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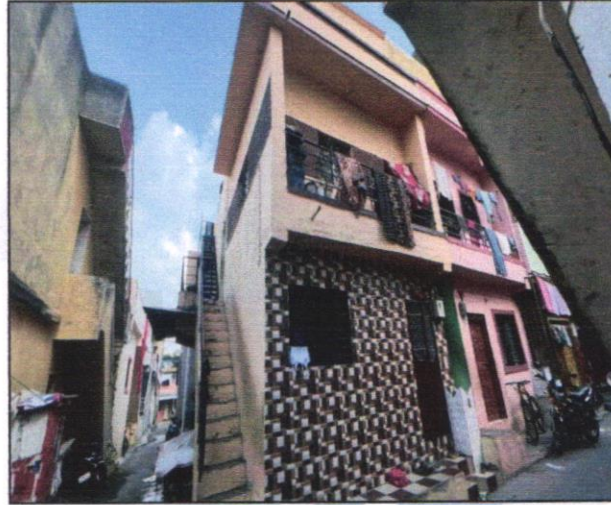
MSME Reg No: UDYAM-MH-18-008361

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. Jagdish Bhagwan Khairnar**

Residential Land and House on **Tenement No. N-52/S/E-4/13/1**, Ground + First Floor, Fifth Scheme, Neighborhood Shrawan Sector, Near New Jogeshwari Super Market, Uttam Nagar, Amabad- Uttam Nagar Link Road, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 009, State - Maharashtra, Country – India.

Longitude Latitude: 19°57'56.7"N 73°45'17.4"E

### Intended User:

**Bank of Baroda**

**Regional Office**

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



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

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#### Regd. Office

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

📞 +91 22 47495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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### 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and House on **Tenement No.N-52/S/E-4/13/1**, Ground + First Floor, Fifth Scheme, Neighborhood Shrawan Sector, Near New Jogeshwari Super Market , Uttam Nagar , Amabad- Uttam Nagar Link Road, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 009, State - Maharashtra, Country – India belongs **Shri. Jagdish Bhagwan Khairnar**

Boundaries of the property.

- North : Colony Road
- South : Tenement No. N-52/S/E/4/2
- East : Tenement No. N-52/S/5/4
- West : Colony Road

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 at is **₹ 20,43,411.00 (Rupees Twenty Lakh Forty-Three Thousand Four Hundred Eleven Only)**.

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

Hence certified

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

**Manoj Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.21 15:48:37 +05'30'

Auth. Sign.  




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



**Nashik:** 4, 1st Floor, Madhusha 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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**Vastukala Consultants (I) Pvt. Ltd.**

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

To,  
**The Branch Manager,**  
**Bank of Baroda**  
**Regional Office**  
 3SNL 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, Mumbai Naka Regional Office Branch to assess Fair market value of the property for banking purpose
2.	a) Date of inspection	:	15.10.2024
	b) Date on which the valuation is made	:	21.10.2024
3.	List of documents produced for perusal		<ol style="list-style-type: none"> <li>1. Copy of Deed of Assignment Vide No.791/2012 Dated.20.01.2012</li> <li>2. Copy Tenement Transfer Order Letter No.CIDCO/ADMN/NSK/NO.732, dated 23.07.2010 issued by City Industrial Development Corporation of Maharashtra Limited</li> <li>3. Copy of Commencement Certificate Letter Vide No.BP(NT)/ADM/NSK/2010/658 Dated.23.07.2010 issued by City Industrial Development Corporation of Maharashtra Limited</li> <li>4. Copy of Possession Receipts Dated.07.08.1991 issued by City Industrial Development Corporation of Maharashtra Limited.</li> <li>5. Copy of Approved Building Plan issued by Administrator issued by City Industrial Development Corporation of Maharashtra Limited, New Nashik.</li> </ol>
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><b>Shri.Jagdish Bhagwan Khairnar</b></p> <p><b>Address:</b>                      Residential Land and House on <b>Tenement No. N-52/S/E-4/13/1</b>, Ground + First Floor,Fifth Scheme, Neighborhood Shrawan Sector, Near New Jogeshwari Super Market , Uttam Nagar , Amabad- Uttam Nagar Link Road, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 009, State - Maharashtra, Country – India.</p> <p><b>Contact Person:</b>                      Shri.Jagdish Bhagwan Khairnar (Owner)                      Mb. No.: +91 7745076625</p>
5.	Brief description of the property (Including Leasehold / freehold etc.):		



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The property is located in a developing Residential area having good infrastructure, well connected by road and train. The immovable property comprises of Leasehold Residential land and structures thereof. It is located at about 12.9 km. travelling distance from Nashik Road Railway Station.

