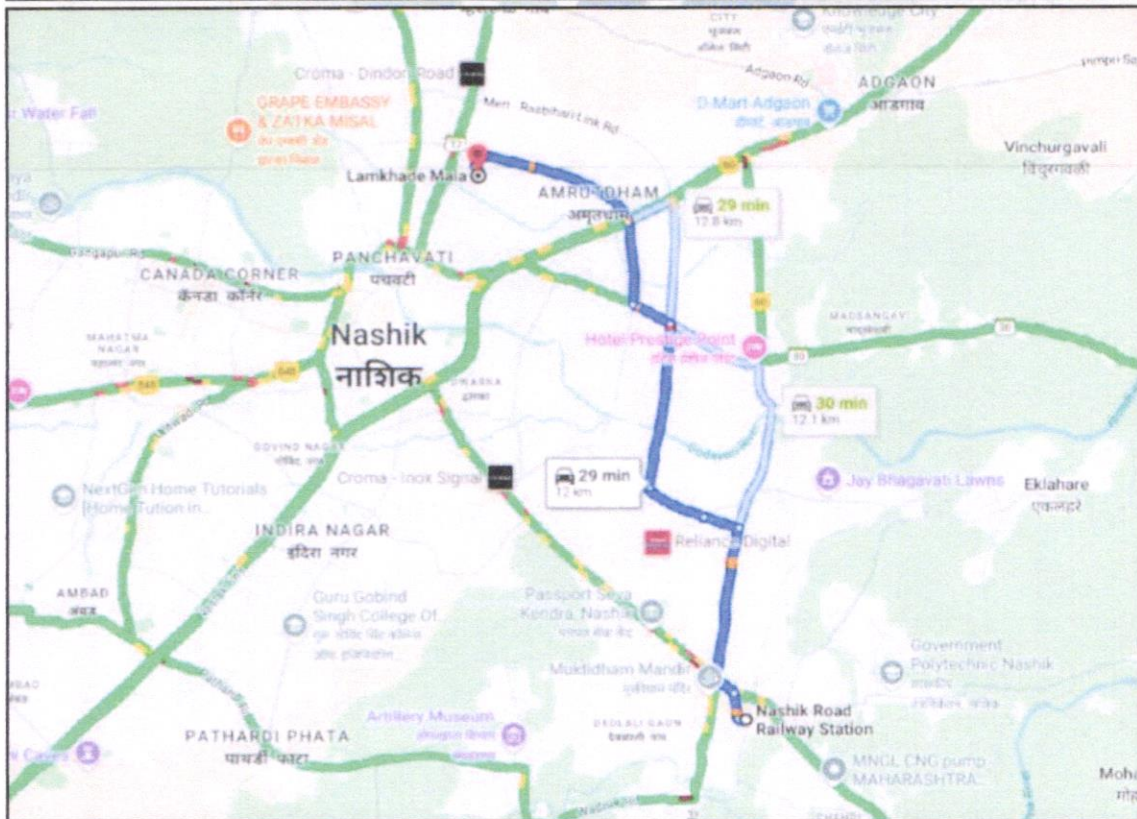
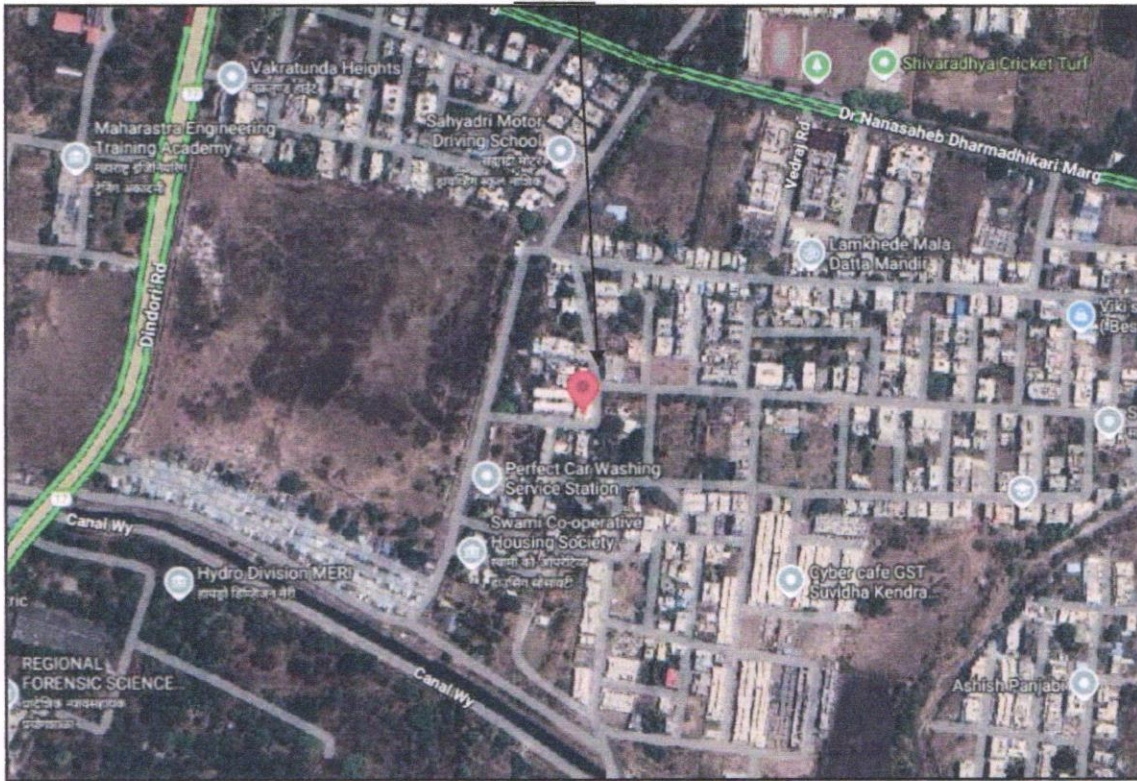


