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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 : **Shri.Sunil Pandurang Gaikwad & Sau.Dhanshri Sunil Gaikwad**

Residential Flat No. 16, 4<sup>th</sup> Floor, "**Akshar Jyot Apartment**", Behind Rau Hotel, Near Shri Gajanan Petrol Pumb, Plot No. 1, Somnath Shinde Nagar, Peth Road, Village - Makhmalabad, Taluka - Nashik, District - Nashik, State - Maharashtra, India.

Latitude Longitude : 20°2'56.9"N 73°47'35.4"E

### Intended User:

**Bank Of Baroda**  
**RO Nashik**

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



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

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 16, 4<sup>th</sup> Floor, "Akshar Jyot Apartment", Behind Rau Hotel, Near Shri Gajanan Petrol Pump, Plot No. 1, Somnath Shinde Nagar, Peth Road, Village - Makhmalabad, Taluka - Nashik, District - Nashik, State - Maharashtra, India belongs to **Shri.Sunil Pandurang Gaikwad & Sau.Dhanshri Sunil Gaikwad.**

Boundaries	:	Building	Flat
North	:	18 Mtr Wide D.P.Road	Flat No.15
South	:	Plot No.2	Marginal Space
East	:	9.00 Meter Wide Road	Marginal Space
West	:	Survey No.18/1/2(P)	Staircase & Passage

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 33,80,400.00 (Rupees Thirty Three Lakh Eighty Thousand Four 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 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: 2024.10.07 17:57:15 +05'30'



Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report

**Vastukala Consultants India Pvt. Ltd.**

4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link Road, Adgaon, Nashik - 422003

To,  
**The Branch Manager,**  
**Bank Of Baroda**  
**RO Nashik**

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

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

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 : 07.10.2024
	b) Date of which the valuation is made : 07.10.2024
3	List of documents produced for perusal: I) Copy of Deed of Apartment Dated 24.09.2019 between M/s.Akshar Enterprises (The Developers) And Shri.Sunil Pandurang Gaikwad & Sau.Dhanshri Sunil Gaikwad(The purchaser). II) Copy of Occupancy Certificate No.NMC/TPD/Makhmalabad/OC/2801/2019 Dated 27.08.2019 issued by Nashik Municipal Corporation. III) Copy of Building Plan Document No.undefined Dated 17.09.2018 issued by Nashik Municipal Corporation.
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <b>Shri.Sunil Pandurang Gaikwad &amp; Sau.Dhanshri Sunil Gaikwad</b>  Residential Flat No. 16, 4 <sup>th</sup> Floor, "Akshar Jyot Apartment", Behind Rau Hotel,Near Shri Gajanan Petrol Pumb, Plot No. 1, Somnath Shinde Nagar, Peth Road, Village - Makhmalabad, Taluka - Nashik, District - Nashik, State - Maharashtra, India.  <u>Contact Person :</u> Shri.Sunil Pandurang Gaikwad & Sau.Dhanshri Sunil Gaikwad (Owner) Mobile No. 7719820340  Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 4 <sup>th</sup> Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + WC + Toilet + Passage + Balcony. (2 BHK) The property is at 15.7 distance from Nshik Road Railway Station.
5a.	Total Lease Period & remaining period (if leasehold) :
6	Location of property







		:	As per the Deed	As per Actuals
	North	:	Flat No.15	Flat No.15
	South	:	Marginal Space	Marginal Space
	East	:	Marginal Space	Marginal Space
	West	:	Staircase & Passage	Staircase & Passage
13.2	Latitude, Longitude & Co-ordinates of Flat	:	20°2'56.9"N 73°47'35.4"E	
14	Extent of the site	:	Carpet Area in Sq. Ft. = 639.12 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 626.00 (Area As Per Deed of Apartment)  Built Up Area in Sq. Ft. = 688.60 (Carpet Area + 10%)	
15	Extent of the site considered for Valuation	:	<b>Carpet Area in Sq. Ft. = 626.00 ( Area As Per Deed of Apartment)</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.	:		
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Makhmalabad, Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 16, 4 <sup>th</sup> Floor, " <b>Akshar Jyot Apartment</b> ", Behind Rau Hotel, Near Shri Gajanan Petrol Pumb, Plot No. 1, Somnath Shinde Nagar, Peth Road, Village - Makhmalabad, Taluka - Nashik, District - Nashik, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2020 (As per occupancy certificate)	
5.	Number of Floors	:	Ground + 4 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	4 <sup>th</sup> Floor is having 4 Flats	
8.	Quality of Construction	:	Good	