**Plot:**

The plot under valuation is Leasehold residential plot. **As per Deed of Assignment Plot area is 30.03 Sq. M., which is considered for valuation.**

**Structure:**

**As per site inspection structure are as under:**

Description
RCC Framed Structure
<b>Ground Floor</b> – Hall, Kitchen, Future, WC, Passage, Staircase.
<b>First Floor</b> – 2 Room, Kitchen, WC, Bath, Balcony Staircase, Passage.

**As per Commencement Certificate Built Up area is 38.25 Sq. M., which is considered for valuation.**

Floors	Area (Sq. M.)
Scheme Built Up	15.15
Future Extension (Ground Floor)	6.50
First Floor	16.60
<b>Total Built up area</b>	<b>38.25</b>

5a	Total Lease Period & remaining period (if leasehold)	:	N.A., the land is Leasehold
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Fifth Scheme, Neighborhood Shrawan Sector
	b) Door No.	:	Residential Land and House on <b>Tenement No. N-52/S/E-4/13/1</b>
	c) C.T.S. No. / Village	:	Village –CIDCO
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
7.	Postal address of the property	:	Residential Land and House on <b>Tenement No. N-52/S/E-4/13/1</b> , Ground + First Floor, Fifth Scheme, Neighborhood Shrawan Sector, Near New Jogeshwari Super Market , Uttam Nagar , Amabad- Uttam Nagar Link Road, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 009, State - Maharashtra, Country – India
8.	City / Town	:	Village – Cidco
	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 – Cidco City Industrial Development Corporation of Maharashtra Limited.																		
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 border="1"> <thead> <tr> <th></th> <th>A</th> <th>B</th> </tr> <tr> <th></th> <th>As per Actual</th> <th>As per Document</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>Colony Road</td> <td>Colony Road</td> </tr> <tr> <td>South</td> <td>Tenement No.N-52/S/E/4/2</td> <td>Tenement No.N-52/S/E/4/2</td> </tr> <tr> <td>East</td> <td>Tenement No.N-52/S/5/4</td> <td>Tenement No.N-52/S/5/4</td> </tr> <tr> <td>West</td> <td>Colony Road</td> <td>Colony Road</td> </tr> </tbody> </table>		A	B		As per Actual	As per Document	North	Colony Road	Colony Road	South	Tenement No.N-52/S/E/4/2	Tenement No.N-52/S/E/4/2	East	Tenement No.N-52/S/5/4	Tenement No.N-52/S/5/4	West	Colony Road	Colony Road
	A	B																			
	As per Actual	As per Document																			
North	Colony Road	Colony Road																			
South	Tenement No.N-52/S/E/4/2	Tenement No.N-52/S/E/4/2																			
East	Tenement No.N-52/S/5/4	Tenement No.N-52/S/5/4																			
West	Colony Road	Colony Road																			
13.2	Latitude, Longitude & Co-ordinates of the site	:	19°57'56.7"N 73°45'17.4"E																		
14.	Extent of the site	:	<b>Plot Area = 30.03 Sq. M.</b>																		
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>(As per Deed of Assignment)</b>  Structure Area = As per table Attached																		
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Seller Occupied																		
<b>II CHARACTERISTICS OF THE SITE</b>																					
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?	:	Intermittent																		
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.	:	Below 15 Ft																		
14.	Is it a Land – Locked land?	:	No																		
15.	Water potentiality	:	Connected to Municipal Supply Line																		
16.	Underground sewerage system	:	Connected to Septic Tank																		
17.	Is Power supply is available in the site	:	Yes																		
18.	Advantages of the site	:	Located in developing area																		
19.	Special remarks, if any like threat of	:	No																		

	acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	
<b>Part – A (Valuation of land)</b>		
1	Size of plot	: Plot Area =30.03 Sq. M. (As per Deed of Assignment)
	North & South	: --
	East & West	: --
2	Total extent of the plot	: As per valuation table
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 40,000.00 to ₹ 50,000.00 per Sq. M.
4	Guideline rate obtained from the Registrar's Office	: ₹ 6,400.00 per Sq. M
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	: It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation	: ₹ 46,000.00 per Sq. M.
6	<b>Estimated value of land</b>	: <b>₹ 13,81,380.00</b>
<b>Part – B (Valuation of Building)</b>		
1	Technical details of the building	:
	a) Type of Building (Residential / Commercial / Residential)	: Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	: As per Brief Description
	c) Year of construction	: 2011 (As per site Information)
	d) Age of the building	: 13 Years
	e) Life of the building estimated	: 47 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	f) Number of floors and height of each floor including basement, if any	: As per Brief Description
	g) Plinth area floor-wise	: As per valuation table
	h) Condition of the building	:
	i) Exterior – Excellent, Good, Normal, Poor	: Good
	ii) Interior – Excellent, Good, Normal, Poor	: Good
	i) Date of issue and validity of layout of approved map	: Copy of Approved Building Plan issued by Administrator issued by City Industrial Development Corporation of Maharashtra Limited, New Nashik.
	j) Approved map / plan issuing authority	:
	k) Whether genuineness or authenticity of approved map / plan is verified	: City Industrial Development Corporation of Maharashtra Limited, New Nashik
	l) Any other comments by our empanelled valuers on authentic of approved plan	: No

