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MSME Reg No: UDYAM-MH-18-008361  
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: **Mahesh Manohar Bharati &  
Dipa Mahesh Bharati  
Dipa Vitthal Puri (Before Marriage)**

Residential **Bungalow No.2**, Ground + First Floor, Gat No.2460, Plot No.37,  
Behind Shinde Lawns , Shivaji Nagar , At - Ozar, Taluka- Niphad &  
District - Nashik, PIN Code – 422 207, State – Maharashtra, Country – India.

Latitude Longitude: 20°05'06.9"N 73°54'45.0"E

### Intended User: **Bank of Baroda Regional Office**

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

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

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#### **Regd. Office**

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

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**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential **Bungalow No.2**, Ground + First Floor, Gat No.2460, Plot No.37, Behind Shinde Lawns, Shivaji Nagar , At - Ozar, Taluka- Niphad & District - Nashik, PIN Code – 422 207, State – Maharashtra, Country – India. belongs to **Mahesh Manohar Bharati & Dipa Mahesh Bharati Dipa Vitthal Puri (Before Marriage)**.

Boundaries of the property.

Boundaries	Plot	Bungalow
North	Plot No.38	Plot No.38
South	Plot No.36	Bungalow No.1
East	9.00 Meter Colony Road	9.00 Meter Colony Road
West	Plot No.72	Plot No.72

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 **₹ 45,13,500.00 (Rupees Forty-Five Lakh Thirteen Thousand Five Hundred Only)**

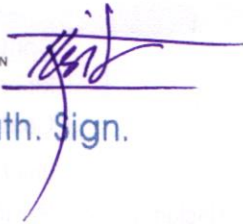
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

**Sharadkumar B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.10.07 15:17:32 +05'30'



Auth. Sign.

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.



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

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

**VALUATION REPORT (IN RESPECT OF BUNGALOW)**

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	: 04.10.2024
	b) Date on which the valuation is made	: 07.10.2024
3.	List of documents produced for perusal: i. Copy of Sale deed Vide No.1443/2024 Dated.19.04.2024 ii. Copy of Commencement Certificate Vide No.86/2022-2023 Dated.15.02.2023, issued by Ozar Nagarparishad ,Ozar. iii. Copy of Occupancy Certificate No.175/2023-24 dated.26.09.2023 issued by Ozar Nagarparishad ,Ozar iv. Copy of Approved Building Plan Vide No.86/2022-2023 Dated.15.02.2023, issued by Ozar Nagarparishad ,Ozar	
	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>Mr. Mahesh Manohar Bharati &amp; Dipa Mahesh Bharati Dipa Vitthal Puri (Before Marriage).</b>  <b>Address:</b> Residential <b>Bungalow No.2</b> , Ground + First Floor, Gat No.2460,Plot No.37, Behind Shinde Lawns , Shivaji Nagar , At - Ozar, Taluka- Niphad & District - Nashik,PIN Code – 422 207, State – Maharashtra, Country – India  <b>Contact Person:</b> Mahesh Manohar Bharati ( Owner ) Contact No. +91 9970141388 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: Residential Bungalow No.2 is Situated on Ground + First Floor  As per Approved Plan, the composition of Bungalow is:



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		<p><b>Ground Floor</b> – Hall + Kitchen +WC + Bath Passage+ Staircase.</p> <p><b>First Floor</b> – 2 Bedroom + Toilet + Passage+ Staircase+ Balcony ( i.e.2BHK)</p> <p>The property is at 21.1 Km. travelling distance from nearest railway station Nashik Road.</p> <p><b>Landmark:</b> Behind Shinde Lawns</p>
5a.	Total Lease Period & remaining period (if leasehold)	: N.A. as the property is freehold.
6.	Location of property	:
	a) Plot No. / Survey No.	: Gat No.2460, Plot No.37
	b) Door No.	: Residential Bungalow No.2
	c) T.S. No. / Village	: At - Ozar
	d) Ward / Taluka	: Taluka- Niphad
	e) Mandal / District	: District – Nashik
	f) Date of issue and validity of layout of approved map / plan	: Copy of Approved Building Plan Vide No.86/2022-2023 Dated.15.02.2023, issued by Ozar Nagarparishad, Ozar
	g) Approved map / plan issuing authority	: Ozar Nagarparishad, Ozar
	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 <b>Bungalow No.2</b> , Ground + First Floor, Gat No.2460,Plot No.37, Behind Shinde Lawns , Shivaji Nagar , At -Ozar, Taluka- Niphad & District - Nashik,PIN Code – 422 207, State – Maharashtra, Country – India
8.	City / Town	: Nashik
	Residential area	: Yes
	Commercial area	: No
	Industrial area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Middle Class
	ii) Urban / Semi Urban / Rural	: Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	: At - Ozar Ozar Nagarparishad ,Ozar
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		Actual	As per Agreement
	North	:	Plot No.38	Plot No.38
	South	:	Plot No.36	Plot No.36
	East	:	9.00 Meter Colony Road	9.00 Meter Colony Road
	West	:	Plot No.72	Plot No.72
13.1	Dimensions / Boundaries of the Property / Bungalow		Actual	As per Agreement
	North	:	Plot No.38	Plot No.38
	South	:	Bungalow No.1	Bungalow No.1
	East	:	9.00 Meter Colony Road	9.00 Meter Colony Road
	West	:	Plot No.72	Plot No.72
13.2	Latitude, Longitude & Co-ordinates of the site	:	20°05'06.9"N 73°54'45.0"E	
13.3	Whether Boundaries Matching with Actual	:	Yes	
14.	Extent of the site	:	Carpet Area in Sq.Ft = 771.00 (Area as per Site Measurement)  <b>Built Up Area in Sq. Ft. = 1003.00 (Area as per Sale deed)</b>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up Area in Sq. Ft. = 1003.00 (Area as per Sale deed)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Gat No.2460,Plot No.37	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	At - Ozar Ozar Nagarparishad ,Ozar	
	Door No., Street or Road (Pin Code)	:	Residential <b>Bungalow No.2</b> , Ground + First Floor, Gat No.2460,Plot No.37, Behind Shinde Lawns , Shivaji Nagar , At - Ozar, Taluka- Niphad & District - Nashik,PIN Code – 422 207, State – Maharashtra, Country – India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2023 (As per Occupancy Certificate)	
5.	Number of Floors	:	Ground + First Floor	
6.	Type of Structure	:	R.C.C. Framed Structure	

7.	Number of Dwelling units in the building	:	2 Bungalows
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?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>Bungalow</b>		
1	The floor in which the Bungalow is situated	:	Ground + First Floor
2	Door No. of the Bungalow	:	Residential Bungalow No.2
3	Specifications of the Bungalow	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum Sliding windows
	Fittings	:	Concealed plumbing, Concealed C.P.Fitting Wiring
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details Not Available
	Tax paid in the name of:	:	Details Not Available
	Tax amount:	:	Details Not Available
5	Electricity Service connection No.:	:	Details Not Available
	Meter Card is in the name of:	:	Details Not Available
6	How is the maintenance of the Bungalow?	:	Good
7	Sale Deed executed in the name of	:	<b>Mr. Mahesh Manohar Bharati &amp; Dipa Mahesh Bharati Dipa Vitthal Puri (Before Marriage).</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Bungalow?	:	<b>Built Up Area in Sq. Ft. = 1003.00 (Area as per Sale deed)</b>
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Bungalow?	:	Carpet Area in Sq.Ft = 771.00 (Area as per Site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 9,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra	:	Located in developed area

	Potential Value?		
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Bungalow with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Bungalow under valuation after comparing with the specifications and other factors with the Bungalow under comparison (give details).	:	4,500.00 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	:	₹ 2,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 25,600.00 per Sq. M. ₹ 2,378.00 per Sq. Ft.
	Guideline rate (After Depreciation)		N.A. as the age of the property is below 5 years
5	Registered Value (if available)	:	Purchase Value- ₹37,00,000.00 Document No.1443/2024 Dated.19.04.2024
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	N.A. as the age of the property is below 5 years
	Replacement cost of Bungalow with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	01 Year
	Life of the building estimated	:	59 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	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	-
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 2,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 4,500.00 per Sq. Ft.</b>
	<b>Remark: - The Above Mention Rate Is as Per Unit Cost, If the Area of Unit Is Change Then the Rate Also Change.</b>		