Actual site photographs



Route Map of the property


Site u/r



Longitude Latitude: 20°01'21.0"N 73°48'14.3"E


Note: The Blue line shows the route to site from nearest Railway Station (Nashik – 12.0 Km)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

[Home](#)
[Valuation Rules](#) [User Manual](#)
[Close](#)
[Feedback](#)

Year

20242025

Annual Statement of Rates

Language

English

Selected District: नाशिक

Select Taluka: नाशिक

Select Village: मौजे नाशिक - गावठाण ,न. र. यो. क्र. -1 व 2 वगळता

Search By: Survey No Location

Enter Survey No:

वपविषय	पूर्वी मूल्य	निराची मूल्य	नवीन मूल्य	वैचोपनि	एकक (Rs.)	Attribute
1.3.42-अडगाव नाक्यासमुन उत्तरेस मेरीकडे जाणारा 30मी रुंद रस्ता - रहिवास व तत्सम विभागातील मिळकती (कॅनॉलपर्यंतचा)	14600	37200	42780	46700	0	चौ मीटर सर्व्हे नंबर

Price Indicators

HOUSING.COM Buy in Nashik Amrutdham

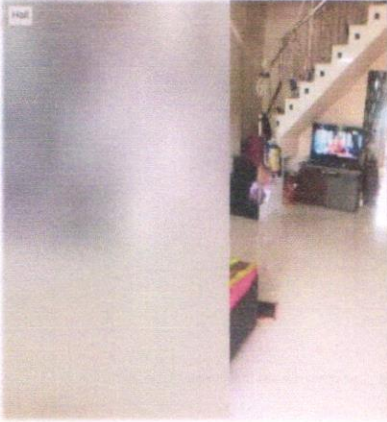

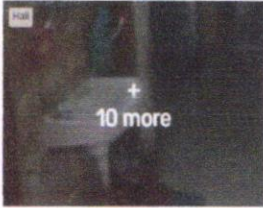
Home / Nashik / Amrutdham / House for Sale in Amrutdham / 2 BHK Independent House

2 BHK Independent House ₹45.0 L EMI starts at 23.63 K

Amrutdham, Nashik

OFFER Zero brokerage I want to sell my rowhouse on urgent basis anyone L. Please Note