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	
1.	Foundation	: As per Brief Description
2.	Basement	: No
3.	Superstructure	:
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Teak wood door frame with flush doors, MS Grill windows, Open plumbing & Open Casing Capping Electrical wiring.
5.		
6.		
7.		
8.	RCC Works	: RCC Framed Structure
9.	Plastering	: Cement Plastering
10.	Flooring, Skirting, dado	: Vitrified Tiles Flooring
11.	Special finish as marble, granite, wooden paneling, grills etc.	: Marble
12.		
13.	Roofing including weatherproof course	: As per Brief Description
14.	Drainage	: Connected to Municipal Sewerage System
15.	Compound Wall	:
	Height	: Not Applicable
	Length	:
	Type of construction	:
16.	Electrical installation	:
	Type of wiring	: Open Casing Capping Electrical wiring
	Class of fittings (superior / ordinary / poor)	: Ordinary
	Number of light points	: Provided as per requirement
	Fan points	: Provided as per requirement
	Spare plug points	: Provided as per requirement
	Any other item	: Provided as per requirement
17.	Plumbing installation	:
	a) No. of water closets and their type	: Provided as per requirement
	b) No. of wash basins	: Provided as per requirement
	c) No. of urinals	: Provided as per requirement
	d) No. of bath tubs	: Provided as per requirement
	e) Water meters, taps etc.	: Provided as per requirement
	f) Any other fixtures	: Provided as per requirement

**Details of Valuation: -**

Items	Area In Sq. M.	Year Of Const.	Total Life of Structure	Full Rate	Age Of Build.	Depreciated Rate to be considered	Depreciated Value to be considered	Value / Full Value
Ground Floor + First Floor	38.25	2011	60	21,500.00	13	17,308.00	6,62,031.00	8,22,375.00
						<b>TOTAL</b>	<b>6,62,031.00</b>	<b>8,22,375.00</b>

Part - C (Extra Items)	Amount in ₹
1. Portico	: Included in the Cost of Construction
2. Ornamental front door	:
3. Sit out / Verandah with steel grills	:

4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	<b>Total</b>		
<b>Part – D (Amenities)</b>		:	<b>Amount in ₹</b>
1.	Wardrobes	:	Included in the Cost of Construction
2.	Glazed tiles	:	
3.	Extra sinks and bathtub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works		
7.	Paneling works		
8.	Aluminum works		
9.	Aluminum handrails		
10.	False ceiling		
	<b>Total</b>		
<b>Part – E (Miscellaneous)</b>		:	<b>Amount in ₹</b>
1.	Separate toilet room	:	Included in the Cost of Construction
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	<b>Total</b>		
<b>Part – F (Services)</b>		:	<b>Amount in ₹</b>
1.	Water supply arrangements	:	Included in the Cost of Construction
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement		
	<b>Total</b>		



**Government Value**

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	30.03	6,400.00	1,92,192.00
Structure	As per valuation table		6,62,031.00
<b>Total</b>			<b>8,54,223.00</b>

**3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY**

Part - A	Land	: ₹ 13,81,380.00
Part - B	Building	: ₹ 6,62,031.00
Part - C	Extra Items	:
Part - D	Amenities	:
Part - E	Miscellaneous	:
Part - F	Services	:
	<b>Total</b>	<b>: ₹ 20,43,411.00</b>

Fair Market Value	: ₹ 20,43,411.00
Realizable Value	: ₹ 19,41,240.00
Distress Value	: ₹ 16,34,729.00
Value as per Circle Rate	: ₹ 8,54,223.00
Insurable value (Full Replacement Cost – Subsoil Structure cost (15%))	: ₹ 5,62,726.00

**Remark:**

- 1) For the purpose of valuation, we have considered the Land Area as per Deed of assignment and structure area as per Commencement Certificate.

