

Our Ref No.V.PCPL.NSK.SBI.0324.040

Date: 29.03.2024

To,
State Bank of India
RACPC Branch
Nashik-422001.

Subject: Valuation Report for Residential Flat

Pursuant to the instructions from Bank, we have inspected the immovable assets occupants **Mr. MAHESH KUMAR MEHARCHAND SINGLA. Mrs. PRERNA MAHESH SINGLA.** The Property having Address "**Bungalow On Plot No.02, Ground + 1st Floor, S.No.11/1B/4, CTS.No.1373, Janaki Vallabh Bungalow, Opp Wellness Forever Medical, Kalpataru Nagar, Lane No.01, Ashoka Marg, Mauje Wadala Shiwar, Tal.Dist.Nashik.422011.** On 29/03/2024, so as assess fair market value of the Flat.

ABSTRACT VALUATION

The Fair Market value of the Property is Rs. 02,20,89,000.00

(Rs. Two Crore Twenty Lakh Eighty Nine Thousand Only).

Realizable Value of the Property will be Rs. 02,09,84,550.00

(Rs. Two Crore Nine Lakh Eighty Four Thousand Five Hundred Fifty Only).

Distress Sale Value of the Property will be Rs. 01,87,75,650.00

(Rs. One Crore Eighty Seven Lakh Seventy Five Thousand Six Hundred Fifty Only)

Thanking You

ER. AMIT PATWARDHAN

BE-CIVIL/IBBI REGISTRAR VALUER



To,
State Bank of India
RACPC Branch
Nashik-422001.

VALUATION REPORT (IN RESPECT OF HL)

Our Ref No.V.PCPL.NSK.SBI.0324.040

Date:29.03.2024

| I. | GENERAL | | |
|----|--|---|--|
| 1. | Purpose for which the valuation is made | : | To determine the Fair market value of the property |
| 2. | a) Date of Inspection | : | 29.03.2024 |
| | b) Date on which the valuation is made | : | 29.03.2024 |
| 3. | List of documents produced for perusal | | |
| | i) Agreement To Sale | : | No.NSN-2-3189-2016 Dt:-29/04/2016 |
| | ii) OC | : | OC No.JavakNo/NRV/Nashik/4839 Dt:-14/08/2000 For Ground + 1 st Floor |
| | iii) N.A. Order | : | No.Kaksha-3/NA/210/1997 Dt:-20/01/1986 |
| 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) | : | Mr. MAHESH KUMAR MEHARCHAND SINGLA. Mrs. PRERNA MAHESH SINGLA. The Property having Address "Bungalow On Plot No.02, Ground + 1st Floor, S.No.11/1B/4, CTS.No.1373, Janaki Vallabh Bungalow, Opp Wellness Forever Medical, Kalpataru Nagar, Lane No.01, Ashoka Marg, Mauje Wadala Shiwar, Tal.Dist.Nashik.422011. |
| 5. | Brief description of the property | : | "Said Property situated on S.No.11/1B/4, CTS.No.1373, Plot No.02 This is For Ground Floor + 1 st Floor Residential use approved in Middle class locality." |
| 6. | Location of property | | |
| | a) Plot No. / Survey No. | : | S.No.11/1B/4, CTS.No.1373, Plot No.02 |
| | b) Door No. | : | NA |
| | c) T.S. No. / Village | : | Mauje Wadala Shiwar, |
| | d) Ward / Taluka | : | Tal.Dist.Nashik.422011. |
| | e) Mandal / District | : | Nashik |
| | f) Date of issue and validity of layout of approved map / plan | : | As Above |
| | g) Approved map / plan issuing authority | : | As Above |
| | 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 | : | Not Any |
| 7. | Postal address of the property | : | Bungalow On Plot No.02, Ground + 1 st Floor, S.No.11/1B/4, CTS.No.1373, Janaki Vallabh Bungalow, Opp Wellness Forever Medical, Kalpataru Nagar, Lane No.01, Ashoka Marg, Mauje Wadala Shiwar, Tal.Dist.Nashik.422011. |



