

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Hari Pokardas Sachdev**

Residential Duplex Flat No. 10/A, House No. 240/11, Ground Floor & Flat No. 10/A, House No. 1477, 1st Floor,
"Sant Kanawarram Co-Op. Housing Society", Survey No.151/B2/2, 151/B/2/1A & 151/B2/3A,
Near Supermans Garden, Anand Road, Anand Nagar, Village - Sansari, Taluka &
District - Nashik, PIN Code – 422001, State – Maharashtra, Country – India.

Latitude Longitude: 19°54'29.0"N 73°49'49.2"E

Valuation Prepared for:

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

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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 Report Prepared For: BOB / R.O. Nashik Road Branch / Mr. Hari Pokardas Sachdev (011425 /2308334) Page 2 of 28

Vastu/Nashik/09/2024/011425 /2308334
24/17-340-RPBS
Date: 24.09.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Duplex Flat No. 10/A, House No. 240/11, Ground Floor & Flat No. 10/A, House No. 1477, 1st Floor, "Sant Kanawarram Co-Op. Housing Society", Survey No.151/B2/2, 151/B2/1A & 151/B2/3A., Near Supermans Garden, Anand Road, Anand Nagar, Village - Sansari, Taluka & District - Nashik, PIN Code – 422001, State – Maharashtra, Country – India belongs to **Mr. Hari Pokardas Sachdev.**

Boundaries of the property

Boundaries	Building	Flat
North	Building	Flat No. 9 AB & Marginal Space
South	Building	Marginal Space, Road & Flat No. 11AB
East	Building	Flat No. 10B
West	Road	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 **₹ 53,08,800.00 (Rupees Fifty-Three Lakh Eight Thousand Eight Hundred Only).**

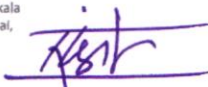
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.24 16:51:23 +05'30'


Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Encl: Valuation report.

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

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

To,

The Chief Manager,**Bank of Baroda****Regional Office Nashik Road Branch**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik -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	: 23.09.2024
	b) Date on which the valuation is made	: 24.09.2024
3.	List of documents produced for perusal: <ul style="list-style-type: none"> i. Copy of Simple Mortgage Vide Document No. 7746/2021 Dated 16.09.2021. ii. Copy of Previous Valuation Report Dated 10.07.2021 issued by Prashant Patil & Associates. iii. Copy of True Copy Building Plan No. CBR No. 31(12), Dated. 10/01/1984. Cantonment Executive Officer, Devlali Cantonment, 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: Mr. Hari Pokardas Sachdev. Address: Residential Duplex Flat No. 10/A, House No. 240/11, Ground Floor & Flat No. 10/A, House No. 1477, 1 st Floor, " Sant Kanawarram Co-Op. Housing Society ", Survey No.151/B2/2, 151/B/2/1A & 151/B2/3A, Near Supermans Garden, Anand Road, Anand Nagar, Village - Sansari, Taluka & District - Nashik, PIN Code – 422001, State – Maharashtra, Country – India. Contact Person: Mr. Hari Sachdev (Owner) Contact No. +91 9822514578
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Duplex Flat No. 10/A, House No. 240/11, Ground Floor & Flat No. 10/A, House No. 1477, 1 st Floor. As per Site, the composition of flat is. Ground Floor - Living + 2 Bedroom + Kitchen + Bath + WC + Balcony (i.e., 2BHK). First Floor - Living + 2 Bedroom + Kitchen + Bath + WC + Balcony (i.e., 2BHK). The property is at 5.5 Km. distance from nearest railway station Nashik Road.

		Landmark: Near Supermans Garden, Anand Road	
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.151/B2/2, 151/B/2/1A & 151/B2/3A
	b) Door No.	:	Residential Duplex Flat No. 10/A, House No. 240/11, Ground Floor & Flat No. 10/A, House No. 1477, 1 st Floor
	c) T.S. No. / Village	:	Village – Sansari
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of True Copy Building Plan No. CBR No. 31(12), Dated. 10/01/1984. Cantonment Executive Officer, Devlali Cantonment, Nashik.
	g) Approved map / plan issuing authority	:	Devlali Cantonment Board, 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 Duplex Flat No. 10/A, House No. 240/11, Ground Floor & Flat No. 10/A, House No. 1477, 1 st Floor, " Sant Kanawarram Co-Op. Housing Society ", Survey No.151/B2/2, 151/B/2/1A & 151/B2/3A, Near Supermans Garden, Anand Road, Anand Nagar, Village - Sansari, Taluka & District - Nashik, PIN Code – 422001, 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 – Sansari Devlali Cantonment Board, Nashik
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property / Building		
		As per Actual Site	As per the Documents
	North	: Building	As per Government Record
	South	: Building	As per Government Record