Contact Owner

950 sq.ft Built Up Area 4.74 K/sq.ft Avg. Price 9 Year Old Age of property Ready to move Possession status North facing Facing Unfurnished Furnishing

OVERVIEW PROMOTIONS POPULAR PROPERTIES NEARBY AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY CALL >


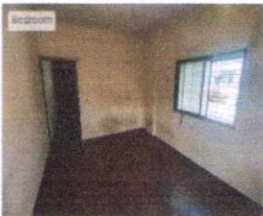
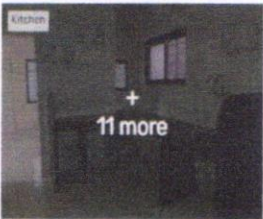
HOUSING.COM Buy in Nashik Amrutdham

Home / Nashik / Amrutdham / House for Sale in Amrutdham / 5 BHK Independent House

5 BHK Independent House ₹1.0 Cr EMI starts at 49.65 K

Amrutdham, Nashik

Contact Owner

1900 sq.ft Built Up Area 5.26 K/sq.ft Avg. Price 5 Year Old Age of property Ready to move Possession status East facing Facing Unfurnished Furnishing

OVERVIEW RATINGS AND REVIEWS PRICE TRENDS LOCALITY CALCULATOR



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

magicbricks
Buy Rent Sell Home Loans
Login Post Property

Home > Property in Nashik > House for Sale in Nashik > House for Sale in Asha Nagar > 2 Bed > 895 Sqft
Posted on Jul 22, 24 Property ID: 72963403

₹ 45.0 Lac EMI - 1.20Lk | [Get pre-approved loan](#)

[Check Market Value](#) | [Request](#)

2 BHK Owner Residential House For Sale **Asha Nagar, Nashik**

2 Beds 2 Baths 1 Balcony Semi-Furnished

Super Built-Up Area
895 sqft ± 5.028 sqft

Status
Ready to Move

Type Of Ownership
Freehold

Super Built-Up Area
895 sqft ± 5.028 sqft

Facing
East

Age Of Construction
5 to 10 years

Transaction Type
Resale

Furnished Status
Semi-Furnished

East Facing Property

Contact Owner
Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹ 45 Lac
Booking Amount	₹ 10 Lac
Address	Rasbihari Road, Asha Nagar, Nashik, Asha Nagar, Nashik, Maharashtra
Landmarks	The property is near Rasbihari International School

Deed of Apartment

व्हॅल्युएशन झोन क्र. 1.83 करारनामा दि. 20.9.2007 नासकिय किंमत 8,04,000/- स्टॅम्प रक्कम रुपये 25,150/- डेव्हलपेरेशन दस्त नं. 02219	दस्त क्रमांक 05834 खरेदी किंमत 8,51,000/- नोंदणी फी 8,510/- तारीख 17.3.2008
डिड ऑफ अपार्टमेंट (फरोक्त खरेदीखत)	
डिड ऑफ अपार्टमेंट आज तारीख 19 माहे जुन सन 2008 रोज गुरुवार दिवशी नाशिक मुक्कामी.	