9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Yes
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	4 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 16
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood / Glass Door
	Windows	:	Wooden frame openable widow with M. S. Grill
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	<b>Shri.Sunil Pandurang Gaikwad &amp; Sau.Dhanshri Sunil Gaikwad</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 689.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	as per NMC Norms









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 ₹ 5203.00 to ₹ 5398.00 per Sq. Ft. on Carpet Area / ₹ 4336.00 to ₹ 4498.00 per Sq. Ft. on BuiltUp 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 Residential and Commercial application in the locality etc. We estimate ₹5,400.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Average
Likely rental values in future	₹ 7,000/- (Expected rental income per month)
Any likely income it may generate	Rental Income



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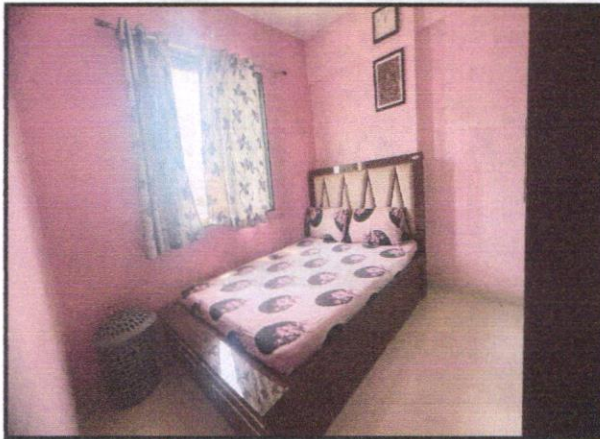
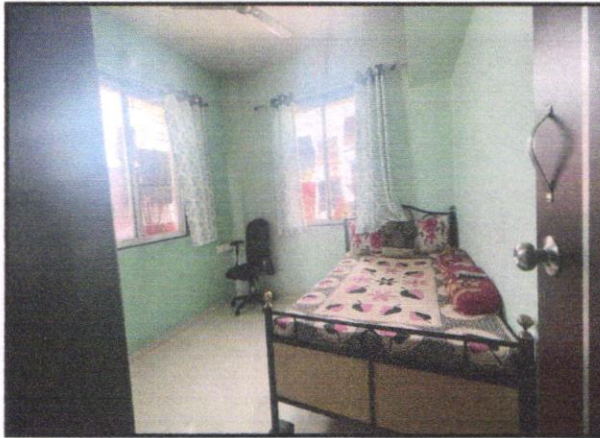
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## Actual Site Photographs