	East	:	Building	As per Government Record
	West	:	Road	As per Government Record
13.1	Flat		As per Actual Site	As per the Documents
	North		Flat No. 9 AB & Marginal Space	As per Government Record
	South		Marginal Space, Road & Flat No. 11AB	As per Government Record
	East		Flat No. 10B	As per Government Record
	West		Marginal Space	As per Government Record
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°54'29.0"N 73°49'49.2"E	
14.	Extent of the site	:	<p>Ground Carpet Area in Sq. Ft. = 623.00 Balcony Area in Sq. Ft. = 86.00 (Area as per site Measurement) First Floor Carpet Area in Sq. Ft. = 623.00 Balcony Area in Sq. Ft. = 86.00 (Area as per site Measurement)</p> <p>Ground Floor Built up Area in Sq. Ft. = 840.00 First Floor Built up Area in Sq. Ft. = 840.00 Total Built up Area in Sq. Ft. = 1680.00 (Area as per Simple Mortgage)</p>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p>Ground Carpet Area in Sq. Ft. = 623.00 Balcony Area in Sq. Ft. = 86.00 (Area as per site Measurement) First Floor Carpet Area in Sq. Ft. = 623.00 Balcony Area in Sq. Ft. = 86.00 (Area as per site Measurement)</p>	
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.151/B2/2, 151/B/2/1A & 151/B2/3A	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Sansari Devlali Cantonment Board, Nashik	
	Door No., Street or Road (Pin Code)	:	Residential Duplex Flat No. 10/A, House No. 240/11, Ground Floor & Flat No. 10/A, House No. 1477, 1 st Floor, " Sant Kanawarram Co-Op. Housing Society ", Survey No.151/B2/2, 151/B/2/1A & 151/B2/3A, Near Supermans Garden, Anand Road, Anand Nagar, Village - Sansari, Taluka & District - Nashik, PIN Code – 422001, State – Maharashtra, Country – India	
3.	Description of the locality Residential /	:	Residential	

	Commercial / Mixed	
4.	Year of Construction	: 1986 (Approx.)
5.	Number of Floors	: Ground + First Floor
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: Residential Duplex Flat No. 10/A, House No. 240/11, Ground Floor & Flat No. 10/A, House No. 1477, 1 st Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: No Lift
s	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III	FLAT	
1	The floor in which the Flat is situated	: Ground + First Floor
2	Door No. of the Flat	: Residential Duplex Flat No. 10/A, House No. 240/11, Flat No. 10/A, House No. 1477,
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tile Flooring
	Doors	: Door framed with flush doors
	Windows	: Aluminum sliding window with M.S. Grills
	Fittings	: Concealed Plumbing, Concealed Electrical wiring
	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 Flat?	: Good
7	Sale Deed executed in the name of	: Name of Owner: Mr. Hari Pokardas Sachdev
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Flat?	: Ground Floor Built up Area in Sq. Ft. = 840.00 First Floor Built up Area in Sq. Ft. = 840.00 Total Built up Area in Sq. Ft. = 1680.00 (Area as per Simple Mortgage)
10	What is the floor space index (app.)	: As per Devlali Contentment Board, norms
11	What is the Carpet Area of the Flat?	: Ground Carpet Area in Sq. Ft. = 623.00 Balcony Area in Sq. Ft. = 86.00 (Area as per site Measurement) First Floor Carpet Area in Sq. Ft. = 623.00 Balcony Area in Sq. Ft. = 86.00

		(Area as per site Measurement) Ground Floor Built up Area in Sq. Ft. = 840.00 First Floor Built up Area in Sq. Ft. = 840.00 Total Built up Area in Sq. Ft. = 1680.00 (Area as per Simple Mortgage)
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?	: ₹11,000.00 Expected rental income per month
IV	MARKETABILITY	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developing 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)	: ₹3,500.00 to ₹4,500.00 per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹4,300.00 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	: ₹2,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	: ₹31,500.00 per Sq. M. ₹2,926.00 per Sq. Ft
	Guideline rate obtained (after Depreciation)	: ₹19,530.00 per Sq. M. ₹1,814.00 per Sq. Ft
5	Registered Value (if available)	: --
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:
a	Depreciated building rate	:
	Replacement cost of Flat with Services (v(3)i)	: ₹2,000.00 per Sq. Ft.
	Age of the building	: 38 Years
	Life of the building estimated	: 22 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 57.00%
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹860.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹2,300.00 per Sq. Ft.
	Total Composite Rate	: ₹3,160.00 per Sq. Ft.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1680.00 Sq. Ft.	3,160.00	53,08,800.00
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	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	Total			53,08,800.00

Value of Flat

Fair Market Value	53,08,800.00
Realizable value	47,77,920.00
Distress Value	42,47,040.00
Insurable value of the property (1680.00 Sq. Ft. X ₹2,000.00)	33,60,000.00
Guideline value of the property (1680.00 Sq. Ft. X ₹1,814.00)	30,47,520.00