### **Justification for price / rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

### **Method of Valuation / Approach**

The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

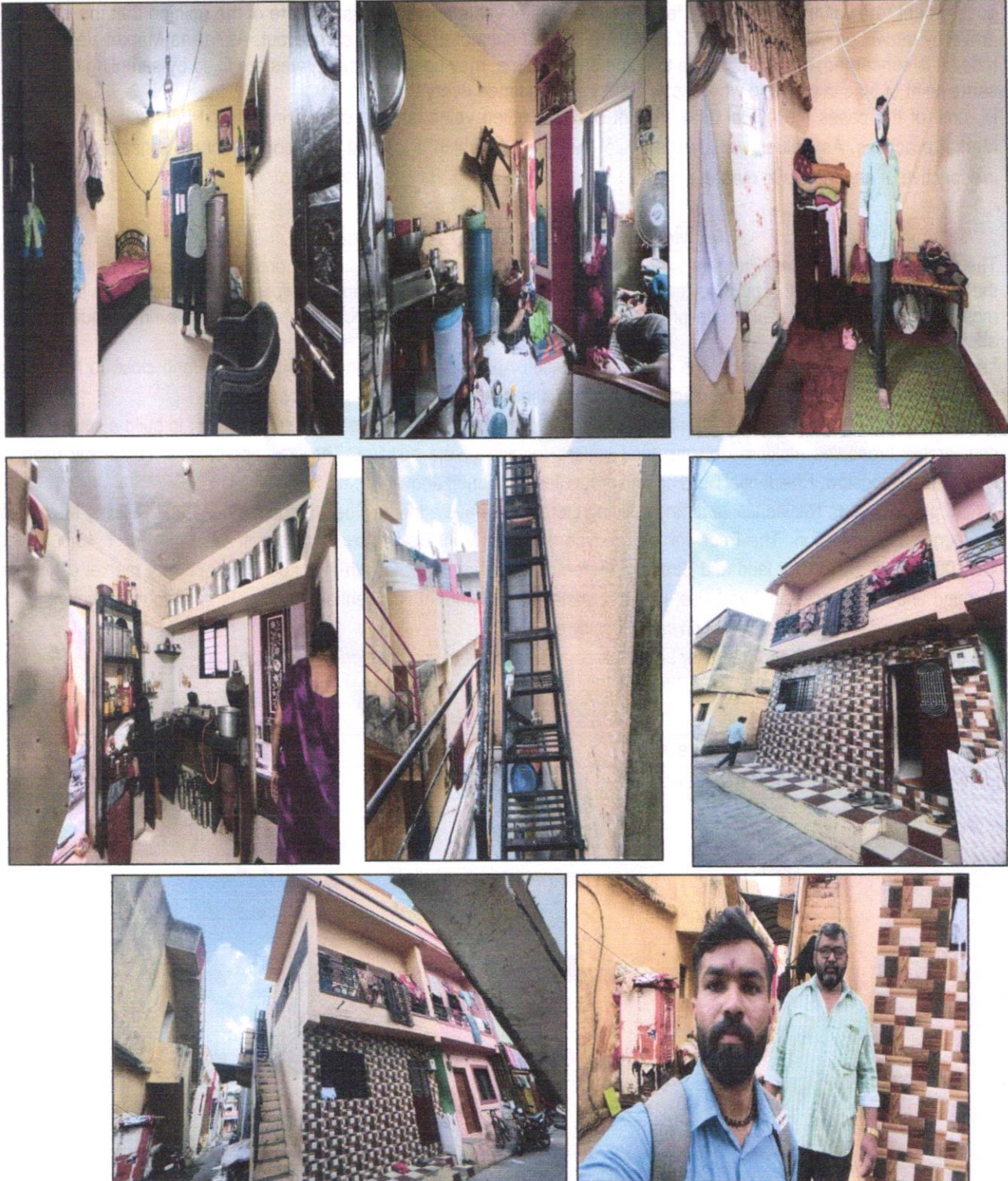
There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Residential Building and properties mentioned above.

As the property is an Residential land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 40,000.00 to ₹ 50,000.00 per Sq. M. for land and Structure thereof Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Residential building / Plot, all round development of commercial and Residential application in the locality etc.

We estimate ₹ 46,000.00 per Sq. M. for Land with appropriate cost of construction for valuation.