श्री. उत्तम मुरलीधर भावले, उ.व. 41, घंदा- नोकरी, रा. रो हाऊस नंबर 1, अमरछाया अपार्टमेंट, पंचवटी, नाशिक. (PAN NO. AKOPB8666R)	नसन - ४ रज.क्र. 1669/2006 2 — 04
यासी...	लिहून घेणार
ए. के. विल्डर्स अॅन्ड डेव्हलपर्स तर्फे प्रोप्रायटर श्री. अन्वरखान मुनीरखान घोरी, उ.व. 53, घंदा- शेती व डेव्हलपर रा. नवप्रेरणा हीसिंग सोसायटी, सारडा सर्कल, नाशिक. (PAN NO. ABBPLC7633F)	लिहून देणार
कारणे डिड ऑफ अपार्टमेंट लिहून देतो ऐसा जे की,—	
1/- परिशिष्ट अ मध्ये नमूद केलेली प्लॉट मिळकत ही लिहून देणार यांचे खरेदी मालकीची व कब्जातील अशी मिळकत आहे. लिहून देणार यांनी सदरची मिळकत ही दिनांक 29.11.2008 रोजीचे खरेदीखताने श्री. हेमंत शशिकांत चंद्रात्रे यांचेपासून खरेदी घेतलेली आहे. सदरचे खरेदीखत हे दिनांक 29.11.2008 रोजी दस्त क्रमांक 06417 अन्वये ये. दुय्यम निबंधक साहेब, नाशिक-4 यांचे कार्यालयात नोंदविलेले आहे. सदरील दस्तऐवजाचे आधारे प्राप्त झालेल्या हक्क व अधिकारानुसार लिहून देणार यांनी सदरील मिळकतीवर रो हाऊससचे बांधकाम केलेले आहे. त्यापैकी परिशिष्ट ब मध्ये नमूद केलेली रो हाऊस मिळकत विकी करणे कामी लिहून देणार यांनी लिहून घेणार यांचे लाभात दिनांक 20.9.2007 रोजी दस्त क्रमांक 05834 अन्वये रो हाऊस विकीचा करारनामा लिहून दिलेला आहे. सदरील करारनाम्यास अधिन राहून	

परिशिष्ट अ तुकडी व प्लॉट तुकडी वाजूका व जिल्हा नाशिक मधील नाशिक महानगरपालिका हद्दीतील शेती नाशिक याचें शिवायतील बिनरोपी प्लॉट मिळकत यासी सर्व नंबर 104/5-अ यासी क्षेत्र 500 चौ.मी. यासी अकार रकमे 330-00 पैसे यासी घटुगिमा.	नसन - ४ रज.क्र. 1669/2006 10 — 04
परिशिष्ट ब पूर्वस - 9 मीटर कॉलनीरोड पश्चिमस - सर्व नंबर 104/5-अ पैकी क्षेत्र दक्षिणस - 6 मीटर कॉलनीरोड उत्तरस - सर्व नंबर 104/5 पैकी क्षेत्र	
परिशिष्ट ब उपरोक्त प्लॉटस मिळकतीवर बांधलेल्या अमरछाया वा अपार्टमेंट मधील रो हाऊसस पैकी तळ अधिक पहिला मजला अशा स्वभावात बांधलेली रो हाऊस क्रमांक 1 (एक) यासी एकूण क्षेत्र 1330 चौ. मूट म्हणजेच 123.60 चौ.मी. यात तळ जागेचे क्षेत्र 67.80 चौ.मी. अगून यावर बांधलेले बांधीव क्षेत्र 96.00 चौ.मी. इतके आहे ही वार फ्त अधिक किंमन अशी असलेली रो हाऊस मिळकत यासी घटुगिमा देण्यापार्णे,—	परिशिष्ट ब पूर्वस - रो हाऊस नंबर 2 पश्चिमस - मॉडर्नल स्पेस दक्षिणस - मॉडर्नल स्पेस उत्तरस - रो हाऊस नंबर 3

Occupancy Certificate

नाशन - ४
 हस्त क्र. (१०९७)/२००८
 १० - १५

नाशिक महानगरपालिका, नाशिक
 जाचक नंबर / नगररचना / पंचवटी / १०९७
 दिनांक २८ / ६ / २००८

००८६६८

इमारत बांधकामाचा वापर करणे वायतचा दाखला (पूर्ण/अपूर्ण) हस्त क्र. (१००६)/२००७
 वि.स.म. मेट्रो डेव्हलपमेंट प्रोजेक्ट क्र. (१०/११/०१/०१)
 री.ना.क्र. ३