### 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.

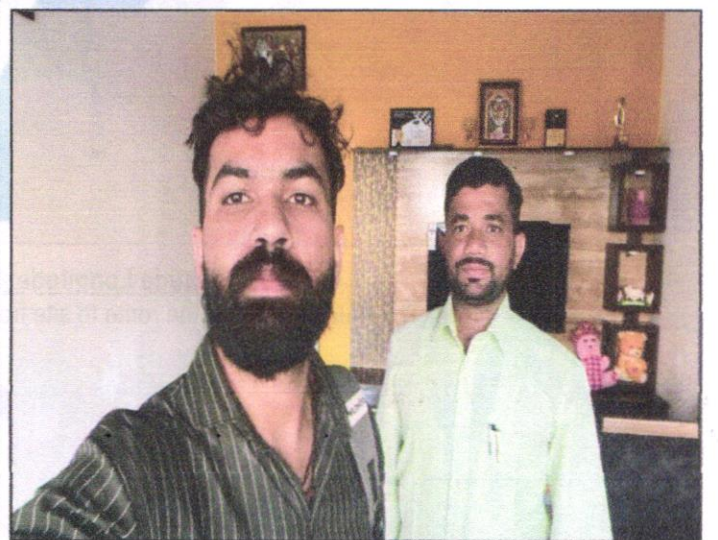
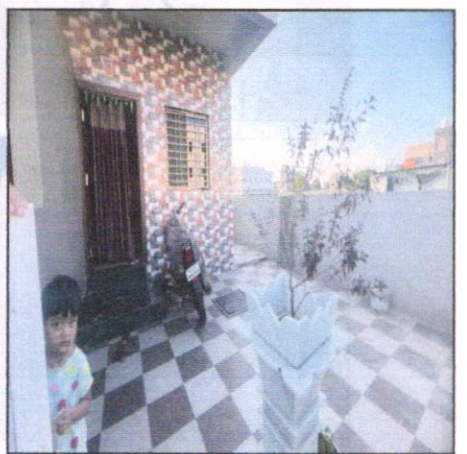
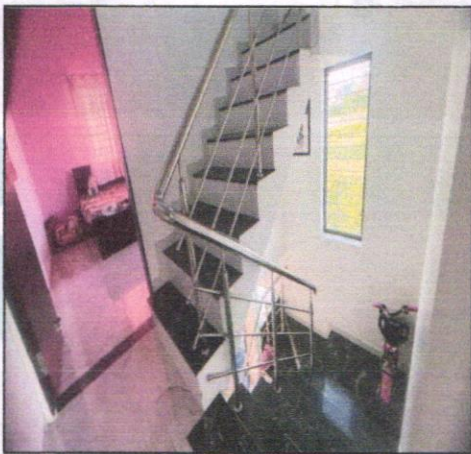
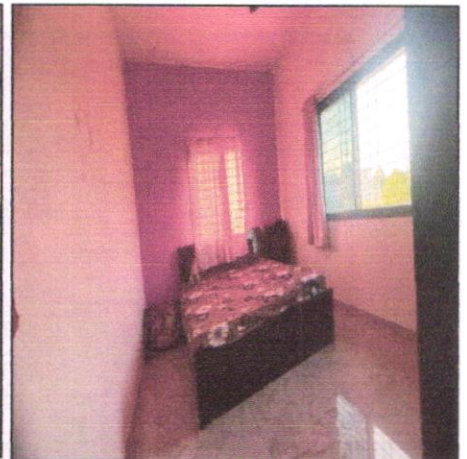
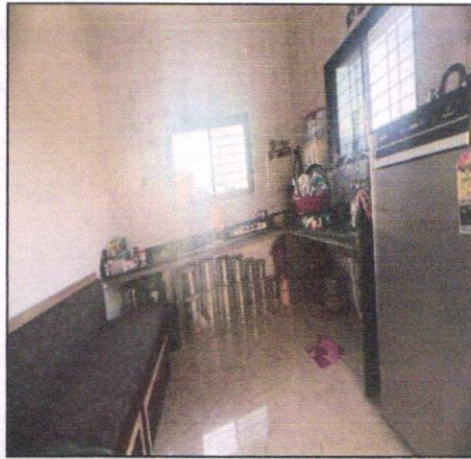
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