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

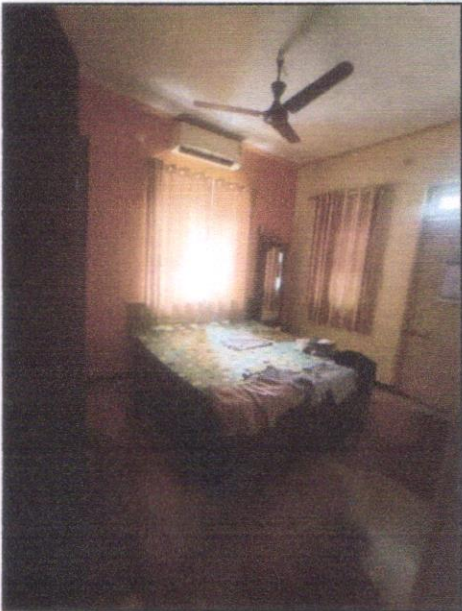
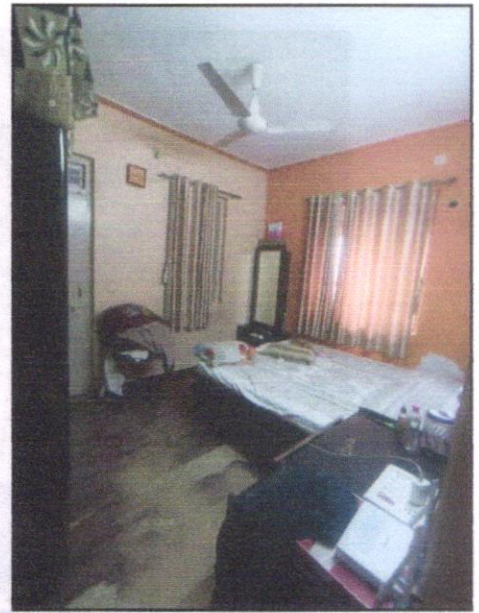
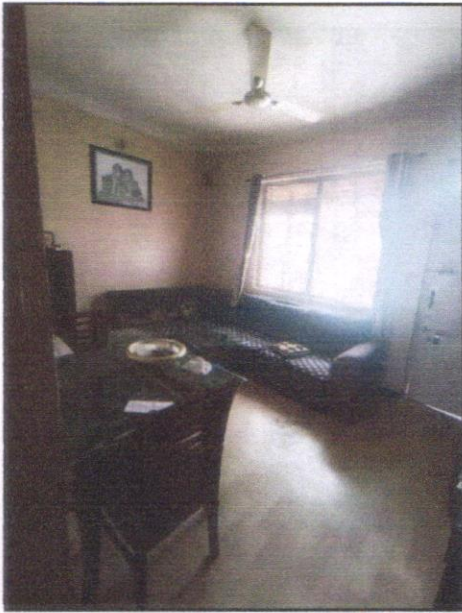
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 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 ₹3,500.00 to ₹4,500.00 per Sq. Ft. on Built up 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 ₹3,160.00 per Sq. Ft. (after deprecation) on Built up Area for valuation after depreciation.

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) Saleability	Good
ii) Likely rental values in future in and	₹11,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