संदर्भ : तुमचा दिनांक २२ / ६ / २००८ चा अर्ज क्रमांक : पंचवटी/गं-११६३

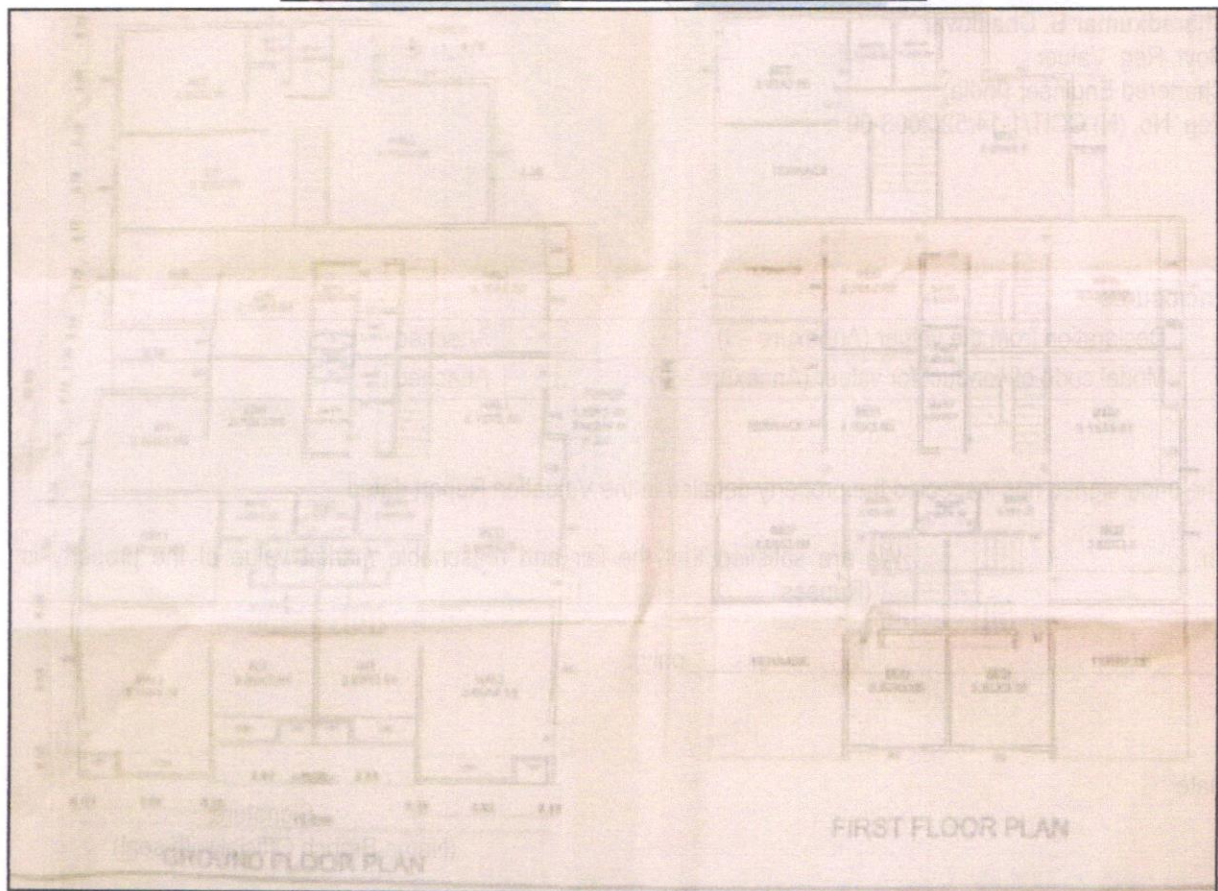
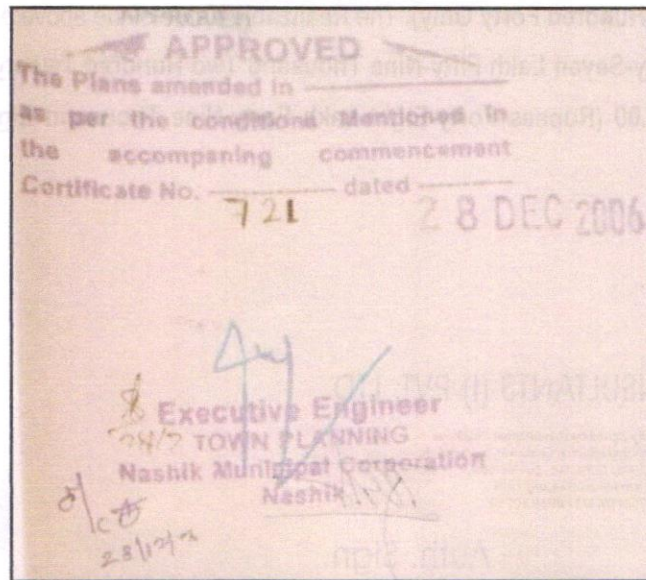
देण्यात येतो की, पंचवटी नाशिक शिवावतील स. स. नं. _____
 प्लॉट नं. _____ मधील इमारतीच्या तहम्पट्टी _____
 बांधकाम परवानगी नं. पंचवटी/२००७/११५५ दिनांक २८/१२/२००६ अन्वये
 धिक (आर्किटेक्ट) श्री. मन्मथजी मन्मथजी
 पूर्ण झाली असून निवासी/व्यावसायिक/औद्योगिक कारणासाठी खालील शर्तीस अधीन राहून इमारतीचा वापर
 देण्यात येत आहे. त्याचे एकूण बांधकाम क्षेत्र १४२९.०४
 क्षेत्र (कारपेट एरिया) ३०६.६५ चौ.फूट.
 इमारतीचा वापर निवासी/व्यावसायिक/औद्योगिक कारणाकरिताच करता येईल त्या वापरात बदल करता येणार नाही.
 बदल करवण्याचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
 आकारणीसाठी अलाहिचा प्रत मा. कर अधिक्षक घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे तरी संबंधित
 नोंद संपर्क साधावा.
 त्व योज पुरवठा करणेस हरकत नाही.
 पूर्व केलेल्या इमारतीत महानगरपालिकेच्या पूर्व परवानगीशिवाय वापरामध्ये व बांधकामामध्ये बदल करू नये.

