

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri.Balkrushna Tukaram Sonawane &
Shri.Kushal Balkrushna Sonawane &
Shri.Sandip Balkrushna Sonawane &
Shri.Harish Balkrushna Sonawane**

Residential East Side Land and Proposed Bungalow on **Plot No.12**, Ground + First +
Second + Third Floor, Survey No.516/1, Near Ganesh Mandir, Balwant Nagar, Village-
Satpur, Taluka – Nashik, District – Nashik, Pin Code – 422 007, State - Maharashtra,
Country – India

Longitude Latitude: 19°59'27.1"N 73°43'14.7"E

Intended User:

Bank of Baroda

Regional Office

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

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

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Regd. Office

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

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1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential East Side Land and Proposed Bungalow on **Plot No.12**, Ground + First + Second + Third Floor, Survey No.516/1, Near Ganesh Mandir, Balwant Nagar, Village-Satpur, Taluka - Nashik, District - Nashik, Pin Code - 422 007, State - Maharashtra, Country - India belongs **Shri.Balkrushna Tukaram Sonawane & Shri.Kushal Balkrushna Sonawane & Shri.Sandip Balkrushna Sonawane & Shri.Harish Balkrushna Sonawane**

Boundaries of the property.

North	:	Colony Road
South	:	Plot No.11
East	:	D.P Road
West	:	West Side Part of Plot No.12 Owner is Shri.Gopal Somanth Agnihotri

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose **₹ 1,86,34,659.00 (Rupees One Crore Eighty-Six Lakh Thirty-Four Thousand Six Hundred Fifty-Nine Only)**. As per Site Inspection Construction **Work Yet Not Started on Site.**

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

Hence certified
FOR VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
c=IN
Date: 2024.10.09 16:17:30 +0530

Auth. Sign.

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





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Vastu/Nashik/09/2024/ 011702 / 2308570

09/10-110-CCBS

Date: 09.10.2024

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Sharadkumar B. Chalikwar
Director

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B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager,
Bank of Baroda

Regional Office

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

2. VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)

I	General	
1.	Purpose for which the valuation is made	: As per the request from Bank of Baroda, Regional Office to assess Fair market value of the property for banking purpose
2.	a) Date of inspection	: 07.10.2024
	b) Date on which the valuation is made	: 09.10.2024
3.	List of documents produced for perusal	
	1. Copy of Sale Deed Vide No.4517/2012 Dated.25.05.2012	
	2. Copy of Commencement Certificate Permit No. NMCB/RB/2024/APL/00821 dated 23.09.2024 issued by Nashik Municipal Corporation, Nashik	
	3. Copy of Approved Building Plan No. NMCB/RB/2024/APL/00821 dated 23.09.2024 issued by Nashik Municipal Corporation, Nashik	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p>Shri.Balkrushna Tukaram Sonawane & Shri.Kushal Balkrushna Sonawane. & Shri.Sandip Balkrushna Sonawane & Shri.Harish Balkrushna Sonawane</p> <p>Address: Residential East Side Land and Proposed Bungalow on Plot No.12, Ground + First + Second + Third Floor, Survey No.516/1, Near Ganesh Mandir, Balwant Nagar , Village- Satpur , Taluka – Nashik, District – Nashik , Pin Code – 422 007, State - Maharashtra, Country – India</p> <p>Contact Person: Shri.Balkrushna Tukaram Sonawane (Owner) Mb. No.: +91 9923701114.</p>
5.	Brief description of the property (Including Freehold / freehold etc.):	

The property is located in a developing Residential area having good infrastructure, well connected by road and train. The immovable property comprises of Freehold Residential land and structures thereof. It is located at about 16.1 km. travelling distance from Nashik Road Railway Station.