Actual site photographs



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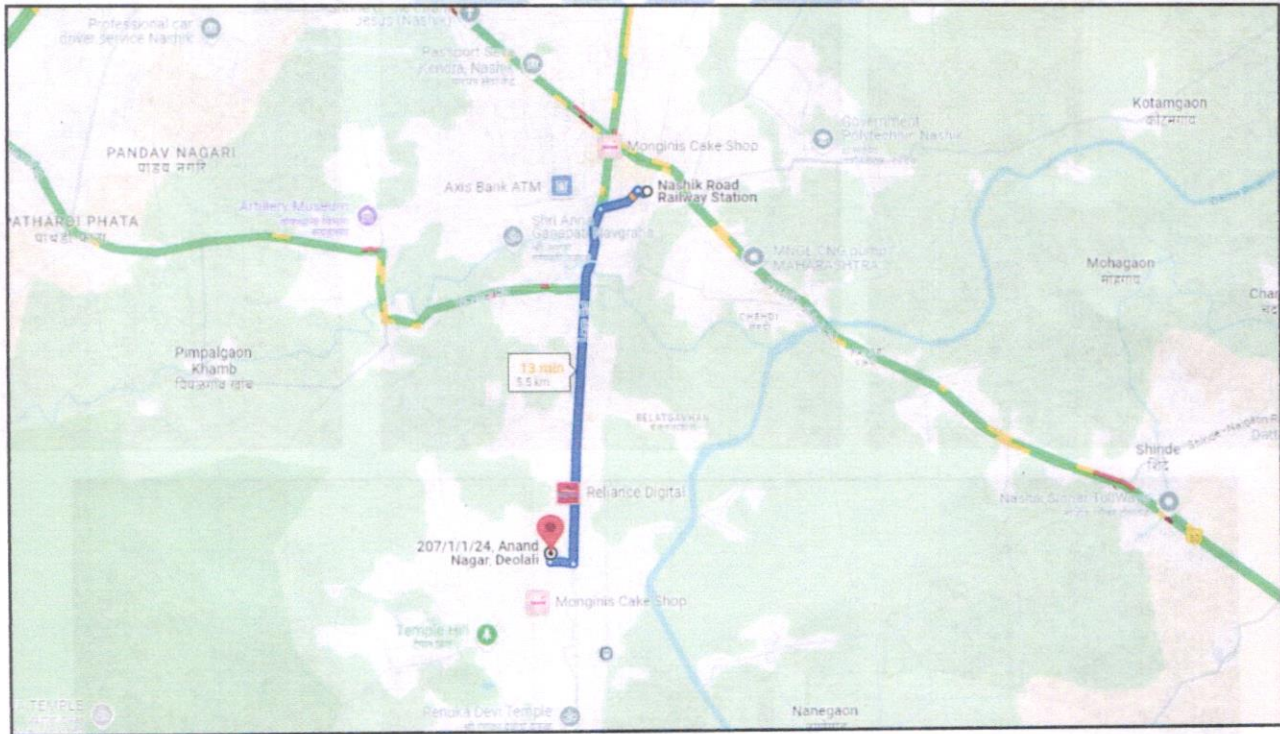
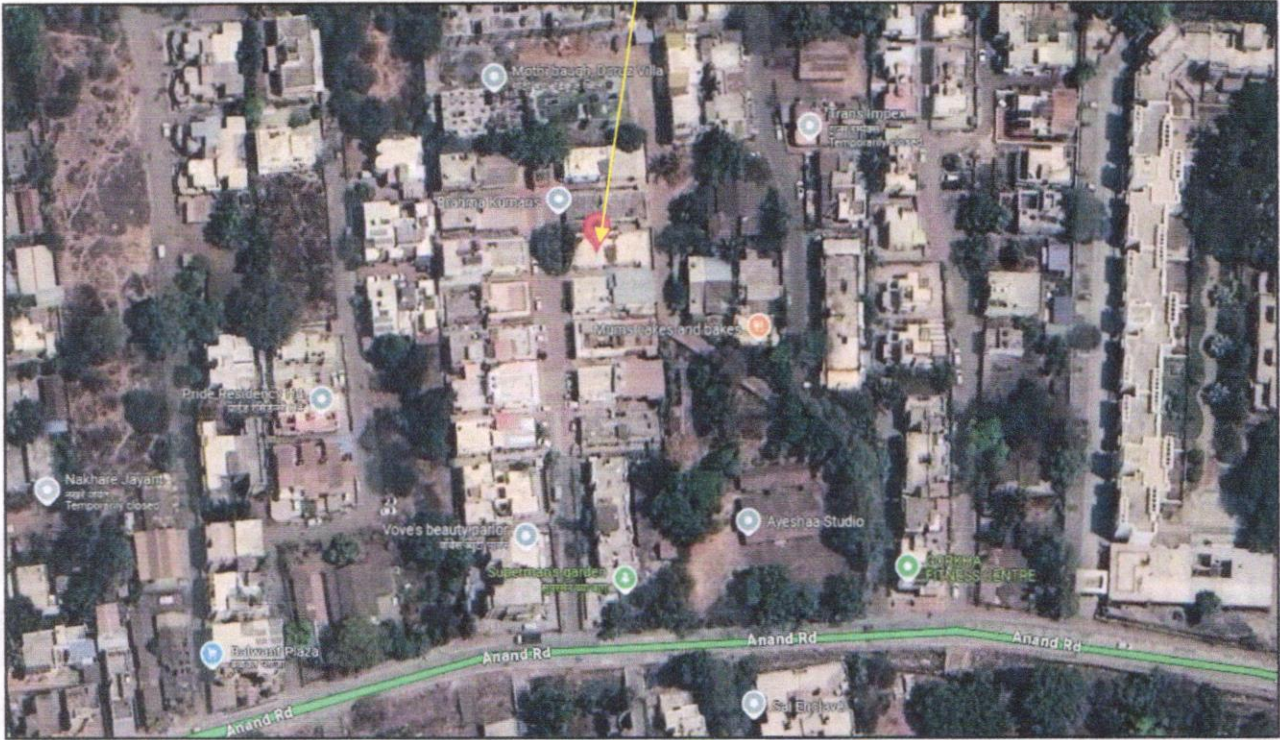
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Route Map of the property

Site u/r



Latitude Longitude: 19°54'29.0"N 73°49'49.2"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 5.5 Km.)