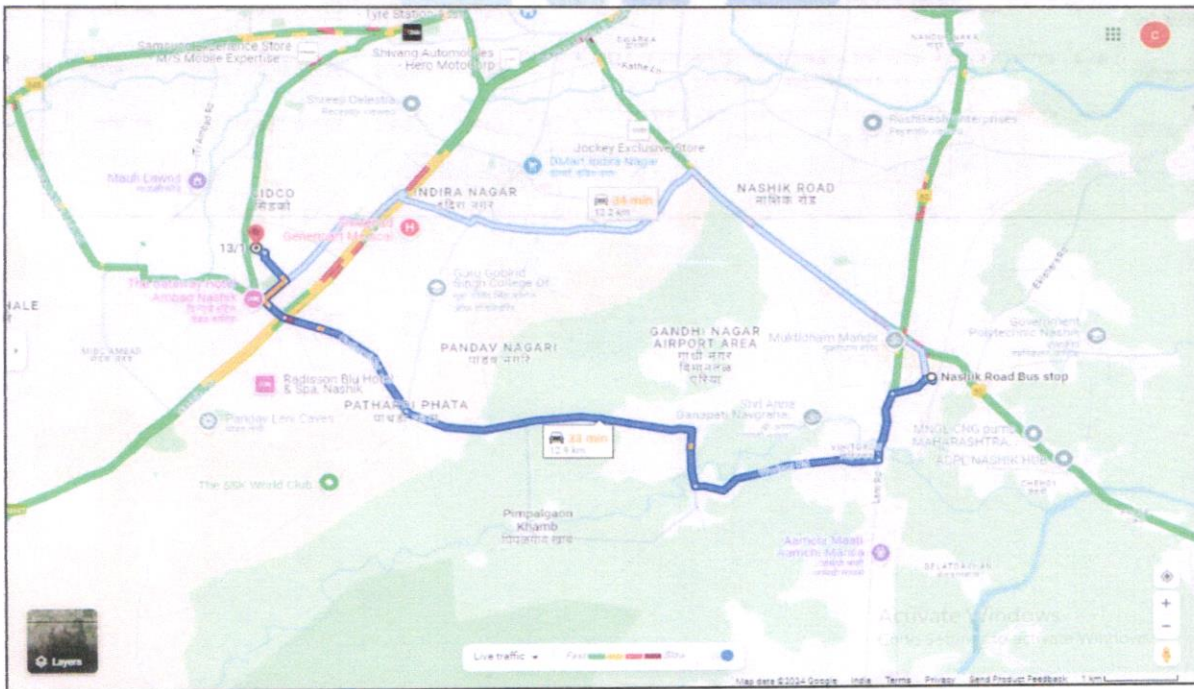
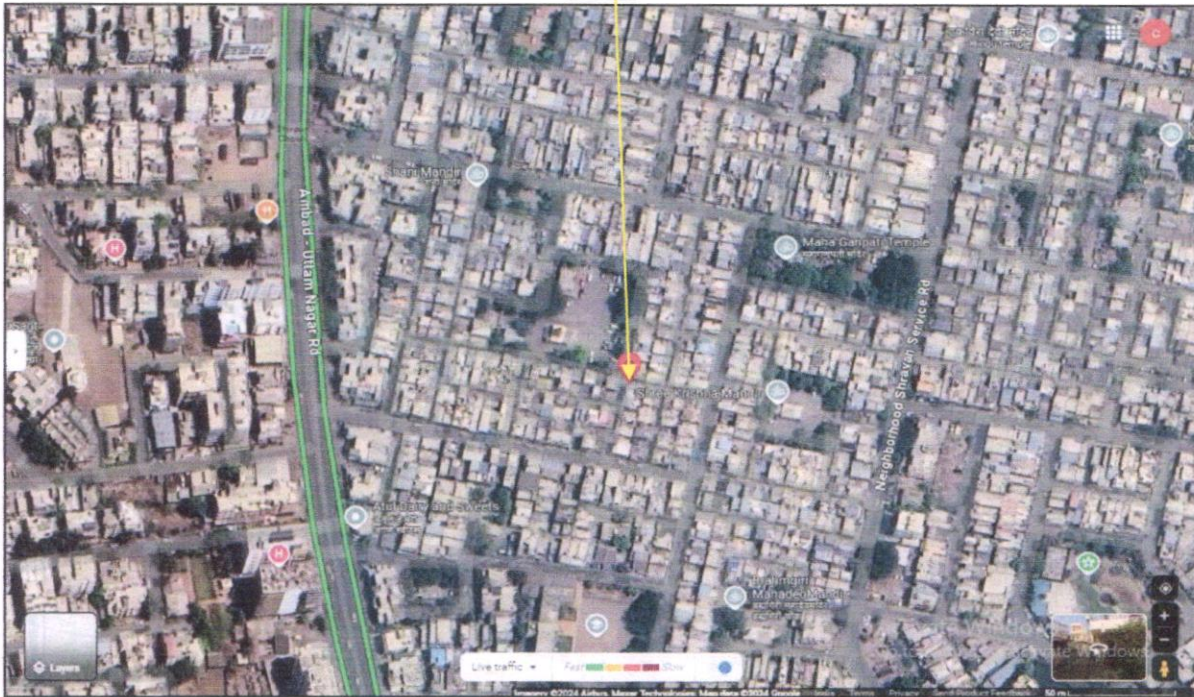
i) Saleability	Good
ii) Likely rental values in future in and	-
iii) Any likely income it may generate	-