| | | | | |
|--|---|---|---|--------------------------|
| 8. | City / Town | : | Mauje Wadala Shiwar, Tal.Dist.Nashik.422011. | |
| | Residential Area | : | Yes | |
| | Commercial Area | : | No | |
| | Industrial Area | : | No | |
| 9. | Classification of the Area | | | |
| | i) High / Middle / Poor: | : | Middle | |
| | ii) Urban / Semi Urban / Rural: | : | Urban | |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality | : | Nashik Municipal Corporation | |
| 11. | Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area | : | Nashik Municipal Corporation | |
| 12. | In Case it is an agricultural land, any conversion to house site plots is contemplated. | : | No, Nashik Municipal Corporation | |
| 13. | Boundaries of the property | | As Per Docs | As per Site |
| | East | : | S.No.27(P) | S.No.27(P) |
| | West | : | 9.00Mtr Wide Colony Road | 9.00Mtr Wide Colony Road |
| | North | : | Plot No.01 | Plot No.01 |
| | South | : | Open Space | Open Space |
| 14.A | Dimensions of the site for Build. E | | As Per the Sale Plan | As per Site |
| | East | : | Not Available | Not Available |
| | West | : | Not Available | Not Available |
| | North | : | Not Available | Not Available |
| | South | : | Not Available | Not Available |
| 14.B | Latitude, Longitude & Co-ordinates of Flat | : | Latitude:19.980016 Longitude: 73.800778 | |
| 15. | Extent of the site | : | Not Available | |
| 16. | Extent of the site considered for valuation (least of 14 A & 14 B) | : | Not Available | |
| 17. | Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month. | : | Self-Occupied | |
| II. CHARACTERISTICS OF THE SITE | | | | |
| 1. | Classification of the locality | : | Surrounding area is Developed with Residential. | |
| 2. | Development of surrounding area | : | Developed Residential House Project | |
| 3. | Possibilities of frequent flooding/ sub-merging. | : | No | |
| 4. | Feasibility to the civic amenities like School, Hospital, Bus stop, Market, etc. | : | Yes Nearby | |
| 5. | Land of level with topographical condition | : | Good | |
| 6. | Shape of Land | : | Rectangle | |
| 7. | Type of use to which it can be put | : | Residential | |
| 8. | Any usage restriction | : | Residential | |
| 9. | Is plot in town planning approved layout? | : | Yes | |
| 10. | Corner Plot or intermittent Plot? | : | intermittent Plot | |
| 11. | Road Facilities | : | Available | |
| 12. | Type of road available at present. | : | Tar Road | |
| 13. | Width of road- is it below 20ft or more than 20ft. | : | Aprx. 9.00 M Colony Road | |
| 14. | Is it a land - locked land? | : | No | |
| 15. | Water availability? | : | Yes | |



| | | | |
|---|---|---|---|
| 16. | Underground sewerage system | : | Yes |
| 17. | Is power supply available at the site? | : | Yes |
| 18. | Advantages of site | : | It's a Residential Area basically, having nice area |
| 19. | Special remark, if any, like threat of acquisition of land for public service purpose, road widening or applicability of CRZ provisions etc. (Distance from sea-coast/ tidal level must be incorporate) | : | Not Any |
| Part A (Valuation of Land) | | | |
| 1. | Size of Plot | : | Plot Area:-252.00 SQMT i.e. 2,713.00 SQFT (As Per Agreement To Sale) |
| | North & South | : | Not Applicable |
| | East & West | : | Not Applicable |
| 2. | Total extent of the Plot | : | Plot Area:-252.00 SQMT i.e. 2,713.00 SQFT (As Per Agreement To Sale) |
| 3. | Prevailing Market rate (along with details/ references of at least two latest deals/ transactions with respect to adjacent properties in the areas) | : | Rs.5,500.00/- SQFT |
| 4. | Guideline rate obtained from the Registers office (evidence thereof to be enclosed) | : | Rs.15,400.00/- SQMT(1,430.00/- SQFT) (Zone No.25.2 Mauje Wadala Shiwar) |
| 5. | Assessed/adopted rate of valuation | : | Rs.5,500.00/- SQFT |
| 6. | Estimated value of land | : | Rs. 1,49,21,500.00 |
| Part B (Valuation of Building/Apartment/Row House) | | | |
| 1. | Type of Building (Residential / Commercial / Industrial) | : | Residential |
| 2. | Type of Construction (RCC / Load bearing / Steel framed) | : | RCC |
| 3. | Year of construction | : | 2000 (As Per OC) |
| 4. | Numbers of Floor & Height of Each floor including Basement, If any. | : | Ground + 1 st Floor |
| 5. | Plinth area floor-wise | : | NA |
| 6. | Condition of the building | : | NA |
| | i)Exterior: Excellent, Good, Normal, Poor | : | Good |
| | ii) Interior: Excellent, Good, Normal, Poor | : | Good |
| 7. | Date of issue and validity of layout of approval map/plan | : | Not Provided |
| 8. | Approved map/ plan issuing authority | : | As Above |
| 10. | Any other comments by our empanelled valuers on authentic of approved map / plan/ documents. | : | NA |
| 11. | What is the area of the building? | : | Total B/up Area:-173.41 SQMT i.e. 1,867.00 SQFT (As Per OC) |
| 12. | Assessed/adopted rate of valuation (As per General Market Enquiry / Practice) | : | Rs.2,500.00/- SQFT |
| 13. | Estimated value of Proposed Structure | : | Rs. 46,67,500.00 |