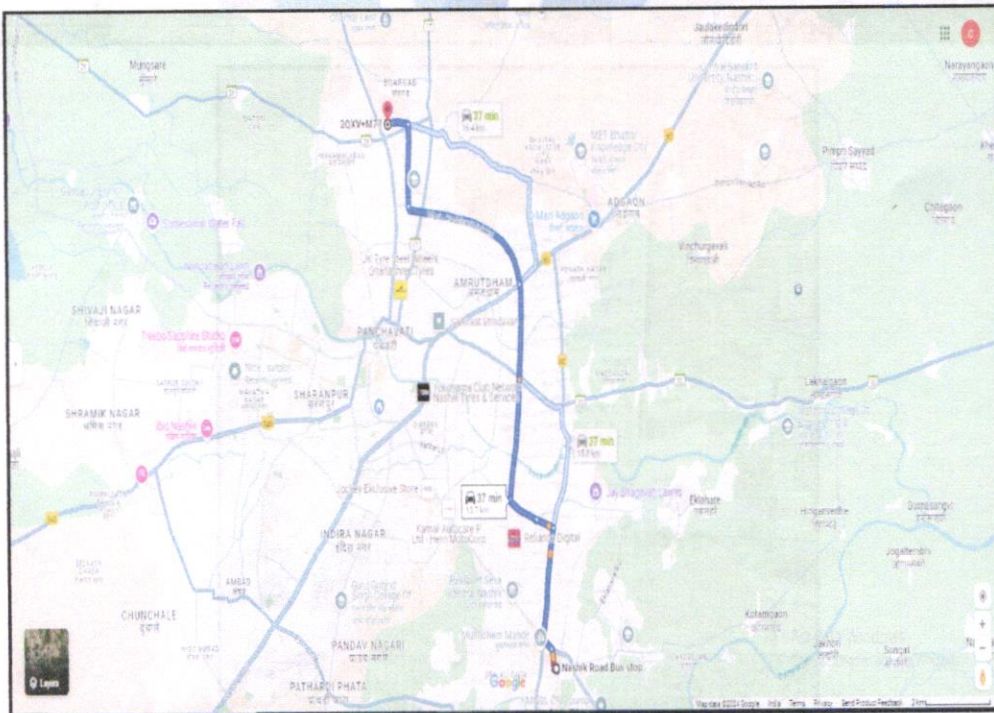




## Route Map of the property



**Note:** Red Place mark shows the exact location of the property



**Longitude Latitude: 20°2'56.9"N 73°47'35.4"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Nshik Road - 15.7).



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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

[Home](#)

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

Year: 2024-2025 Language: English

Selected District: Nashik

Select Taluka: Nashik

Select Village: Mouje Makhmalabad

Search By:  Survey No.  SubZones

Enter Survey No: 18 Search

उपविभाग	खुली जमीन	निवासी सदनिका	औंधीम दुकाने	औद्योगिक	एकक (Rs./)	Attribute
14.5 - हनुमानवाडी कडून माखमलावाडकडे जाणारा 30.0मी. रुंद रस्ता व माखमलावाड कडून तबली फाट्याकडे जाणारा (पेट रस्त्याकडे जाणारा पूर्वे पश्चिम ) रहिवास मिळकती	12000	34370	39520	42960	0	चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	34370			
Flat Located on 4 <sup>th</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>34,370.00</b>	<b>Sq. Mtr.</b>	<b>3,193.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	12000			
The difference between land rate and building rate(A-B=C)	22,370.00			
Percentage after Depreciation as per table(D)	5%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>33,252.00</b>	<b>Sq. Mtr.</b>	<b>3,089.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors

c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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## Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	865.00	1,038.00	1,245.60
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹5,202.00	₹4,335.00	₹3,613.00

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800 Sq-ft 2 BHK Flat For Sale in [Makhmalabad Road, Nashik](#)

2 Beds
 2 Baths
 4 Balconies
 Furnished

Carpet Area  
865 sqft -  
₹5,202/sqft

Status  
Ready to Move

Floor  
2 (Out of 7 Floors)

Furnished Status  
Furnished

Transaction Type  
Resale

Age Of Construction  
Less than 5 years

Contact Owner
Ask Society Name

Last contact made 1 day ago

## Price Indicators


Property	Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	680.00	816.00	979.20
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹5,397.00	₹4,498.00	₹3,748.00

magicbricks

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₹36.7 Lac [EMI - ₹17k](#) | [Get pre-approved loan](#)

2 BHK 920 Sq-ft Flat For Sale in [Makhmalabad Road, Nashik](#)



🛏 2 Beds
🛁 2 Baths
🏡 2 Balconies
🏠 Unfurnished

**Carpet Area**  
 680 sqft -  
 ₹5,400/sqft

**Additional Rooms**  
 1 Store Room

**Type Of Ownership**  
 Freehold

**Floor**  
 4 (Out of 7 Floors)

**Facing**  
 East

**Age Of Construction**  
 Under Construction

**Transaction Type**  
 New Property

**Furnished Status**  
 Unfurnished

[1 Photos](#)

Property viewed by 7 People

Contact Agent

Get Phone No.