#### 4. ACTUAL SITE PHOTOGRAPHS



### ROUTE MAP OF THE PROPERTY

Site w/r



**Longitude Latitude: 19°58'58.9"N 73°45'33.4"E**

**Note: The Blue line shows the route to site from nearest Railway Station (Nashik – 15 Km)**




Since 1989

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## 5. READY RECKONER RATE



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
वाजारमूल्य दर पत्रक

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**Annual Statement of Rates**

Selected District: नाशिक

Select Taluka: नाशिक

Select Village: मोजे नाशिक क्र. 1 श्रावण सेक्टर

Search By:  Survey No  Location

Select	उपविभाग	पूची खमीन	निवासी सदमिवा	बॉडीस दुबाने	जीवोपिच	एफक (Rs./)
<a href="#">Survey/No</a>	1.41.1 - शिवाजी पुतळा (ताज हॉटेल जवळ) पासून सिम्बॉयसिस लगतच्या तिसुर्ती चौकाकडे जाणारा रस्ता.	6400	28500	32370	35620	0 चौ. मीटर
<a href="#">Survey/No</a>	1.41.2 - स्टेडियम लगतचा ताज हॉटेल कडे येणारा रस्ता (अंत्रड पोलीस स्टेशन कडून येणारा रस्ता)(1.42.1 सा जोडणारा रस्ता)	6400	28500	32370	35620	0 चौ. मीटर
<a href="#">Survey/No</a>	1.41.3 - मोरबाडीकडून एम व्ही पी कॉलेज लगतचा रस्ता (1.40.2 व 1.44.1 सा जोडणारा रस्ता)	6400	28500	32770	35620	0 चौ. मीटर
<a href="#">Survey/No</a>	1.41.4 - सहाय्या सिमकडून सेंट प्रॉसिस थालेकडे येणारा स्टेडियम लगतचा रस्ता व अखिन सेक्टर कडे येणारा स्टेडियम लगतचा रस्ता	6000	28000	31870	35000	0 चौ. मीटर
<a href="#">Survey/No</a>	1.41.5 - स्टेडियम पासून अखिन सेक्टरमध्ये जाणारा रस्ता (1.43.6 समोरचा भाग)(1.41.2 ते 1.41.6 सा जोडणारा रस्ता)	6400	28500	32370	35620	0 चौ. मीटर

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## 6. PRICE INDICATORS

**HOUSING.COM** Buy in Nashik

Home / Nashik / Karnatwade Dash / Plots for Sale in Karnatwade Dash / Residential Plot Last updated: Jun 16, 2024

**Residential Plot** **₹88.0 L** EMI starts at: 43.69 K

Sahtashrunji Nagar, Karnatwade Dash, Nashik 3.83 K sq.ft

No Property Images Available

2300 sq.ft Plot Area	3.83 K/sq.ft Avg. Price	20 Year Old Age of property	Immediate Possession status	South-East facing Facing
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**magicbricks** Buy Rent Sell Home Loans

Home > Property in Nashik > Plots for Sale in Nashik > Ashvin Nagar > 280 Sq.yrd

**₹1.40 Cr** ₹5556/sqft

Plot For Sale in

5 Floors allowed

Plot Area	Any Construction Done	Status
280 sqyrd -	No	<a href="#">Legal &amp; Infra Status</a>
Boundary Wall	Type Of Ownership	Transaction Type
Yes	Leasehold	Resale

## Deed of Assignment

श्री.जगदीश भगवान खैरनार वय - 31 वर्ष, धंधा - व्यवहार, रा. : - एन-51/एस/ई/4/21/7, उत्तमनगर, सिडको, नाशिक.	लिहून घेणार,
- यांसी -	
श्री.साहेबराव गोमाजी धंदनशीव वय - 40 वर्ष, धंधा:- व्यापार, रा.- महाले चाळ,विजयनगर,मोरवाडी, सिडको,नाशिक,	लिहून देणार