| III | FLAT | | |
|-----|---|---|---|
| 1. | The floor on which the Flat is situated | : | NA |
| 2. | Door No. of the flat | : | NA |
| 3. | Number of Dwelling units per Floor in the building | : | NA |
| 4. | Number of rooms in concerned flat | : | NA |
| 5. | Specification of the Building | : | |
| | Roof | : | RCC |
| | Flooring | : | Completed |
| | Doors | : | Completed |
| | Windows | : | Completed |
| | Fittings | : | Completed |
| | Finishing | : | Completed |
| 6. | House Tax | : | NA |
| | Assessment No. | : | NA |
| | Tax paid in the name of | : | NA |
| | Tax Amount | : | NA |
| 7. | Electricity Service connection No. | : | NA |
| | Meter Card is in the name of | : | NA |
| 8. | How is the maintenance of the Flat? | : | Good |
| 9. | Sale Deed executed in the name of | : | Mr. MAHESH KUMAR MEHARCHAND SINGLA. Mrs. PRERNA MAHESH SINGLA. |
| 10. | What is the undivided area of land as per Sale Deed? | : | NA |
| 11. | What is the plinth area of the flat? | : | NA |
| 12. | What is the floor space index? | : | NA |
| 13. | What is the Carpet Area of the flat? | : | NA |
| 14. | Is it Posh/ I class / Medium / Ordinary? | : | Medium |
| 15. | Is it being used for Residential or Commercial purpose? | : | Residential |
| 16. | Is it Owner-occupied or let out? | : | Self-Occupied |
| 17. | If rented, what is the monthly rent? | : | NA |
| IV | MARKETABILITY | | |
| 1 | How is the marketability? | : | Good |
| 2 | What are the factors favoring for an extra Potential Value? | : | The subject locality is good demanded for Residential |
| 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) | : | NA |
| 2 | Assuming it is a new construction, what is the adopted basic composite rate of the Land under valuation after comparing with the specifications and other factors with the flat under comparison (give details). | : | NA |
| 3 | Break - up for the rate | | |
| | i) Building + Services | : | N.A. |
| | ii) Land + Others | : | N.A. |
| 4 | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : | Rs. 1,574.00/- SQFT (30% Less Depreciated From Rs. 2,248.00/- SQFT)(As Per Zone No.25.2 Mauje Wadala Shiwar) |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | | |
| a. | Depreciated building rate | : | Not Applicable |
| | Replacement cost of flat with Services {V (3)i} | : | NA |
| | Age of the building | : | 24 Years (As Per OC-2000) |
| | Life of the building estimated | : | 36 Years (Subject to Timely maintenance) |
| | Depreciation percentage assuming the salvage value as 10% | : | Not Applicable |
| | Depreciated Ratio of the building | : | Not Applicable |
| b. | Total composite rate arrived for valuation | : | Not Applicable |
| | Depreciated building rate VI (a) | : | Not Applicable |
| | Rate for Land & other V (3)ii | : | Not Applicable |
| | Total Composite Rate | : | NA |



DETAILS OF VALUATION:

| Sr. No. | Description | Qty. | Rate Per Unit Rs. SQFT | Estimated Value Rs. |
|---|---|-----------------|---------------------------|----------------------------|
| 1 | Present value of the Land (As Per Approved Building Plan) | 2,713.00 Sq.Ft. | Rs.5,500.00/- | Rs. 1,49,21,500.00 |
| 2 | Present value of the B/up(As Per Approved OC) | 1,867.00 Sq.Ft. | Rs.2,500.00/- | Rs. 46,67,500.00 |
| 3 | Extra Amenities Value | 0 | 0 | Rs.25,00,000.00 |
| 4 | Garden Value | 0 | 0 | 0 |
| 5 | Covered Parking | 0 | 0 | 0 |
| 6 | Kitchen Arrangements | 0 | 0 | 0 |
| 7 | Superfine Finish | 0 | 0 | 0 |
| 8 | Interior Decorations | 0 | 0 | 0 |
| 9 | Electricity deposits / electrical fittings, etc., | 0 | 0 | 0 |
| 10 | Extra collapsible gates / grill works etc., | 0 | 0 | 0 |
| 11 | Potential value, if any | 0 | 0 | 0 |
| 12 | Others | 0 | 0 | 0 |
| Total | | | | Rs. 02,20,89,000.00 |
| SAY | | | | Rs. 02,20,89,000.00 |
| Guideline Value As per Ready Reckoner (2713 X 1867.00) | | | | Rs. 68,18,248.00 |
| Fair Market Value of The property | | | | Rs. 02,20,89,000.00 |
| Realizable Value of the Property (95%) | | | | Rs. 02,09,84,550.00 |
| Distress/ Force Sale Value (85%) | | | | Rs. 01,87,75,650.00 |
| Insurable Value of The Property (1867 X 1000.00) | | | | Rs. 18,67,000.00 |

Remarks:

- Documents Referred:- Agreement To Sale, N.A. Order, Approved Building Plan & OC.
- B/up Area Considered As Per OC.
- Plot Area Considered As Per Approved Building Plan.
- CC Not Provided.
- As Per SBI Instruction, Valuation Given As Per Provided Documents.



Justification for variation between Guideline rates & Market value

Property under valuation **Bungalow On Plot No.02, Ground + 1st Floor, S.No.11/1B/4, CTS.No.1373, Janaki Vallabh Bungalow, Opp Wellness Forever Medical, Kalpataru Nagar, Lane No.01, Ashoka Marg, Mauje Wadala Shiwar, Tal.Dist.Nashik.422011.** All civic amenities are situated nearby. Resale of the same type property easily available. Market rate of the Property in this area is good. Guideline rate is Rs. 1430/- Per Sq.Ft. For Land, Rs. 1574/- Per Sq.Ft. For B/up, Rs. /- Per Sq.Ft. For Office, Rs./- Per Sq.Ft. For Shop. For subjected property we considered Market rate Rs.1,800/-Per Sq.Ft. on B/up area & Rs.5,500/-Per Sq.Ft. on Land area.

Guideline Rates are basically generated for stamp duty purpose, at the time of purchase the property. Which is fixed for year to year for particular survey nos., Gut Nos., CTS Nos., etc. Guideline rates are lower than market rates. There is no example to know guideline rates lower than market rates. Guideline values may not be considered for any actual transaction current market.