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As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹33,80,400.00 (Rupees Thirty Three Lakh Eighty Thousand Four Hundred Only)**. The **Realizable Value** of the above property is **₹32,11,380.00 (Rupees Thirty Two Lakh Eleven Thousand Three Hundred Eighty Only)**. The **Distress Value** is **₹27,04,320.00 (Rupees Twenty Seven Lakh Four Thousand Three Hundred Twenty Only)**.

Place : Nashik

Date : 07.10.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.07 17:57:39 +05'30'

Auth. Sign.

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

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

Date \_\_\_\_\_

Signature

(Name &amp; Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

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



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(Annexure-IV)

**DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 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.
- d. My engineer Swapnil Wagh has personally inspected the property on 07.10.2024. The work is not sub-contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure



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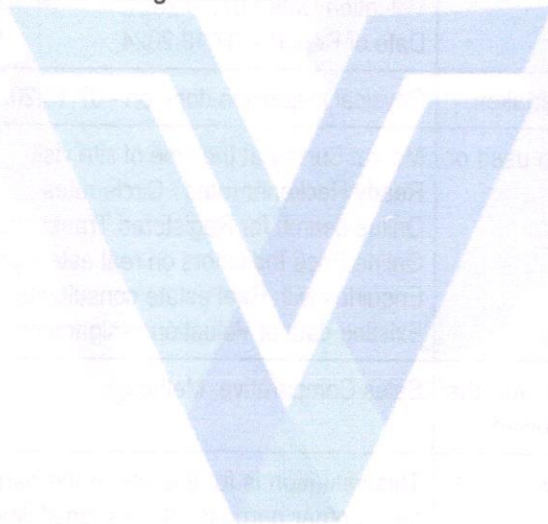
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- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. 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. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Shri.Sunil Pandurang Gaikwad & Sau.Dhanshri Sunil Gaikwad from M/s.Akshar Enterprises vide Deed of Apartment dated 24.09.2019.
2	purpose of valuation and appointing authority	As per the request from Bank Of Baroda, RO Nashik to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Swapnnil Wagh - Valuation Engineer Rashmi Jadhav - Technical Manager Chintamani Chaudhari - 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 - 07.10.2024 Valuation Date - 07.10.2024 Date of Report - 07.10.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 07.10.2024
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **7th 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. Nashik Branch (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations.

### Assumptions

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

### Information Supplied by Others

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

### Future Matters

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

### Map and Plans

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

### Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **626.00 Sq. Ft. Carpet Area** in the name of **Shri.Sunil Pandurang Gaikwad & Sau.Dhanshri Sunil Gaikwad**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Shri.Sunil Pandurang Gaikwad & Sau.Dhanshri Sunil Gaikwad**.



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**Gaikwad & Sau.Dhanshri Sunil Gaikwad.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

## Environmental Conditions

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

## Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **626.00 Sq. Ft. Carpet Area.**

## Condition & Repair

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

## Valuation Methodology

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

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

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

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



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## 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 **626.00 Sq. Ft. Carpet Area**.

## ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(Annexure-V)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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



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

### Confidentiality

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

### Information Management

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



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## Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

## Remuneration and Costs.

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

## Occupation, employability and restrictions

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

## Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.07 17:57:26 +05'30'

Auth. Sign.

Director

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



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# Occupancy Certificate



Nashik Municipal Corporation  
OCCUPANCY CERTIFICATE

नम-४

संक्र. ८६३ /२०१९



Application No.	NMC/TPD/Makhamalabad/OC/2801/2019		Date:	27/08/2019
Application Date:	25 May, 2018			
Permission No./OC	LND/OC/Makhamalabad/DCR/0346/2019	Occupancy Issued Date:	27 August, 2019	
Building Permit No.	LND/BP/Makhamalabad/DCR/0213/2018	Building Permit Date:	18 May, 2018	
Ref:	Building Commencement Notice submitted by the Applicant		25 May, 2018	
	Building Completion Notice submitted by the Applicant		28 June, 2019	
	CSC Occupancy No. NMC/TPD/Makhamalabad/OC/2801/2019			

The Owners/Builder/Developer /Licensed Architect/Engineer / Structural Engineer have given the Building Completion Notice that the building has been completed as per the specifications of Sanctioned Plans and it is declared that the building conforms in all respects to the requirements of the building regulations contained under the statutory provisions in the respective Municipal Act and Building Bye Laws/Rules Issued by the Govt.