कारणे डिड ऑफ असईनमेंट लिहून व नोंदवून देतात ते येणेप्रमाणे :

1.मिळकतीचे वर्णन : तुकडी जिल्हा नाशिक, पोस्ट तुकडी तालुका नाशिक, पैकी नाशिक महानगरपालिका हद्दीतील मौजे सिडको विभागातील सिडको प्रशासनाने विकसित केलेल्या पाचवी स्किम, श्रावण सेक्टर मधील घर/टेनारमेंट नंबर एन-52/एन/ई/13/1 ही मिळकत यांसी अंतर्गत प्लॉटचे क्षेत्र 30.03 चौ.मी. वीस वर्षांपूर्वीचे जुने लोड बेअरिंगचे बांधीव क्षेत्र 15.15 चौ.मी. यांसी चतुःसीमा खालीलप्रमाणे

पुर्व	- एन-52/एन/5/4
पश्चिमेस	- फौजारी रोड
उत्तरेस	- एन-52/एन/ई/4/2
दक्षिणेस	- फौजारी रोड

येणेप्रमाणे चतुर्दिगांत बांधीव घर मिळकत, जाण्यायेण्याचे प्रवेशद्वारांचे रस्त्यांसह, सर्व सुखसोयीसह मिळकत दरोबरत.

2. वर कलम 1 मध्ये वर्णन केलेली बांधीव घर मिळकत सिडको कडील पत्र क्रमांक सिडको/मार्केटिंग/नाशिक/न./एन-52/एच.पी/0944 अन्वये सिडको प्रशासनाने श्री.प्रदीप शंकर गांगुडे यांचे नावे अलॉट केलेली होती तसेच सदर मिळकतीचा

## Tenement Transfer Order Letter & Commencement Certificate

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Office of the Administrator  
CIDCO, New Nashik

CIDCO/ADM/NSK/NO. - 732      Date: 11/6/2010

**TENEMENT TRANSFER ORDER**

Shri/Smt. Sunil Milkanth Kulkarni was allowed / transferred रकम 1029 (1000)

to the House No. N-52/S/E-4/13/1 in 5th H.S. at New Nashik

Under Letter No. CIDCO/ADM/NSK/NO/8113

Dated May-2000 The Transfer Agreement / Agreement was also executed on May-2000 The cost of the house was fixed at Rs. 22000/-

(Rs. Twenty two thousand only) and accordingly the entire amount has been paid by Shri / Smt. Sunil Milkanth Kulkarni Now after the payment of the cost of the house, Shri/Smt. Sunil Milkanth Kulkarni has Applied on Jan-2010 for the transfer of the House to Shri / Smt. Sahebrao Gomaaji Chandanshiv and in view of the direction the transfer is deemed on payment of Fixed Transfer charges and the Price paid by allottees. The amount of Rs. 4000/- Rs. Four thousand only i.e. recovered from Shri/Smt. Sunil Milkanth Kulkarni vide Receipt No. 1204 Dated 11/6/2010

The Allotment / Transfer House No. N-52/S/E-4/13/1 in 5th H.S. at New Nashik made to Shri / Smt. Sunil Milkanth Kulkarni is cancelled and it is now transferred to Shri / Smt. Sahebrao Gomaaji Chandanshiv He / She shall be liable to pay from July-2010 the Warranty Service Insurance and all other charges as noted in the agreement. no objection condition will be taken serious notice for action in the court of Law. The Agreement should be issued accordingly.

1. Shri / Smt. Sunil Milkanth Kulkarni  
2. Shri / Smt. S.G.Chandanshiv

**ADMINISTRATOR  
CIDCO  
NEW NASHIK**

(7)

CIDCO, New Nashik-9.

Ref. : No. BP (NT) / ADM / NSK / 2010 / 458      (6)      Date : 23/07 / 2010

**COMMENCEMENT CERTIFICATE**

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1996 (Maharashtra XXXVII of 1966) to Shri./Smt. Sunil Milkanth Kulkarni on Tenement No. N-52/S/E-4/13/1 Sector 13/01 Neighbourhood - skravay

New Nashik as per the approved plans and Subject to the following Conditions for the development work of the proposed residential building.

Proposed Built up area 16.00 m<sup>2</sup>      Prop. Built up 16.00 m<sup>2</sup> approx.      Total floors - Only Ground Floor  
 Existing Built up area 16.00 m<sup>2</sup>      Scheme B/Up Area 15.50 m<sup>2</sup>      Ground + One only First Floor  
 Gr. Floor extension 0.50 m<sup>2</sup> approx.