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Government of Maharashtra

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महाराष्ट्र शासन



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

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Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. Location

Select Location:

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.2		27.2-1ब. अंतर्गत सदनिका	30100 चौंस मीटर
SurveyNo	27/27.16	27.16-2ब. संसारी (गावठाण) कॅन्टोन्मेंट फ्रीटोल्ड प्रॉपर्टी मुख्य रस्ते बगळता अंतर्गत मिळकती बाणिव्य		55000 चौंस मीटर
SurveyNo	27/27.15	27.15-2अ संसारी (गावठाण) कॅन्टोन्मेंट फ्रीटोल्ड प्रॉपर्टी देवळाली कॅम्प बाणिव्य		59000 चौंस मीटर
SurveyNo	27/27.14	27.14-2ब. संसारी (गावठाण) कॅन्टोन्मेंट फ्रीटोल्ड प्रॉपर्टी मुख्य रस्ते बगळता अंतर्गत मिळकती सदनिका		27650 चौंस मीटर
SurveyNo	27/27.13	27.13-संसारी (गावठाण) कॅन्टोन्मेंट फ्रीटोल्ड प्रॉपर्टी देवळाली कॅम्प सदनिका		31500 चौंस मीटर

1234

Price Indicators

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₹16.0 Lac | 530 sqft | 2/Out of 4 Floors

1 BHK Builder Floor For Sale in Sansari, Nashik

1 Bed | 154th | Unfurnished

Covered Built-Up Area: 530 sqft (2276 sqft)

Floor: 2/Out of 4 Floors

Transaction Type: Resale

Status: Ready to Move

Furnished Status: Unfurnished

Contact Owner | Get Phone No.

Last contact made 2 days ago

More Details

Price Break-up: ₹16 Lac

Address: Sansari, Nashik, Maharashtra

Furnishing: Unfurnished

Contact Owner

HOUSING.COM Buy in Nashik Deolali Camp X Add Download App List Property Saved

2 BHK Flat | Deolali Camp, Nashik

₹46.0 L | EMI starts at 2430 ₹

1062 sq ft Built up Area | 4.33 K/sq ft Avg Price | 1 Year Old Age of property | Ready to move Possession status | Middle of 2 Floors | Unfurnished Furnishing

Overview Amenities Ratings and Reviews Price Trends Locality Calculator

Deolali Camp, Nashik

Approved Nice Neighbourhood

Contact Seller: Divy Real Estate Consultants | +919875...



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Price Indicators

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3 BHK For Sale in [Deolali Camp, Nashik](#)



3 Beds
3 Baths
Unfurnished

Super Built-Up Area	Floor	Transaction Type
1400 sqft · 1332high	2/Out of 4 Floors	Resale
Status	Furnished Status	
Ready to Move	Unfurnished	

Contact Owner
Get Phone No.

Last contact made 2 days ago

Contact Owner

Kalyani 91711XXXXXX

Get Phone No.

More Details

Price Breakup: ₹ 55 Lac

Address: Deolali Camp, Nashik, Maharashtra


Furnishing: Unfurnished

Contact Owner

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3 BHK For Sale in [Deolali Camp, Nashik](#)



3 Beds
3 Baths
Furnished

Super Built-Up Area	Transaction Type	Status
2200 sqft · 2170high	Resale	Ready to Move
Furnished Status		
Furnished		

Contact Owner
Get Phone No.

Last contact made 3 days ago

Contact Owner

Rajesh Kumar 91711XXXXXX

Get Phone No.

More Details

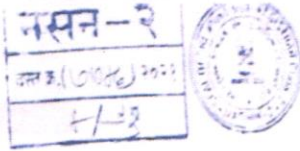
Price Breakup: ₹ 95 Lac

Address: Deolali Camp, Nashik, Maharashtra

Furnishing: Furnished

Contact Owner

Simple Mortgage Deed



-1-

॥ SHREE ॥

Loan Amount Rs. 39,74,000/-

Stamp Rs. 12,000/-

Registration Fee Rs. 15,000/-

SIMPLE MORTGAGE

THIS INDENTURE OF MORTGAGE is made and executed at Nashik, this 16th day of Month September, 2021

MR. Hari Pokardas Sachdev

Age- 51 Years , Occu. Business.

Add. 10/A, Sant Kanwarram Co-op. Housing Society,

Anand Road, Deolali Camp, Nashik 422401

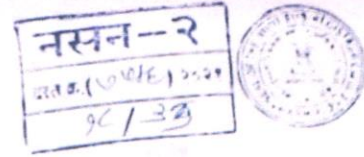
PAN NO - ADBPS357JM



after called "THE MORTGAGOR" or "BORROWER" (which expression shall, unless it be repugnant to the subject or context thereof, mean and include, his legal heirs, executors, administrators and assigns) of the FIRST PART;

IN FAVOUR OF

BANK OF BARODA A Body Corporate Constituted under the Banking Companies (Acquisition and Transfer of Undertakings Act V of 1970, Having its Head Office at "Mandvi, Baroda, Gujarat State and having one of the Branch Office at: "DEVLALI CAMP BRANCH", Taluka & District Nashik - 422401 hereinafter called "THE MORTGAGEE" which expression shall, unless it is repugnant to the context or meaning thereof, include its successors and assigns) of the SECOND PART.