Market Rates are not fixed but increase or decrease as per surrounding development, Approach location.

Availability of amenities & services, demand in surrounding etc.

The Market value obtained in this report is defined as follow:

Market Value is the estimated amount for which an asset should exchange on the date of valuation, between a willing seller in an Arm's wherein the parties had each acted knowledgably and without compulsion (as defined by the international valuation committee, London). Thus the characteristics of the market value are,

It is free will sale

It is an estimated amount and not a predetermined or an actual sale price.

It depends on purpose of valuation.

It is time-specific as on the given date.

Buyers and sellers are actuated by business principles. They are unrelated & are acting independently Assets would be exposed to the market in the most appropriate manor to effect its disposal at the best price. Due to this reasons, variation is in Guideline rates & Market Rates.

Date: 29.03.2024

PATWARDHAN CONSULTANTS PVT LTD

DIRECTOR

(AMIT PATWARDHAN -REG. NO. CAT- 1/508)



As a result of my appraisal and analysis, it is my considered opinion that the present Realizable value of the above property in the prevailing condition with aforesaid specifications is **Rs. 02,09,84,550.00**

(Rs. Two Crore Nine Lakh Eighty Four Thousand Five Hundred Fifty Only).

The undersigned has inspected the property detailed in the Valuation Report dated 29.03.2024. We are satisfied that the fair and reasonable market value of the property is **Rs. 02,20,89,000.00**

(Rs. Two Crore Twenty Lakh Eighty Nine Thousand Only).

Date: 29.03.2024

PATWARDHAN CONSULTANTS PVT LTD

DIRECTOR

(AMIT PATWARDHAN -REG. NO. CAT- I/508)

Encl:

1. Declaration-cum-undertaking from the Valuer (Annexure-I)
2. Model code of conduct for Valuer (Annexure II)



(Annexure-I)

DECLARATION- CUM- UNDERTAKING

I **Mr. Amit A.Patwardhan** do hereby solemnly affirm and state

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 **29.03.2024** 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 representative has personally inspected the property on **29.03.2024** The work is not subcontracted 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 convicted of any offence and sentenced to a term of imprisonment

h. I have not been found guilty of misconduct in professional capacity

i. I have not been declared to be unsound mind

j. I am not an undischarged bankrupt, or have not applied to be adjudicated as a bankrupt;

k. I am not an undischarged in solvent

l. 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

m. 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 1958and

n. My PAN Card number is AAGCP0250Q

o. I undertake to keep you informed of any event so happenings which would make me ineligible for empanelment as a Valuer

p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure

q. 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

r. 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

s. 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)

t. I am registered under Section 34 AB of the Wealth Tax Act, 1957.

u. I am Valuer registered with Insolvency & Bankruptcy Board of India (IBBI)

v. My CIBIL Score and credit worthiness is as per Bank's guidelines.



- w. I am the proprietor/partner/authorized official of the firm/company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- y. Further, I hereby provide the following information.

| Sr. No. | Particulars | Valuer comment |
|---------|--|---|
| 1 | Background information of the asset being valued; | This property under consideration was purchased by Mr. MAHESH KUMAR MEHARCHAND SINGLA. Mrs. PRERNA MAHESH SINGLA. |
| 2 | Purpose of valuation and appointing authority | As per the request from State Bank of India RACPC, Nashik to assess Realizable value of the property for Banking purpose. |
| 3 | Identity of the valuer and any other experts involved in the valuation; | Amit Patwardhan – Redg. Valuer Amit Kamble– Valuation Engineer Gaurav More- Site Engineer Report Maker- Samyak Shinde-7620005067 |
| 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 : 29/03/2024 Date of Valuation : 29/03/2024 Date of Report : 29/03/2024 |
| 6 | Inspections and/or investigations undertaken; | Physical inspection done on : 29/03/2024 & Property Shown By Mr. Singla-8983831683 |
| 7 | Nature and sources of the information used or relied upon; | Market Survey at time of visit. Ready Reckoner rates/ Circle rates. Online search for registered Transactions. Online price Indication 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, Commercial cum Residential Building Size Location, upswing in real estate prices, sustained demand for Commercial cum Residential Building , all round development of commercial and residential in the locality etc. |
| 11 | Major factors that were not taken into account during the valuation; | Not Applicable |
| 12 | Caveats, limitations, and disclaimers to the extent they explain or elucidate the limitations faced by the 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 29th March 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. Patwardhan Consultant Pvt. Ltd. (PCPL) is not liable for any occasioned by a decision not to conduct further investigations.