### 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 Bungalow, where there are typically many comparables available to analyze. As the property is a Residential Bungalow, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Bungalow size, location, upswing in real estate prices, sustained demand for Residential Bungalow, all-round development of commercial and residential application in the locality etc. We estimate ₹ 4,500.00 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	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 9,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

## Actual site photographs



## Route Map of the property


Site u/r



**Latitude Longitude: 20°05'06.9"N 73°54'45.0"E**


**Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 21.1 Km.)**

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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

Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  Location

Select Location:

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
<a href="#">SurveyNo</a>	27/27.3	27.3-दुकाने	62000	चौरस मीटर
<a href="#">SurveyNo</a>	27/27.2	27.2-कार्यालये	52500	चौरस मीटर
<a href="#">SurveyNo</a>	27/27.1	27.1-सवनीका	25600	चौरस मीटर

## Price Indicators

**99acres** Buy Enter Locality / Project / Society / Landmark Post property

Home » Property in Nashik » House for sale in Ozar » House for sale in Ozar » 2 BHK House for sale in Ozar

**₹37 Lac** @ 3,894 per sq ft. Estimated EMF ₹ 29,552

**2Bedrooms 2Baths**  
Independent House/Villa for Sale  
Ozar, Nashik, Maharashtra

Ready to move

Area STATUS: NOT AVAILABLE Website: <https://maharashtra.mha.nic.in/govt>

Overview Owner Details Recommendations

Property (1)

Area Plot area 950 sq ft. Website: [View details](#)

Price ₹ 37 Lac+ Govt Charges & Tax @ 3,894 per sq ft. (Regulative)

Total Floors 1 Floors

Overlooking Park/Garden

Configuration 2 Bedrooms, 2 Bathrooms, 1 Balcony with Others

Address Ozar, Nashik

Facing East

Property Age 0 to 1 Year Old

Why should you consider this property?

East Facing Private Garden Close to School Fresh Construction Pet Friendly Visitor Parking Available Close to Hospital Close to Market Gated Society Corner Property Overlooking Park/Garden Parking Available Ceramic Flooring

Activate Windows  
Go to Settings to activate Windows

**99acres** Buy Enter Locality / Project / Society / Landmark Post property

Home » Property in Nashik » House for sale in Nashik » House for sale in Ozar » 2 BHK House for sale in Ozar

**₹37 Lac** @ 4,111 per sq ft. Estimated EMF ₹ 29,552

**2Bedrooms 2Baths**  
Independent House/Villa for Sale  
Ozar, Nashik, Maharashtra

Under Construction

Area STATUS: NOT AVAILABLE Website: <https://maharashtra.mha.nic.in/govt>

Overview Owner Details Recommendations

Property (1)

Area Plot area 900 sq ft. Website: [View details](#)

Built up area: 1300 sq ft. (100% work)  
Carpet area: 1200 sq ft. (100% work)

Price ₹ 37 Lac+ Govt Charges & Tax @ 4,111 per sq ft. (Regulative)

Total Floors 1 Floors

Overlooking Park/Garden

Configuration 2 Bedrooms, 2 Bathrooms, 1 Balcony with Others

Address Ozar, Nashik

Facing East

Possession In Within 3 months

Why should you consider this property?