-15-

THE SECOND SCHEDULE

DESCRIPTION OF THE PROPERTIES OF THE BORROWER & GUARANTOR

First and exclusive charge and security by way of Mortgage charge in favour of the Mortgagee Bank over the Mortgagor's present and future immovable properties along with the sheds, structures, premises as described hereinbelow together with equipment, plants, machineries, furniture and fixtures.

- A. All the piece and parcel of plot of land out of revenue survey no. 151/B2/2, 151/B/2/1A, and 151/B2/3A situated at village Sansari, Tal and Dist Nashik, totally admeasuring 6692.56 Sq yards and bounded as follows :

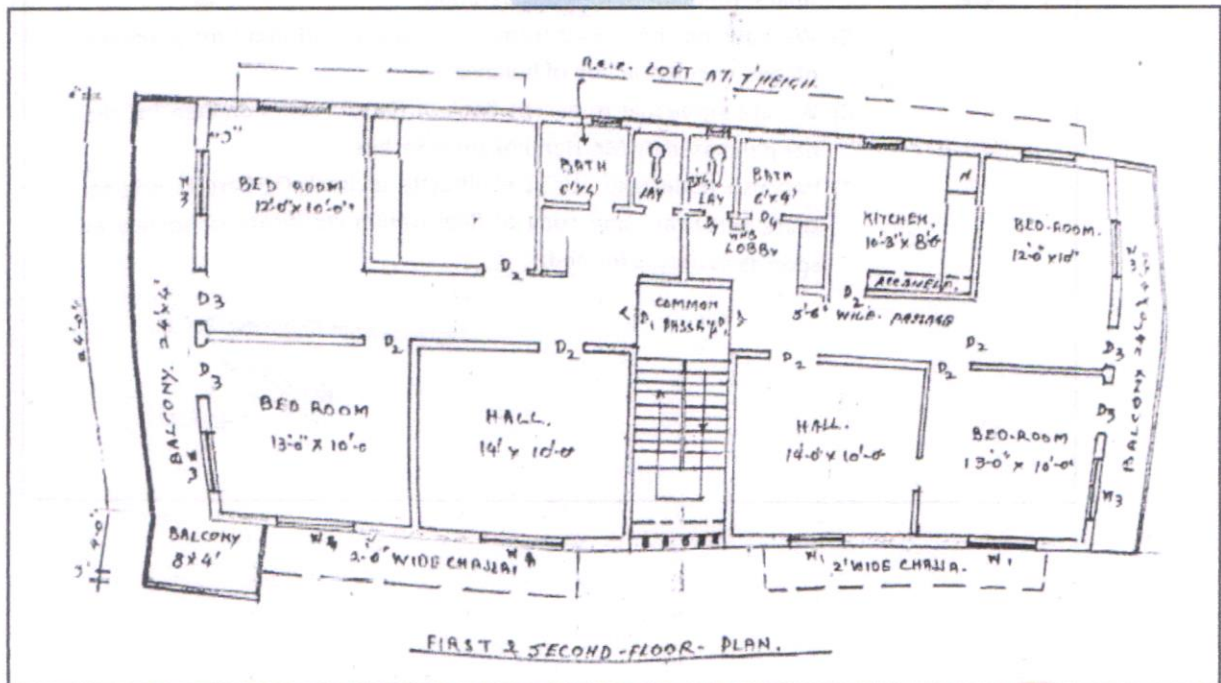
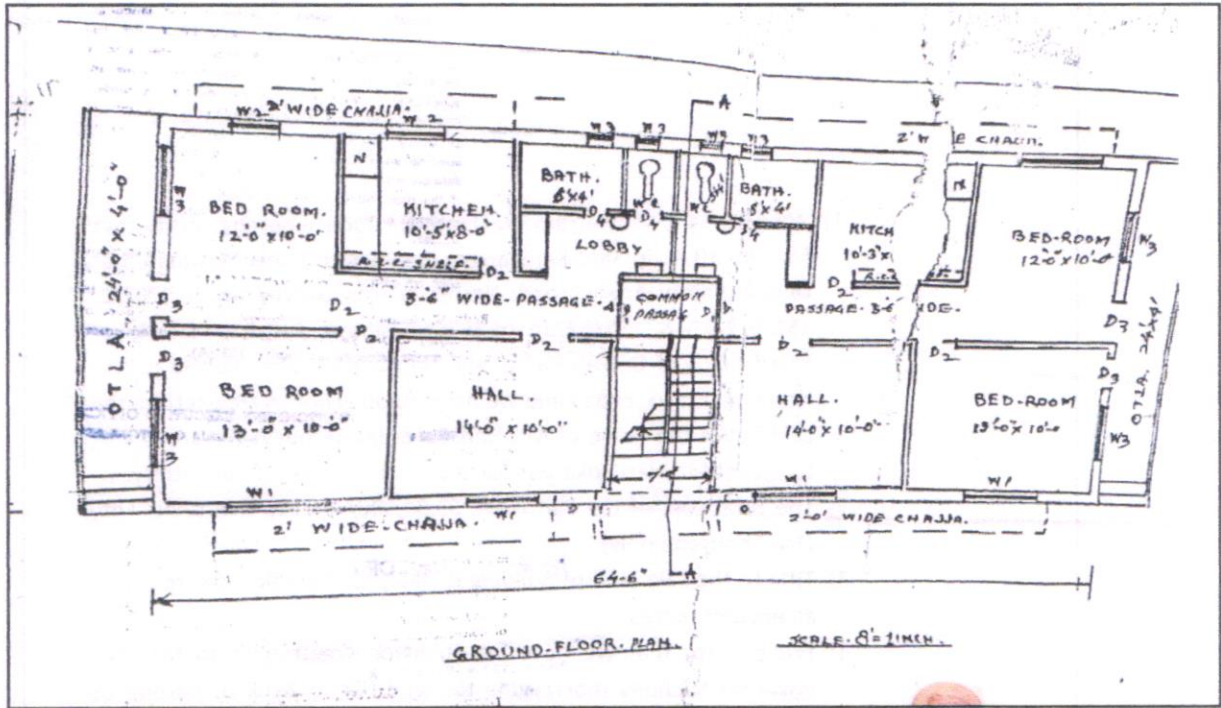
On or towards the East :-	}	As per Government record
On or towards the West :-		
On or towards the North :-		
On or towards the South :-		