कारण देत आहे २६/६/२००८ (२६/१०/०६ १६/०१/०१/०१ मध्ये)

कार्यकारी अभियंता
 नगररचना,
 नाशिक महानगरपालिका, नाशिक

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2
 नाशिक-२, नाशिक-२, नाशिक-२
 नाशिक-२

Approved Plan



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 **₹ 60,62,340.00 (Rupees Sixty Lakh Sixty-Two Thousand Three Hundred Forty Only)**. The **Realizable Value** of the above property is **₹ 57,59,223.00 (Rupees Fifty-Seven Lakh Fifty-Nine Thousand Two Hundred Twenty-Three Only)**, and the **Distress Value** is **₹ 48,49,872.00 (Rupees Forty-Eight Lakh Forty-Nine Thousand Eight Hundred Seventy-Two Only)**.

Place: Nashik

Date: 20.09.2024

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

**Sharadkumar
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.09.20 17:09:59 +05'30'

Auth. Sign.

Director

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

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

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

Date

Signature
(Name Branch Official with seal)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



(Annexure - I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 20.09.2024 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 18.09.2024. 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration is being purchased by Shri. Uttam Murlidhar Bhavle. From M/s. A.K Builders & Developers vide Deed of Apartment Sr. No. 4481/ 2008 Dated.19.06.2008.
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh– Site Engineer Rashmi Jadhav – 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 – 18.09.2024 Valuation Date - 20.09.2024 Date of Report - 20.09.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 18.09.2024
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 Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, 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	Attached

for the valuation report.	
---------------------------	--

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **20th 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 advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Row House, admeasuring **1146.00 Sq. Ft. Built up Area** in the Name of Owner: **Shri. Uttam Murlidhar Bhavle**. 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

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Property Title

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

Environmental Conditions

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

Area

Based on the information provided by the Client, we understand that the Residential Row House, admeasuring **1146.00 Sq. Ft. Built up Area**

Condition & Repair

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

Valuation Methodology

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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Row House, admeasuring **1146.00 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



(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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Remuneration and Costs.

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

Occupation, employability and restrictions.

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
Chalikwar**
Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.09.20 17:10:07 +05'30'


Auth. Sign.

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