East Facing Private Garden Close to School Close to Hospital Pet Friendly Close to Market Gated Society Overlooking Park/Garden Parking Available Ceramic Flooring

Activate Windows  
Go to Settings to activate Windows

## Price Indicators

**₹ 35,00,000**  
 2 Bds - 2 Ba - 1200 ft2  
 New row-bungalow or twin bungalow for sale at outer airport road ozar  
 Near MIDC, Outer Maharashtra 2 days ago

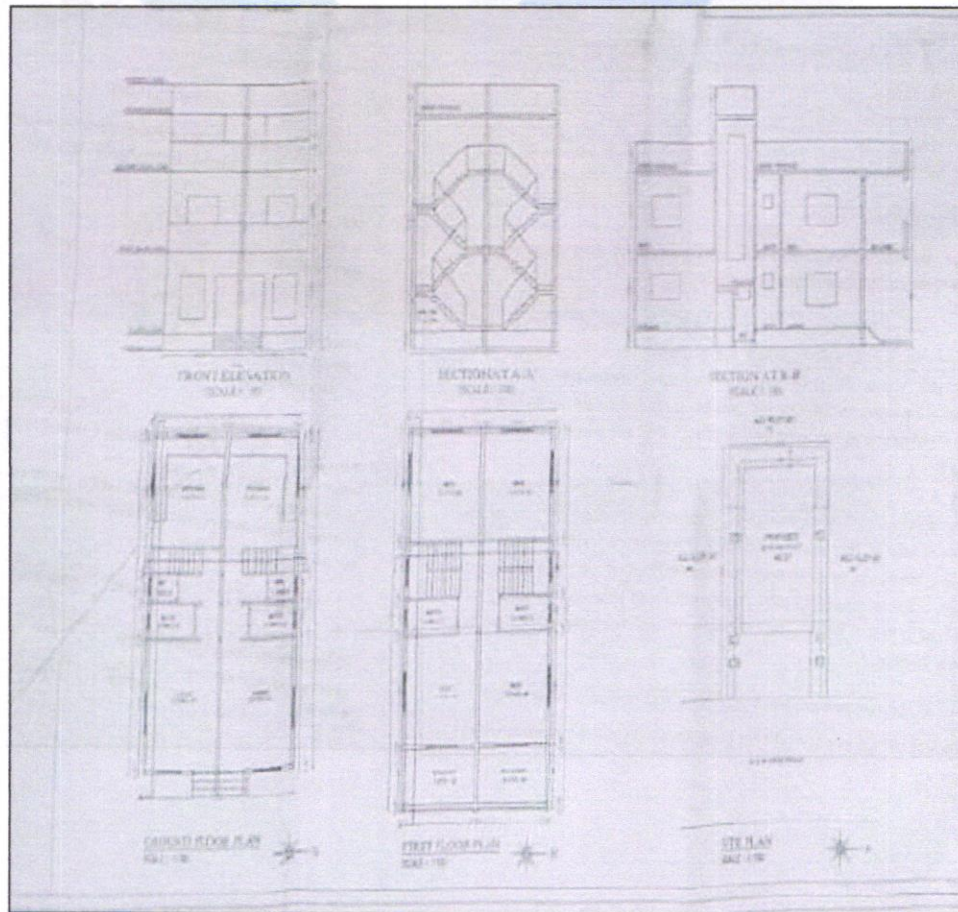
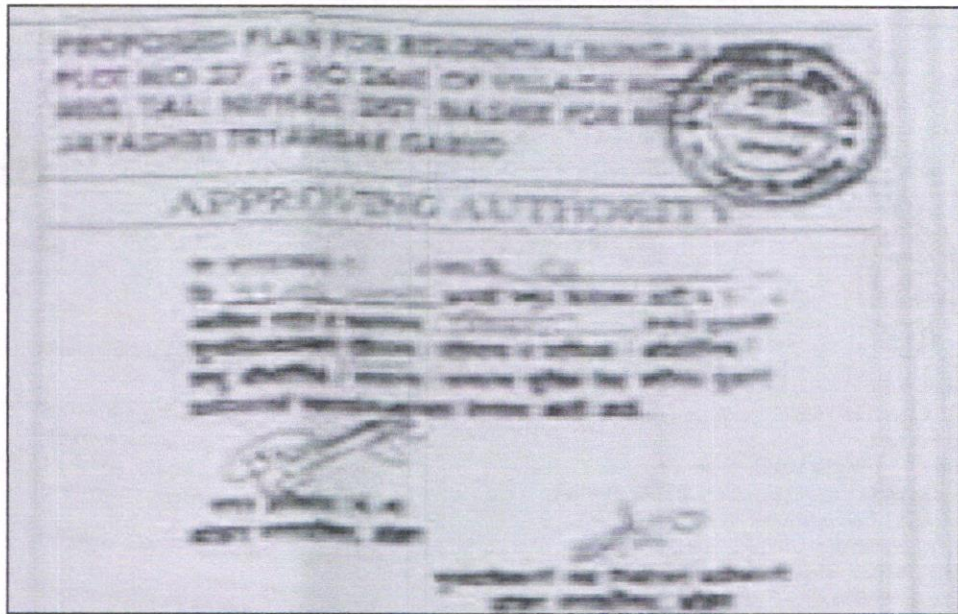
**Sanjay Wagh**  
 Chat with seller