➤ Assumptions

Assumptions are a necessary part of undertaking valuations. PCPL 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 accepts 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 PCPL, this information is believed to be reliable but PCPL 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 PCPL at the date of this document. PCPL 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 visualizing 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 Bungalow as Mentioned in document**, admeasuring area **1867.00 Sq.Ft. (B/up Area) & 2713.00 Sq.Ft. (Land Area)** in the name of **Mr. MAHESH KUMAR MEHARCHAND SINGLA. Mrs. PRERNA MAHESH SINGLA.** Further, PCPL 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's representative, we understand that the subject property is owned by **Mr. MAHESH KUMAR MEHARCHAND SINGLA. Mrs. PRERNA MAHESH SINGLA.** 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. PCPL 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 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 area 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 Commercial cum **Residential Bungalow**, admeasuring area **1867.00 Sq.Ft. (B/up Area) & 2713.00 Sq.Ft. (Land 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 analyzing 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 the **Residential Bungalow as mentioned in document** 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 trend 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, PCPL has not independently verified that information and PCPL 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. PCPL 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 clients representative and site visit conducted, we understand that the subject property is **Residential Flat as mentioned in document, 1867.00 Sq.Ft. (B/up Area) & 2713.00 Sq.Ft. (Land 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 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.
7. The impact on real estate consideration pandemic Covid-19 is not considered for this valuation

Date: 29.03.2024

PATWARDHAN CONSULTANTS PVT LTD

DIRECTOR

(AMIT PATWARDHAN -REG. NO. CAT- I/508)



(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, straight forward, and forth right 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 standard so 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 in so far 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.
15. A valuer shall wherever necessarily 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 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 no f 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