- B. All the piece and parcel of constructed flat bearing no. 10/A comprising of the area on the Ground floor admeasuring i.e. 839.28 sq. ft., built up area i.e. 78.00 sq. mtr. consisting of two bed rooms, hall, kitchen, toilet, bathroom (House No. 240/11) and the area on the First floor, admeasuring i.e. 839.28 sq. ft., built up area i.e. 78.00 sq. mtr consisting of single bed room, hall, kitchen, toilet, bathroom, (House No. 1477) (along with proportionate marginal individual and common open spaces and independent terrace area) constructed upon plot of land out of revenue survey no. 151/B2/2, 151/B/2/1A, and 151/B2/3A situated at village Sansari, popularly known as "Sant Kanwarram Co-operative

Building Plan

सत्यमेव जयते / TRUE COPY

प्रशासनिक अधिकारी एवं जनसंपर्क अधिकारी
Administrative Officer & P.R.O.
जायन्ती परिसर, देवलासी
Cantonment Board, DEOLALI



Certificate

SANT KANWARRAM CO-OPERATIVE HOUSING SOCIETY LTD. संत कंवराम को-ऑप. होसिंग सोसायटी लि.

(Reg. No. NSK-HSG-216 DL 14.1.1970)

ANAND ROAD, DEVLALI CAMP - 422401.

Ref. No.


Date :


- 1) We M/S Sant Kanwarram Co-Operative society hereby certify that Flat no. 10 A in Sant Kanwarram Co-Operative society situated at Deolali Camp, Anand road, Nashik bearing Survey No. 151/B2/2, 151/B/2/1A & 151/B2/3A of Village Sansari, District - Nashik of Ward no. 3 of Deolali Camp city, Nashik has been allotted to Mr. Hari Pokardas Sachdev and we have no objection in transferring the said flat in the name of Mr. Hari Pokardas Sachdev. We are willing to accept Mr. Hari Pokardas Sachdev as a member of our society.
- 2) The total cost of the Flat is Rs. 55,51,000/- (Fifty Five Lakhs Fifty One Thousand only)
- 3) Title to the said land of Building is clear, Marketable, and free from all encumbrances.
- 4) We confirm that we have no objection whatsoever to Mr. Hari Pokardas Sachdev mortgaging the said flat to Bank of Baroda on final settlement of the consideration.
- 5) We have not borrowed from any financial institution for purchase of land or construction of building.
- 6) We are agreeable to accept Bank of Baroda as a nominee for the flat purchased by Mr. Hari Pokardas Sachdev.
- 7) We also undertake to send directly to Bank Of Baroda original share certificate and copy of Registration certificate of society as soon as society is formed.

Sant Kanwarram Co.op. Hsg. Soc. Ltd.