Details			
Type	Houses & Villas	Bedrooms	2
Bathrooms	2	Furnishing	Unfurnished
Construction Status	New Launch	Listed by	Owner
Super Builtup area (sqft)	1200	Carpet Area (sqft)	1000
Total Floors	2	Car Parking	1

## Saledeed

<p style="text-align: center;"><b>कायम फरोकत खरेदीखत</b></p> <p style="text-align: center;">(बांधीय दिवन बंगलो मिळकतीचे) मुद्रांक शुल्क : रु. १००/-</p> <p>कायम फरोकत खरेदीखत नमुन केल्या मिळकतीचा रजि.संठरखत कारणाचा दिनांक २६/१०/२०२३ रोजी स्वकम रुपाय २,२२,०००/-ची मुद्रांक शुल्कावर मा.दुय्यम निबंधक सा.निष्ठा २ मिळकतीचे (३) बांधे वहादारीखत अ.नं. नपड २ - ४११५/२०२३ अन्वये लिहून व नोंदवून देणेत आलेला आहे. त्यामुळे सदरचे कायम फरोकत खरेदीखत (बांधीय दिवन बंगलो मिळकतीचे) स्वकम रु.१००/- ची मुद्रांकवर करवोन आला आहे.</p> <p>कायम फरोकत खरेदीखत (बांधीय दिवन बंगलो मिळकतीचे) आज दिनांक १९ माहे एप्रिल सन २०२४ रोजी शुक्रवार ते दिवशी पंचक्राव (१) मुद्रकमी...</p> <p><b>१. महेश मनोहर भारती</b> उ.वय - ३३ वर्ष, भंदा - व्यापार पिन नं. : BUEPB3532P आधार नं. 911800429057</p> <p><b>२. दिपा महेश भारती</b> विवाहापूर्वी दिपा विठ्ठल पुरे उ.वय : २७ वर्ष, व्यावसाय : गृहिणी पिन नं. : GGOPP9717H आधार नं. : 246499520006 टोपो सा. मईसमाल, सा.मईसमाल, वि.ओ.सा.वट ४३११०१</p> <p style="text-align: right;">लिहून घेणार</p> <p>...यासी...</p> <p><b>जयश्री शंभक गरुड</b> उ.वय : ६२ वर्ष, व्यवसाय : शेती/व्यापार पिन नं. : BTCPG0279F आधार नं. : 666719713767 रा.अवड, नाशिक</p> <p style="text-align: right;">लिहून देणार</p>	<p>कारण कायम फरोकत खरेदीखत (बांधीय दिवन बंगलो मिळकतीचे) लिहून देणार हे लिहून घेणार यांचे लाभाले लिहून व नोंदवून देणेत ते येणेप्रमाणे :-</p> <p><b>१) मिळकतीचे वर्णन -</b></p> <p>तुळशी जिल्हा नाशिक जिल्हा तालुका तालुका निष्ठाद पैसी ओढान वाळुनिधि गावचे शिवाजीतील व नगरपालिका मधील विनामती प्लॉट मिळकत येथी प्लॉट नं. २४६० पैसी प्लॉट नं. ३७ (सदोरीस) याची रजुम हो १८५.०० अन् थोमी यासी आकार रु. १८,५०० येणेप्रमाणे वर्णनाची प्लॉट मिळकत यासी प्लॉट नं. ३७ च्या तालुकीच्या पुढीलप्रमाणे :-</p> <p>पुरेत : १ मीटर कॉलनी रॉड पश्चिमेस : प्लॉट नं. ७२ उत्तरेस : प्लॉट नं. ३८ दक्षिणेस : प्लॉट नं. ३६</p> <p>यासी तुम्हास द्यावयाचे उत्तरेकडील क्षेत्रफळ १२.५ चौ.मी. म्हाजोष २१५.३ चौ.फुट यासी आकार रु. १,२५ पैसी याद्वारे दिवन बंगलो रु. ०२ (दोन) यासी तळजाण क्षेत्र १२.५ चौ.मी. याद्वारे आरतीसी बांधीय कारभार क्षेत्र ७५.३ चौ.मी. म्हाजोष ८१०.२२ चौ.फुट यासी विन्टअप क्षेत्रफळ १३.९४ चौ.मी. म्हाजोष १००२.५८ चौ.फुट यासी तालुकीच्या पुढीलप्रमाणे :-</p> <p>पुरेत : १ मीटर कॉलनी रॉड पश्चिमेस : प्लॉट नं. ७२ उत्तरेस : प्लॉट नं. ३८ दक्षिणेस : दिवन बंगलो रु. ०१</p> <p>येणेप्रमाणे तालुकीमधील दिवन मिळकत त्यात असलेले जाड, झाडारे, जल, तरा, काट, पाणान, निधी, निक्षेपरत व स्वरुपाचे जाणवेलीचे बांधकामाची स्वरुपाचे हक्काचाह टोपोवरत मिळकत</p> <p>(उपरोक्त कालन - १ यास वर्णन केल्या मिळकतीचा येथून पुढे सोपिली व संक्षिप्तरीत्या उपरोक्त मिळकत असा उल्लेख करण्यात आलेला आहे.)</p> <p>२) येणेप्रमाणे तर कालन १ मध्ये वर्णन केल्या दिवन बंगलो रु. ०२ (दोन) मिळकतीचे बांधकाम हे अ.स.सी. स्वक्याचे असून सदर मिळकतीमधील तुम्हास खरेदीने द्यावयाच्या दिवन बंगलो रु. ०२ (दोन) यासी याद्वारे वट ही नोंद व</p>