- 1) This certificate is liable to be revoked by the Corporation if :
  - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the corporation is contravened.
  - c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him. In such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town planning Act, 1966.
- 2) The applicant shall :
  - a) Give notice to the corporation on completion upto the plinth level and seven days before the commencement of the further work.
  - b) Give written notice to the corporation regarding completion of the work.
  - c) Obtain an occupancy Certificate from the corporation.
  - d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of endorsing the Building Control Regulations and conditions of the Certificate.
- 3) The Structural design, building materials, plumbing services, fire protection, electrical installations etc. shall be in accordance with the provisions (except for the provision in respect of Floor Area Ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institution.



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### Building Plan & Possession Receipt

नवीन नाशिक गृहनिर्माण योजना क्र. ५  
 कमी उत्पन्न गट-१ (एल.आय.जी.)  
 घराचे संकल्पचित्र एम्-५२

REAR YARD  
6-50 x 34-00

ROOM  
4000 x 2500

ROAD  
4-23 x 4-23

सि.क्र. (१०९१/१९९२)  
११-९३

तळ मजल्याचा नकाशा (तात्पुरता)  
 चौकट्याचे क्षेत्र (सुविट) = १५.१५ चौ.मी.  
 खंडाचे क्षेत्र = २०.०३ चौ.मी.  
 का. ओळखित राहा किंवा आठ घरे

सि.क्र. ११-९३

सिटी अँड इन्स्ट्रुमेंट्स इन्फ्लेक्शन कॉर्पोरेशन ऑफ महाराष्ट्र लि.

I, Shri/Smt. Pranavurde Prateek Shankarrao  
 have this day of 21/06/1991 received possession of  
 House No. 01 of Building No. 13 in Sector 44  
 In Neighbourhood S type of N-52 at New Nashik.  
 Before taking over possession I have verified the fixtures, fittings and  
 amenities in the above house and they are according to the plans and  
 specifications enclosed with the agreement. I have inspected the house and  
 satisfied myself. I accept the above said house after carrying out the  
 rectification to my satisfaction.

Date 21/06/1991  
 Possession given by [Signature]  
 (Sub Engr./A.E.)  
 CIOCO, New Nashik.

(Signature of Allottee)  
[Signature]  
 Name Pranavurde P.S.

नसन-४  
 सि.क्र. (१०९१/१९९२)  
 ११-९३

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ **20,43,411.00 (Rupees Twenty Lakh Forty-Three Thousand Four Hundred Eleven Only)**. The Realizable Value ₹ **19,41,240.00 (Rupees Nineteen Lakh Forty-One Thousand Two Hundred Forty Only)** and the Distress value ₹ **16,34,729.00 (Rupees Sixteen Lakh Thirty-Four Thousand Seven Hundred Twenty-Nine Only)**.

Place: Nashik

Date: 21.10.2024

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

**Manoj  
Chalikwar**

**Director**

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.21 15:49:15 +05'30'

Auth. Sign.

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 & Designation of the Inspecting

Official/s)

Countersigned  
(BRANCH MANAGER)

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



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(Annexure – I)

## **7. DECLARATION FROM VALUERS**

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

- a. The information furnished in my valuation report dated 21.10.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally inspected the property on 15.10.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.



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	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration is being purchased by Shri.Jagdish Bhagwan Khairnar from Shri.Sahebrao Gomaji Chandanshiv as per as per Deed of Assignment Dated. 20.01.2012
2.	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, Regional Office Branch to assess Fair market value of the property for banking purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar = Regd. Valuer Sanjay Phadol - Regional Technical Manager Swapnil 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 - 15.10.2024 Valuation Date - 21.10.2024 Date of Report - 21.10.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 15.10.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (For building construction) Comparative Sales Method (For Land component)
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 land size, location, sustained demand for Residential land, all round development of commercial and Residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## 8. **ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **21<sup>st</sup> October 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation 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 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 currently a contiguous and non-agricultural land parcel admeasuring **30.03 Sq. M.** and structures thereof. The property is owned by **Shri.Jagdish Bhagwan Khairnar** 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 property is owned **Shri.Jagdish Bhagwan Khairnar**. 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.

### Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

### Area

Based on the documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **30.03 Sq. M.** and structure thereof.

### 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 land 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.

### 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



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### 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 currently vacant and Bank Possession, contiguous and non-agricultural land parcel admeasuring **30.03 Sq. M.** and structure thereof.

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

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

(Annexure – II)

## 10. 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.

#### **Gifts and hospitality:**

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

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



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

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

Place: Nashik

Date: 21.10.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**

**Director**

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

Digitally signed by Manoj Chalikwar  
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