**This is to certify that the building has been inspected and is declared fit for occupation.**

<b>A</b>	<b>NAME OF THE OWNER/Developer</b>	M/S AKSHAR ENTERPRISES PARTNERSHIP FIRM THROUGH PARTNER MR.KANTILAL J POKAR		
<b>B</b>	<b>LOCATION OF THE PROPOSED SITE</b>			
1	Plot No.	01	2. Survey No.	18/1/1/2
3	District	Nashik	4. Village	Makhamalabad
5	Division	Panchwati	6. Town/ City	
<b>C</b>	<b>DETAILS OF THE COMPLETED BUILDING</b>			
1	Building Permit / Permission No.	LND/BP/Makhamalabad/DCR/0213/2018	Building Permit / Permission Date	18 May, 2018
a	Due date for completion of the building		28 June, 2019	
b	Date on which completion notice submitted		28 June, 2019	
2	c Whether it is completed within the stipulated time		NO	
	d If No, to collect the Fine Rs(7000/-) for Revalidation /Revised Charges as per the NMC Act as per the rules in force			
3	Site Area (m2)	As per Documents	As per submitted Plan	Road Widening Area
		0.00	0.00	0.00
				Net Area
				501.81
<b>D</b>	<b>BUILDING WISE DATA</b>			
	Building Name	Building Name M/S AKSHAR ENTERPRISES PARTNERSHIP FIRM THROUGH PARTNER MR.KANTILAL J POKAR		
4	<b>No. of Floors</b>	<b>Cellar + Stilt</b>	<b>Ground +Upper Floors</b>	
a	As per Sanctioned Plan	0Cellar+0 Stilt	1Ground Floor + 4Upper Floor	
b	As per Completed Building Plan	0Cellar+0 Stilt	1Ground Floor + 4Upper Floor	
5	<b>Use of the Building</b>			
a	As per Sanctioned Plan	Residential		
b	As per Completed Building Plan	Residential		
6	<b>Floor Area (m2)</b>			
a	As per Sanctioned Plan	820.85		
b	As per Completed Building Plan	820.85		
7		<b>i) Parking Area (m2)</b>	<b>ii) Tot -lot area (m2)</b>	
a	As per Sanctioned Plan	0	0	
b	As per Completed Building Plan	0	0	

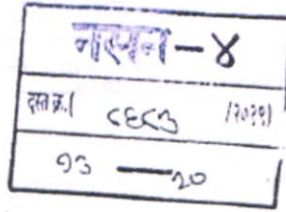
आयकर विभाग  
TAX DEPARTMENT  
SUNIL PANDURANG  
VITTHAL RAO GAIKWAD  
1976

**SELF ATTESTED**  
BY ME

आयकर विभाग  
INCOME TAX DEPARTMENT  
SHANAGHRI SUNIL GAIKWAD  
SAHEBRAO PATOLE  
23/04/1979  
Permanent Account Number  
DUKPG749CM

**SELF ATTESTED**  
BY ME

# Rera Certificate



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51600018428**

Project: **Akshar Jyot, Plot Bearing / CTS / Survey / Final Plot No. : 18/1/1/2 at Nashik, Nashik, Nashik, 422003;**

1. **Akshar Enterprises** having its registered office / principal place of business at Tehsil: **Nashik, District: Nashik, Pin: 422003.**

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

- The promoter shall enter into an agreement for sale with the allottees.
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5.