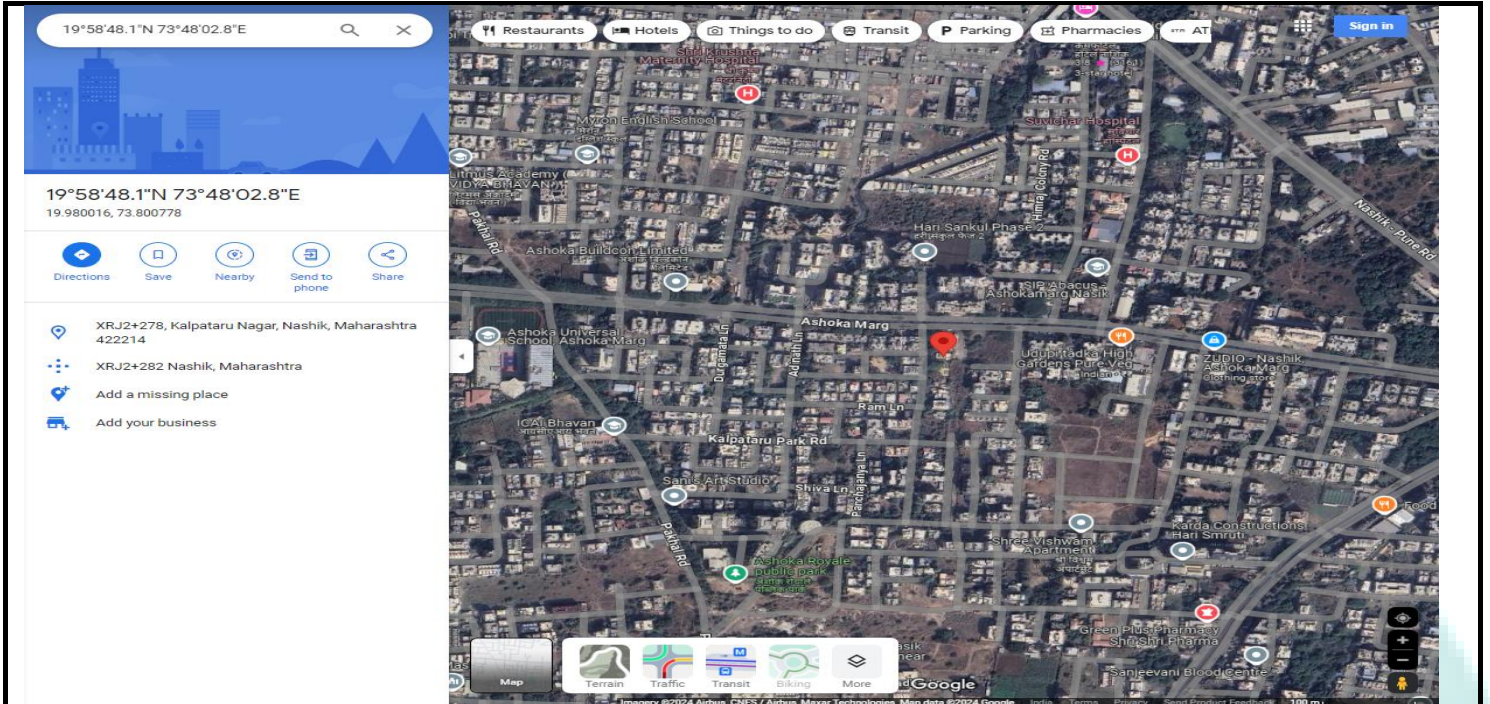
Date: 29.03.2024

PATWARDHAN CONSULTANTS PVT LTD

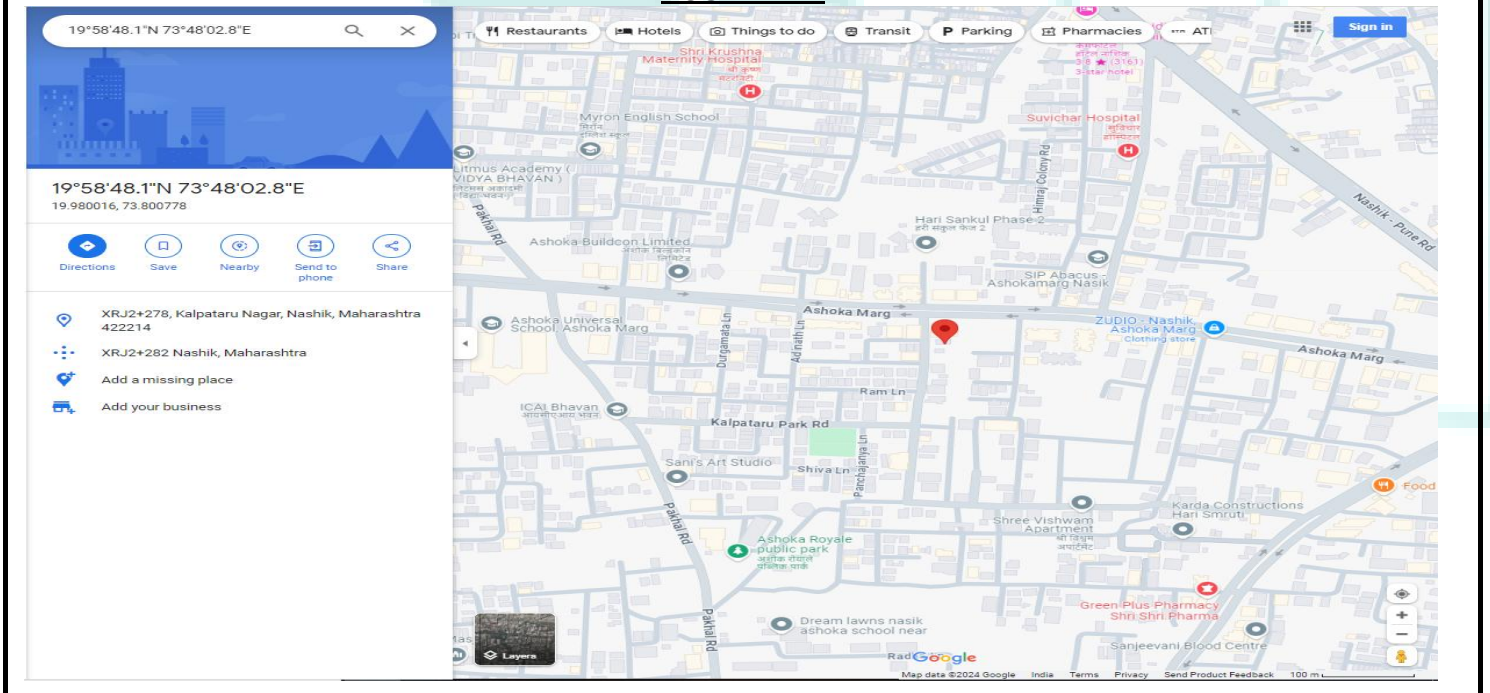
DIRECTOR
(AMIT PATWARDHAN -REG. NO. CAT- I/508)



LOCATION OF Bungalow On Plot No.02, Ground + 1st Floor, S.No.11/1B/4, CTS.No.1373, Janaki Vallabh Bungalow, Opp Wellness Forever Medical, Kalpataru Nagar, Lane No.01, Ashoka Marg, Mauje Wadala Shiwar, Tal.Dist.Nashik.422011.




ROUTE MAP




ER. AMIT PATWARDHAN
BE-CIVIL/IBBI REGISTRAR VALUER



GUIDELINES RATE BY GOVERNMENT OF MAHARATSHATRA



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: 2023-2024 Language: English

Selected District: Nashik

Select Taluka: Nashik

Select Village: Mauje Vadala (Nashik Mahanagar pal)

Search By: Survey No. Location

| Select | उपविभाग | वृत्ती वरील | निवासी सदसिका | औफिस दुकाने | औद्योगिक | एकक (Rs./) |
|----------|---|----------------|------------------|----------------|----------|---------------|
| SurveyNo | 25.1- रस्ता पुणे रस्त्यावरील सर्व मिळकती बदाळाची उत्तर सीमा ते सायबेडा रस्ता | 23000 | 43400 | 49910 | 56600 | 0 चौ. मीटर |
| SurveyNo | 25.6- बदाळा गावातील अंतर्गत भागातील पुणे रस्त्यावरील कॅनॉल तसेच स.क्र. 6, 7, 8, च्या पुणे हद्दीवरील रहिवासी क्षेत्रातील मिळकती. | 12200 | 36400 | 41120 | 45500 | 0 चौ. मीटर |
| SurveyNo | 25.8 - बदाळा गावातील अंतर्गत भागातील, कॅनॉलच्या दक्षिणेकडील व बदाळा गावठाणच्या सभोवतालच्या सर्व नै मधील मिळकती. (नकाशात शिबनुषार) गावठाणा मधील मिळकती. | 6500 | 30700 | 35300 | 38370 | 0 चौ. मीटर |
| SurveyNo | 25.2- 30 मीटर रेंज रस्ता बदाळा रोड ते फेम टोकीवेकडे जाणारा रस्ता (अशोक विल्डरॉन विल्डींगचा रस्ता) | 15400 | 38700 | 44500 | 49400 | 0 चौ. मीटर |
| SurveyNo | 25.3 - 30 मीटर रेंज रस्ता बदाळा गावापासून फेम टोकीज कडे जाणारा रस्ता | 12300 | 36500 | 41970 | 45620 | 0 चौ. मीटर |