Plot:

The plot under valuation is Freehold residential plot. **As per Approved Plan Plot area is 278.07 Sq. M., which is considered for valuation.**

Structure:

As per Approved Plan composition of residential Bungalow are as under.:

RCC Framed Structure	Built Up Area in Sq.Mtr
Proposed 1 st to 3 rd Floor – Living, Kitchen, 3 Bedroom, Toilet, Passage, Staircase, Balcony, Lift.	450.27

As per Approved Plan, the Structure area is 450.27 Sq. M., Which is considered for the valuation.

Floor	In Sq. M.
First Floor	150.09
Second Floor	150.09
Third Floor	150.09
Total Built Up Area	450.27

At the time of inspection, the property was under construction. Extent of completion are as under:

Work Yet Not Started on Site	
Total	00% work completed

5a	Total Lease Period & remaining period (if Freehold)	:	N.A., the land is Freehold
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No.516/1, Plot No.12
	b) Door No.	:	Residential East Side Land and Proposed Bungalow on Plot No.12
	c) C.T.S. No. / Village	:	Village- Satpur
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
7.	Postal address of the property	:	Residential East Side Land and Proposed Bungalow on Plot No.12 , Ground + First + Second + Third Floor, Survey No.516/1, Near Ganesh Mandir, Balwant Nagar, Village-Satpur, Taluka – Nashik, District – Nashik, Pin Code – 422 007, State - Maharashtra, Country – India
8.	City / Town	:	Village- Satpur
	Residential area	:	Yes
	Commercial area	:	No

	Industrial area	:	No												
9.	Classification of the area	:													
	i) High / Middle / Poor	:	Middle Class												
	ii) Urban / Semi Urban / Rural	:	Urban												
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village- Satpur Nashik Municipal Corporation, Nashik												
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No												
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.												
13.	Dimensions / Boundaries of the property		<table><tr><th>A</th><th>B</th></tr><tr><td>As per the Actual</td><td>As per the Deed</td></tr><tr><td>Colony Road</td><td>Colony Road</td></tr><tr><td>Plot No.11</td><td>Plot No.11</td></tr><tr><td>D.P Road</td><td>D.P Road</td></tr><tr><td>West Side Part of Plot No.12 Owner is Shri.Gopal Somanth Agnihotri</td><td>West Side Part of Plot No.12 Owner is Shri.Gopal Somanth Agnihotri</td></tr></table>	A	B	As per the Actual	As per the Deed	Colony Road	Colony Road	Plot No.11	Plot No.11	D.P Road	D.P Road	West Side Part of Plot No.12 Owner is Shri.Gopal Somanth Agnihotri	West Side Part of Plot No.12 Owner is Shri.Gopal Somanth Agnihotri
A	B														
As per the Actual	As per the Deed														
Colony Road	Colony Road														
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D.P Road	D.P Road														
West Side Part of Plot No.12 Owner is Shri.Gopal Somanth Agnihotri	West Side Part of Plot No.12 Owner is Shri.Gopal Somanth Agnihotri														
13.2	Latitude, Longitude & Co-ordinates of the site	:	19°59'27.1"N 73°43'14.7"E												
14.	Extent of the site	:	Plot Area = 278.07 Sq. M.												
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	(As per Sale deed) Structure Area = As per table Attached (As per Approved Plan)												
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Bungalow is Under Construction												
II	CHARACTERSTICS OF THE SITE														
1.	Classification of locality	:	Good												
2.	Development of surrounding areas	:	Developing												
3.	Possibility of frequent flooding/ submerging	:	No												
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by												
5.	Level of land with topographical conditions	:	Plain												
6.	Shape of land	:	Rectangular												
7.	Type of use to which it can be put	:	For Residential purpose												
8.	Any usage restriction	:	Residential												
9.	Is plot in town planning approved layout?	:	N.A.												
10.	Corner plot or intermittent plot?	:	Corner												
11.	Road facilities	:	Yes												
12.	Type of road available at present	:	B.T. Road												
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Above 20 Ft												
14.	Is it a Land – Locked land?	:	No												