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## 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 **₹ 45,13,500.00 (Rupees Forty-Five Lakh Thirteen Thousand Five Hundred Only)**. The **Realizable Value** of the above property **₹42,87,825.00 (Rupees Forty-Two Lakh Eighty-Seven Thousand Eight Hundred Twenty-Five Only)** and the **Distress value ₹ 36,10,800.00 (Rupees Thirty-Six Lakh Ten Thousand Eight Hundred Only)**.

Place: Nashik

Date: 07.10.2024

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

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

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.10.07 15:18:01 +05'30'

Auth. Sign.

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

**Enclosures**

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

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

Date

Signature  
(Name Branch Official with seal)



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(Annexure – III)

### DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 07.10.2024 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 04.10.2024. 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.



## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **07<sup>th</sup> October 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 Bungalow, admeasuring **1003.00 Sq. Ft. Built Up Area** owned by **Mr. Mahesh Manohar Bharati & Dipa Mahesh Bharati Dipa Vitthal Puri**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Mahesh Manohar Bharati & Dipa Mahesh Bharati Dipa Vitthal Puri** 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 Bungalow, admeasuring **1003.00 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 Purchasers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Bungalow 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 Bungalow, admeasuring **1003.00 Sq. Ft. Built Up Area.**

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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



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(Annexure – II)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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



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

### Confidentiality

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

### Information Management

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

### Gifts and hospitality:

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

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



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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

Place:Nashik  
Date: 07.10.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.  
Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMB,  
email=cmd@vastukala.org, c=IN  
Date: 2024.10.07 15:18:14 +05'30'

Auth. Sign.

Director

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



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