H. Sachdev
CHAIRMAN

Certificate of Registration





93-39
90/90

नसिन - २
दस्ता क्र. (१९९८) २००६
१० / १०

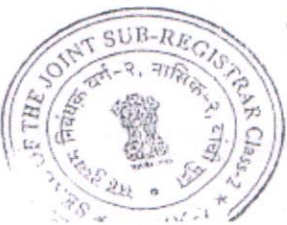
CERTIFICATE OF REGISTRATION.

It is hereby certified that the
DAIT KAWAR RM COOPERATIVE HOUSING SOCIETY, LTD.
 DEOLALI CANTONMENT, TALUKA NASIK, DISTRICT NASIK,
 has been registered under Section 9(1) of the Maharashtra
 Cooperative Societies Act 1960 (Maharashtra Act XXIV of
), under registration No. NSK-HSG-215 of 1970.
 The Society has been classified as 'Cooperative
 Housing Society' and its sub-classification is 'Tenant
 Ownership Housing Society' under Section 12(1) and
 Rule 10(1) of the Maharashtra Cooperative Societies
 Rules 1961.

(I. A. Dulvi)
 District Deputy Registrar,
 Cooperative Societies, Nashik.

Place: Nashik
 Date: 21 January, 1970.

CERTIFIED TRUE COPY



मंडळी

३६ Course

प्रीत विद्या, वाघबाबा रुग्ण



१०६, विद्या विद्यालय

नसिन-२
दस्ता नं. (१९९८) २००६
१०/२६

ATTESTED

Mandhar S. Donda

Certificate

<p style="text-align: center; font-weight: bold;">नसह-३</p> <p>क्र.सं. ८८३३</p> <p>१४-३१</p>	
<p>Schedule No.</p> <p>Opinion of the Civil Area Committee or Board-wide Resolution No. 22 (1)</p> <p>Date 3-11-71</p> <p>Considered and sanctioned under Section 181 of the Cantonments Act, 1924 from a municipal point of view only without prejudice to the right of ownership and subject to the laws and conditions and provisions applicable to the particular case. The work shall be completed within the period specified in every particular. The work shall be completed within the period specified in every particular. The work shall be completed within the period specified in every particular. The date of commencement of work shall be communicated by the applicant in writing to the Cantonment Executive Officer. An application for extension of time to complete the construction, if required, should be made before the expiry of the date of sanction by this Resolution.</p>	
	<p><i>[Signature]</i> Executive Officer Deolali</p>
<p>Copy of C.B. Resolution No. 6 dt. 30/12/72.</p> <p>Extension of time to complete the construction as per sanctioned plan on or before 3/11/1973 is granted as per provisions of Section 183-A of the Cantonments Act, 1924.</p>	
<p><i>[Signature]</i> Cantonment Executive Officer, Deolali.</p> <p>No. 1732 (BLD/ES/20333) Cantt. Board Officer, Deolali. Dated: 17-11-1971</p>	
<p>(Returned with the following Remark)</p>	
<p><i>[Signature]</i> Executive Officer, Deolali Cantt.</p>	
<p>Published by the Govt. of India, Ministry of Defence in Gazette of India Dated 14/8/1948 on Pages 1020 & 1022</p> <p>To <i>The Chairman</i> <i>Sant Karwaram Co-op Housing Society Ltd</i> <i>Ambedkar Road</i></p>	

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 ₹ **53,08,800.00 (Rupees Fifty-Three Lakh Eight Thousand Eight Hundred Only)**. The **Realizable Value** of the above property is ₹ **47,77,920.00 (Rupees Forty-Seven Lakh Seventy-Seven Thousand Nine Hundred Twenty Only)**. and the **Distress Value** is ₹ **42,47,040.00 (Rupees Forty-Two Lakh Forty-Seven Thousand Forty Only)**.

Place: Nashik

Date: 24.09.2024

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.24 16:51:56 +05'30'

Auth. Sign.

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 – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 24.09.2024 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 have personally inspected the property on 23.09.2024. 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.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	Copy of Simple Mortgage Deed Vide No. 7746/2021 dated 16.09.2021 Between Mr. Hari Pokardas Sachdev From Bank of Baroda.
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Binu Surendran – Technical Manager Rushikesh Pingle – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 23.09.2024 Valuation Date - 24.09.2024 Date of Report - 24.09.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 23.09.2024
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 **24th 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 nec Nayaray 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 necNayaray 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 **Total Built up Area = 1680.00 Sq. Ft.** in the Name of Owner: **Mr. Hari Pokardas Sachdev** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal

Property Title

Based on our discussion with the Client, we understand that the subject property was Name of Owner: **Mr. Hari Pokardas Sachdev** 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 **Total Built up Area = 1680.00 Sq. Ft.**

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 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.



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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 **Total Built up Area = 1680.00 Sq. Ft.**

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.

(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



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conduct the valuation independent of external influences.

15. A valuer shall wherever nec Nayaray 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.

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 necNayaraily 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: 24.09.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBBI/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.24 16:52:07 +05'30'


Auth./Sign.



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