123

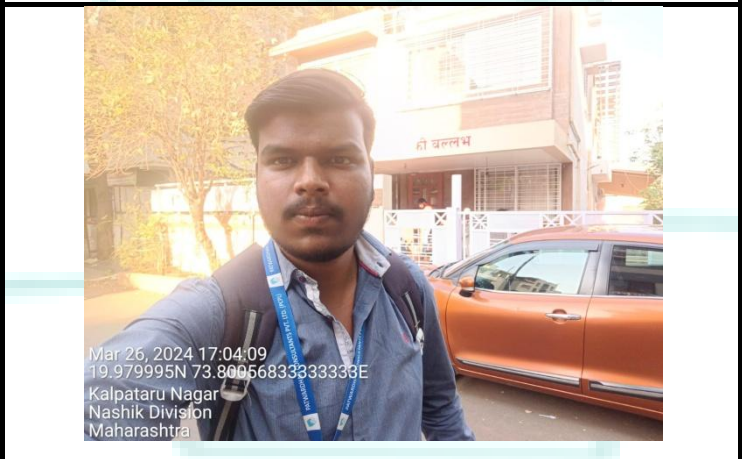
7, 8, 10, 11, 12, 27, 28, 29

Survey No.

ER. AMIT PATWARDHAN
 BE-CIVIL/IBBI REGISTRAR VALUER



SITE VISIT PHOTOS





REFREANCE:-

magicbricks Buy Rent Sell Home Loans Login Post Property

Home » Property in Nashik » House for Sale in Nashik » House for Sale in Dwarka-Nashik » 2 BHK » 2500 Sq-ft

Get full support from Relationship Manager **MB Prime** Shortlists Properties Communicates with Owners Live Video Call **Join Prime @ 50% OFF**

Posted on: Mar 24, 24 Property ID: 67727371

Contact Owner
vaishnaviproperties
+91-9810000000
Get Phone No.

₹ 2.15 Cr EMI - ₹ 97k | [How much loan can I get?](#)

2 BHK Owner Residential House For Sale **Dwarka-Nashik, Nashik**

2 Beds | 2 Baths | 1 Balcony | Unfurnished

| | | |
|--|------------------------------|---------------------------------|
| Carpet Area 1100 sqft ~ ₹ 19.54/sqft | Floor 1 (Out of 2 Floors) | Transaction Type Resale |
| Status Ready to Move | Facing East | Furnished Status Unfurnished |
| Age Of Construction 5 to 10 years | | |

East Facing Property

Contact Owner **Get Phone No.** Last contact made 178 days ago

More Details

| | |
|---------------------|------------------------------------|
| Price Breakup | ₹ 2.15 Cr |
| Address | Dwarka-Nashik, Nashik, Maharashtra |
| Furnishing | Unfurnished |
| Age of Construction | 5 to 10 years |

Description: Residential house is available for sale. It has covered area 2500 sq-ft. It is 2 BHK house, has total 2 floor facing East direction.

Contact Owner

magicbricks Buy Rent Sell Home Loans Login Post Property

Home » Property in Nashik » House for Sale in Nashik » House for Sale in Khode Nagar » 5 BHK » 2700 Sq-ft

Save Time & Money with **MB Prime** Find the right Property by calling Upto 35 Owners directly **Join Prime @ 50% OFF**

Posted on: Feb 05, 24 Property ID: 71242991

Contact Owner
firoz +91-7000000000
Get Phone No.

₹ 1.95 Cr EMI - ₹ 88k | [How much loan can I get?](#)

5 BHK Owner Residential House For Sale **Khode Nagar, Nashik**

5 Beds | 5 Baths | 3 Balconies | Unfurnished

| | | |
|---|---|---------------------------------|
| Carpet Area 2700 sqft ~ ₹ 7.22/sqft | Floor 1 (Out of 3 Floors) | Transaction Type Resale |
| Status Ready to Move | Additional Rooms 1 Store Room | Furnished Status Unfurnished |
| Type Of Ownership Freehold | Age Of Construction New Construction | |

Opp Dream Lawns, Walking distance to Ashoka Universal School

Contact Owner **Get Phone No.** Last contact made 4 days ago

More Details

| | |
|---------------------|--|
| Price Breakup | ₹ 1.95 Cr |
| Address | Opp Dream Lawns, Khode Nagar, Nashik, Maharashtra |
| Landmarks | Opp Dream Lawns, Walking distance to Ashoka Universal School |
| Furnishing | Unfurnished |
| Type of Ownership | Freehold |
| Age of Construction | New Construction |
| Additional Rooms | Puja Room, Study, Store, Servant Room |



Documents:-

कारणे कायम फरोक खरेदीखत लिहून देतो ते ऐसे जे की :-

१) **मिळकतीचे वर्णन :-**
 तुकुडी जिल्हा नाशिक पोट तुकुडी तालुका नाशिक पैकी, नाशिक महानगरपालिका हद्दीतील, **मौजे वडाळा** ब्या गावाचे शिवारातील मिळकत **सव्हे क्रमांक ११/१ब/४ (सिटी सव्हे क्रमांक १३७३)** यातील **बिनशेती प्लॉट क्रमांक ०२ (दोन)** यांसी एकुण क्षेत्र **२५२.०० चौरस मिटरस** व त्यावरील **तळ + पहिल्या मजल्यावरील बांधीव मिळकत यांसी कारपेट क्षेत्र १२९.७५ चौरस मिटरस** म्हणजेच क्षेत्र **१७३.४१ चौरस मिटरस विल्टअप यांसी नाशिक महानगरपालिका मिळकत घर क्रमांक ८१४/बीजीएल/००४, इंडेक्स क्रमांक ८१५०१४८९, म.रा.वि.वि.कंपनी मर्यादित ग्राहक क्रमांक ०४९०८५५०६८११, स्पेशल वॉटर मिटर इंडेक्स क्रमांक ८०७०१७३४ व ८०७०१४३५ यांसी चतुःसिमा येणेप्रमाणे आहेत.**