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 01/11/2018 and ending with 31/12/2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid  
Digitally Signed by  
Dr. Vasan Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 11/11/2018 3:27:41 PM

Dated: 01/11/2018  
Place: Mumbai

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



## Agreement for Sale

**नसम-४**  
ल.क्र. ८६८३ म.मि.  
२ - १०



सरकारी मुल्यांकन :- १७,७८,०००/- मोबदला किंमत : २०,००,०००/-  
सदर मिळकतीबाबत सदनिका / फ्लॉट विक्रीचा करारनामा मे. दुष्यम निबंधक  
सांगे, नाशिक ४ यांचे कार्यालयात दस्त क्र. ६२८७/२०१९ अन्वये संपुर्ण स्टॅम्प  
उपुटी रक्कम रुपये १,२०,०००/- व नोंदणी कि २०,०००/- भरून दिनांक  
१२/०७/२०१९ रोजी नोंदविण्यात आलेला आहे.

डिड ऑफ डिक्लेरेशनचा दस्त क्र. ८१५५/२०१९ दि. ६/०९/२०१९

**:: डीड ऑफ अपार्टमेंट (खरेदीस्वत) ::**

डीड ऑफ अपार्टमेंट (खरेदीस्वत) आज दिनांक २४ माहे सप्टेंबर  
इसवी २०१९ रोज मंगळवार ते दिवशी नाशिक मुक्तामी....

- १) श्री. सुनिल पांडुरंग गायकवाड  
उ.व. ४३ वर्षे, धंदा - नोकरी,  
पॅन नं.- एम्युएसपीजी७४४१सी
- २) सी. धनश्री सुनिल गायकवाड  
उ.व. ४० वर्षे, धंदा - गृहिणी,  
पॅन नं.- डीमुकेपीजी७४९९एम  
दोघेही रा.- फ्लॉट नं. १९, अक्षर ज्योत अपार्टमेंट,  
सोमनाथ शिंदे नगर, पेठरोड, पंचवटी, नाशिक  
.....यांनी.....

लिहून घेणार

अक्षर एन्टरप्रायजेस भागीदारी फर्म  
तर्फे भागीदार (पॅन नं. - एएएसएफए२५९७जी)  
श्री. मनीष देवचंद चौधरी  
उ. वय : ३२ वर्षे, धंदा - व्यापार  
रा. फ्लॉट नं. ५, वृंदावन अपार्टमेंट, लामखेडे मळा,  
विडोरी रोड, नाशिक

लिहून देणार

**नसम-४**  
ल.क्र. ८६८३ म.मि.  
३ - १०



कारणे डिड ऑफ अपार्टमेंट (खरेदीस्वत) लिहून देतात त्या जे की -

- १) मिळकतीचे वर्णन :-
- अ) तुळशी जिल्हा नाशिक, पोस्ट तुळशी तालुका नाशिक पेकी नाशिक  
महानगरपालिका नाशिक हद्दीतील भौजे महामलाबाद या गावचे जिचारागतील  
मिळकत यांनी सर्व्हे नं. १८/१/१/२ पेकी प्लॉट नं. ०१ याचा क्षेत्र ५०१.८१  
चौ.मी. - एक.एस.आय. १३०.०० चौ.मी. यांनी चतुःसिमा यादील प्रमाणे :-

पूर्वेस - ९ मीटर रुंदीचा रस्ता,

पश्चिमेस - स.नं. १८/१/२(९)

दक्षिणेस - प्लॉट नं. २,

उत्तरेस - १८ मीटर रुंदीचा डि. पी. रोड

येणेप्रमाणे चतुःसिमेतील विनशोती प्लॉट मिळकत जल, तर, काष्ट,  
पापाचा, निधी, निक्षेप तदवभूत वस्तुसह तसेच ले-आऊट प्लॅननुसार कॉलनी  
रोड, सामाईक जागा वापरणे हक्कासह मिळकत दरोबस्त.