पूर्वेस : सव्हे क्रमांक २७ पै ची मिळकत.
 पश्चिमेस : ९ मिटर रुंदीचा कॉलनी रस्ता.
 दक्षिणेस : ओपन स्पेस.
 उत्तरेस : प्लॉट क्रमांक १.

नाशिक महानगरपालिका नाशिक
 नायक नंबर 11 "नगरवना" नाशिक
 दिनांक १४/८/२०२०

इमारत बांधकामाचा वापर करणे बाबतचा दाखला (पूर्ण / ~~अर्ध~~)
 श्री. **चंद्रशेखर त्रिपाठी** मालक व इतर-१
 रा.नाशिक
 संदर्भ : सुवात दिनांक १४/८/२०२० चा अर्ध क्रमांक : **३२२१२/१३१८**

महाराष्ट्र, दाखला देण्यात येतो तो, **वडाळा** शिवारातील सि. स. नं. **सव्हे नं. ११/१बी/४** प्लॉट नं. **२** मधील इमारतीच्या **तळ + पहिली** मजल्याचे इकडील बांधकाम परवानगी नं. **३८८** दिनांक **३०/८/२०२०** अन्वये दिल्याप्रमाणे सव्हेसक (आर्किटेक्ट) श्री. **मंगर पवार** यांचे निरीक्षणखाली पूर्ण शक्ती असून निवासो / ~~कार्यालय~~ कारणाकारिताव खातरील शर्ती अधीन राहून इमारतीचा वापर करणेश पत्तानगी देण्यात येत आहे. त्याचे एकूण बांधकाम क्षेत्र **१७३.४१** चौ. मि. व चर्चद क्षेत्र (कारपेट एरिया) **१२९.७५** चौ. मि.

१) सदर इमारतीचा वापर निवासो / ~~कार्यालय~~ कारणाकारिताव करता येईल त्या वापरान्त बदल करता येणार नाही. वापरान्त बदल करतानाच शास्त्रान्त इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
 २) घरपट्टी आकारासाठी अलाहिदा प्रत घ्या. कर अधिकार-घरपट्टी विभाग यांचेकडे पाठवावयात आली आहे तरी संबंधीत विभागाकडे संपर्क साधावा.
 ३) सिंगल फेज विज पुर्ववदा करणेश हक्क नाही.
 ४) सदरच्या पूर्ण केलेल्या इमारतीत म. न. पा. च्या पूर्व परवानगी तिबाव वापरामध्ये व बांधकाम-मध्ये बदल करू नये.

नाशिक महानगरपालिका नाशिक
 नायक नंबर 11 "नगरवना" नाशिक
 दिनांक १४/८/२०२०

इमारत बांधकामाचा वापर करणे बाबतचा दाखला (पूर्ण / ~~अर्ध~~)
 श्री. **चंद्रशेखर त्रिपाठी** मालक व इतर-१
 रा.नाशिक
 संदर्भ : सुवात दिनांक १४/८/२०२० चा अर्ध क्रमांक : **३२२१२/१३१८**

महाराष्ट्र, दाखला देण्यात येतो तो, **वडाळा** शिवारातील सि. स. नं. **सव्हे नं. ११/१बी/४** प्लॉट नं. **२** मधील इमारतीच्या **तळ + पहिली** मजल्याचे इकडील बांधकाम परवानगी नं. **३८८** दिनांक **३०/८/२०२०** अन्वये दिल्याप्रमाणे सव्हेसक (आर्किटेक्ट) श्री. **मंगर पवार** यांचे निरीक्षणखाली पूर्ण शक्ती असून निवासो / ~~कार्यालय~~ कारणाकारिताव खातरील शर्ती अधीन राहून इमारतीचा वापर करणेश पत्तानगी देण्यात येत आहे. त्याचे एकूण बांधकाम क्षेत्र **१७३.४१** चौ. मि. व चर्चद क्षेत्र (कारपेट एरिया) **१२९.७५** चौ. मि.

१) सदर इमारतीचा वापर निवासो / ~~कार्यालय~~ कारणाकारिताव करता येईल त्या वापरान्त बदल करता येणार नाही. वापरान्त बदल करतानाच शास्त्रान्त इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
 २) घरपट्टी आकारासाठी अलाहिदा प्रत घ्या. कर अधिकार-घरपट्टी विभाग यांचेकडे पाठवावयात आली आहे तरी संबंधीत विभागाकडे संपर्क साधावा.
 ३) सिंगल फेज विज पुर्ववदा करणेश हक्क नाही.
 ४) सदरच्या पूर्ण केलेल्या इमारतीत म. न. पा. च्या पूर्व परवानगी तिबाव वापरामध्ये व बांधकाम-मध्ये बदल करू नये.