- ब) प्रस्तुत दस्ताचा विषय असलेल्या मिळकतीचे वर्णन :- वर कालम १अ मधील  
प्लॉट मिळकतीवर मिळकतीवर नाशिक महानगरपालिका नाशिक यांनी मंजूर  
कलेच्या बांधकाम नकाशाप्रमाणे बांधलेल्या "अक्षर ज्योत अपार्टमेंट" या  
बांधीय रहिवासी इमारतीतील चौथ्या मजल्यावरील फ्लॉट नं. १६ (सोळा)  
याची कारपेट क्षेत्र ५४.९४ चौ. मी., आपत याळकती क्षेत्र ३.१८ चौ.मी. व  
अंदाजित पार्किंग क्षेत्र १०.५ चौ.मी. यांनी चतुःसिमा येणेप्रमाणे :-

पूर्वेस - मार्किंगल सोम,

पश्चिमेस - पॅकिंग व स्टोअर फ्लॉट,

दक्षिणेस - मार्किंगल सोम,

उत्तरेस - फ्लॉट नं. १५.

येणेप्रमाणे चतुःसिमापुर्वक सदनिका (फ्लॉट) मिळकत, स्वतंत्रपणे  
वापरण्याचे हक्कासह तसेच इमारतीमधील जाणेदेगेचे, जिना वापरणे व



Since 1989

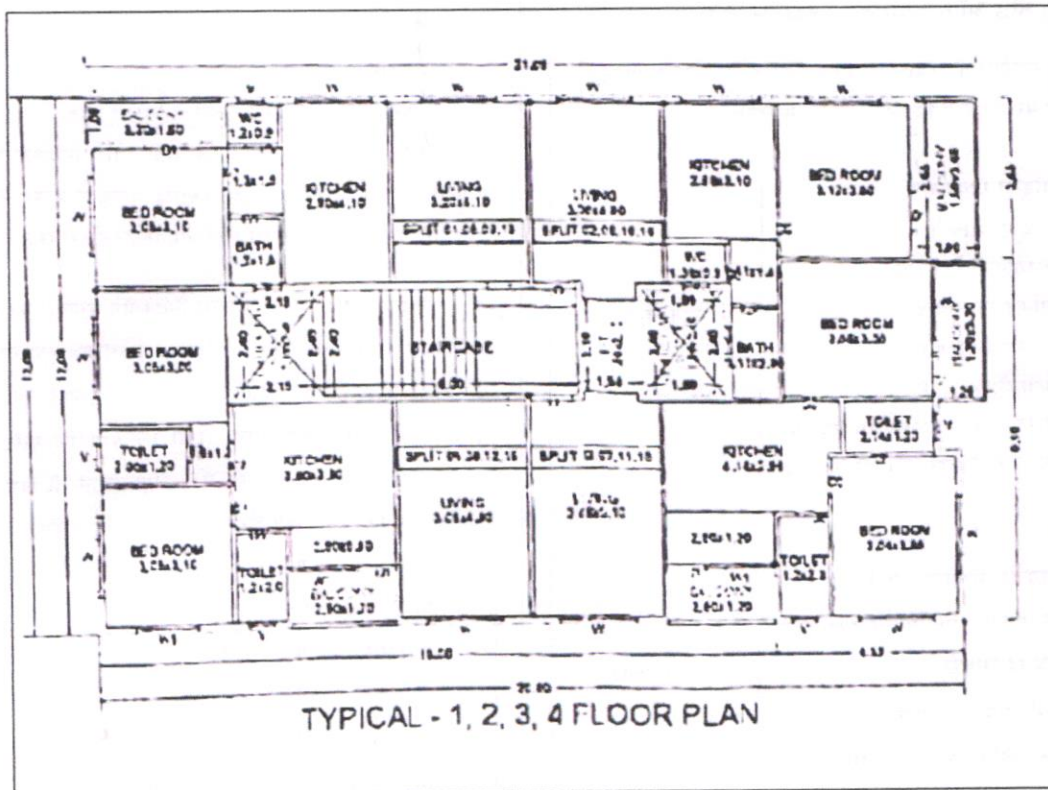
**Vastukala Consultants (I) Pvt. Ltd.**

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# Approved Building Plan

Document certified by Suresh D Nikumbhe  
 <sureshnikumbhe05@gmail.com>  
 Organization : Government Of Maharashtra  
 Designation : Assistant Director Town Planning  
 Date : 17 Sep 2018 13: 35:20  
 Certificate : 2202A41E8203487



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