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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Hareshkumar Roopchand Nathani & Mrs. Pinky Hareshkumar Nathani**

Residential Villa No. B-07 on Survey No. 17/3A, 17/3/B & 17/2, "**Moonhouse Celebrations Complex**", Phase 1,
Opp. Tropical Retreat Resort, Village – Igatpuri, Taluka – Igatpuri, District – Nashik, PIN Code – 422 403,
State – Maharashtra, Country – India.

Latitude Longitude: 19°41'03.0"N 73°34'31.9"E

Valuation Prepared for:

State Bank of India

RACPC Kalyan

Ground Floor, 1st Floor, Millenium Heights, Opp. Patedar Bhawan Marriage Hall,
Shahad Mohone Road, Shahad, Kalyan (West) - 421 103.

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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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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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Villa No. B-07 on Survey No. 17/3A, 17/3/B & 17/2, "Moonhouse Celebrations Complex", Phase 1, Opp. Tropical Retreat Resort, Village – Igatpuri, Taluka – Igatpuri, District – Nashik, PIN Code – 422 403, State – Maharashtra, Country – India belongs to **Mr. Hareshkumar Roopchand Nathani & Mrs. Pinky Hareshkumar Nathani.**

Boundaries of the property:

Boundaries	As per Plot	As per Villa
North	Internal Road	Internal Road
South	Internal Road	Internal Road
East	Tropical Retreat Resort	Tropical Retreat Resort
West	Open Plot	Open Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 67,51,000.00 (Rupees Sixty-Seven Lakh Fifty-One Thousand Only)**. As per Site Inspection **55%** Construction work is completed.

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: 2024.11.06 14:39:11 +05'30'

Manoj
Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
State Bank of India Empanelment No.: SME/TCC/38/IBBI/3
Encl: Valuation report.

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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,
State Bank of India
RACPC Kalyan Branch
 Ground Floor, 1st Floor, Millenium Heights,
 Opp. Patedar Bhawan Marriage Hall,
 Shahad Mohone Road, Shahad,
 Kalyan (West) - 421 103, State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF VILLA)

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 24.10.2024
	b) Date on which the valuation is made	: 06.11.2024
3.	List of documents produced for perusal: i) Copy of Agreement for Sale dated 10.09 2024 Between Moonhouse Lifestyle LLP (Promoters) AND Mr. Hareshkumar Roopchand Nathani & Mrs. Pinky Hareshkumar Nathani (Purchasers). ii) Copy of RERA Registration Certificate No. P51600050554 Dated 21.04.2023 issued by Maharashtra Real Estate Regulatory Authority. iii) Copy of Commencement Certificate No. INP / PWD / B.P./ 03 / 2022 dated 08.03.2022 issued by Igatpuri Municipal Council. iv) Copy of Approved Building Plan Document No. INP / PWD / B.P./ 03 / 2022 dated 08.03.2022 issued by Igatpuri Municipal Council (Downloaded from RERA).	
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. Hareshkumar Roopchand Nathani & Mrs. Pinky Hareshkumar Nathani Address: Residential Villa No. B-07 on Survey No. 17/3A, 17/3/B & 17/2, "Moonhouse Celebrations Complex", Phase 1, Opp. Tropical Retreat Resort, Village – Igatpuri, Taluka – Igatpuri, District – Nashik, PIN Code – 422 403, State – Maharashtra, Country – India. Contact Person: Mr. Hareshkumar R. Nathani (Owner – Mob. No. 9890451555) Person meets at site: Mr. Asif (Site Person - Mob. No. 9765988070) Joint Ownership Details of ownership share is not available.
5.	Brief description of the property (Including Leasehold / freehold etc.)	:



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The property is a residential Villa No. B-07 is situated on Ground + 1 upper Floor.													
As per Site Inspection, the composition of Villa will be Ground Floor : 2 Bedrooms + Living Room + Kitchen + 2 Toilet + Internal Staircase. First Floor : 2 Bedrooms + 2 Toilets + Balcony Area.													
The property is at 5.8 KM. distance from Railway Station Igatpuri.													
Landmark: Opp. Tropical Retreat Resort.													
At the time of inspection, the property was under construction. Extent of completion are as under:													
	<table border="1"> <tr> <td>RCC Footing/Foundation</td> <td>Completed</td> <td>RCC Plinth</td> <td>Completed</td> </tr> <tr> <td>Full Building RCC</td> <td>Completed</td> <td>Internal Brick work</td> <td>Completed</td> </tr> <tr> <td>Total</td> <td>55% work completed</td> <td></td> <td></td> </tr> </table>	RCC Footing/Foundation	Completed	RCC Plinth	Completed	Full Building RCC	Completed	Internal Brick work	Completed	Total	55% work completed		
RCC Footing/Foundation	Completed	RCC Plinth	Completed										
Full Building RCC	Completed	Internal Brick work	Completed										
Total	55% work completed												
6.	Location of property	:											
	a) Plot No. / Survey No.	:	Survey No. 17/3A, 17/3/B & 17/2,										
	b) Door No.	:	Residential Villa No. B-07										
	c) C.T.S. No. / Village	:	Village – Igatpuri										
	d) Ward / Taluka	:	Taluka – Igatpuri										
	e) Mandal / District	:	District – Nashik										
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Document No. INP / PWD / B.P./ 03 / 2022 dated 08.03.2022 issued by Igatpuri Municipal Council (Downloaded from RERA).										
	g) Approved map / plan issuing authority	:	Igatpuri Municipal Council										
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Building Under Construction										
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No										
7.	Postal address of the property	:	Residential Villa No. B-07 on Survey No. 17/3A, 17/3/B & 17/2, “Moonhouse Celebrations Complex” , Phase 1, Opp. Tropical Retreat Resort, Village – Igatpuri, Taluka – Igatpuri, District – Nashik, PIN Code – 422 403, State – Maharashtra, Country – India.										
8.	City / Town	:	Igatpuri, Nashik										
	Residential area	:	Yes										
	Commercial area	:	No										
	Industrial area	:	No										
9.	Classification of the area	:											
	i) High / Middle / Poor	:	Middle Class										
	ii) Urban / Semi Urban / Rural	:	Urban										
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Igatpuri, Igatpuri Municipal Council										
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling	:	No										

	Act) or notified under agency area/ scheduled area / cantonment area													
12.	Boundaries of the property													
	Plot		As per actual Site	As per document (As per Approved Plan)										
	North	:	Internal Road	15.0 M Wide DP. Road										
	South	:	Internal Road	Plot -S.No.19										
	East	:	Tropical Retreat Resort	24 M Wide Road										
	West	:	Open Plot	Plot -S.No.22										
	Villa		As per actual Site	As per document										
	North		Internal Road	Survey No. 16-1-2 Portion of Survey No. 17-1K										
	South		Internal Road	Survey No. 19 and Survey No. 18										
	East		Tropical Retreat Resort	Survey No.18 some portion of Pimpri Road, some portion of remaining Property Adm. 28.16 Gunthas Portion of Survey No. 17/1(P) and Portion of Survey No. 17/1K (P)										
	West		Open Plot	Survey No. 19 and Survey No. 22										
12.1	Whether Boundaries Matching with Actual		Yes											
13	Dimensions of the site		N. A. as property under consideration is a Villa.											
			A As per the Deed	B Actual										
	North	:	-	-										
	South	:	-	-										
	East	:	-	-										
	West	:	-	-										
14.	Extent of the site	:	Carpet Area in Sq. Ft. as per Actual Site Measurement are as follows:											
			<table border="1"> <thead> <tr> <th>Particulars</th> <th>Carpet Area (in Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>966.00</td> </tr> <tr> <td>First Floor</td> <td>538.00</td> </tr> <tr> <td>Balcony Area</td> <td>37.00</td> </tr> <tr> <td>Total Area</td> <td>1,541.00</td> </tr> </tbody> </table>		Particulars	Carpet Area (in Sq. Ft.)	Ground Floor	966.00	First Floor	538.00	Balcony Area	37.00	Total Area	1,541.00
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Ground Floor	966.00													
First Floor	538.00													
Balcony Area	37.00													
Total Area	1,541.00													
			Carpet Area in Sq. Ft. = 1,570.00 (Area as per Agreement for sale)											

			Built up Area in Sq. Ft. = 1,727.00 (Carpet Area as per Agreement + 10%) All the above areas are within 3% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.
14.	Latitude, Longitude & Co-ordinates of Villa	:	19°41'03.0"N 73°34'31.9"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up Area in Sq. Ft. = 1,727.00 (Carpet Area as per Agreement + 10%)
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential Villa
2.	Location	:	
	C.T.S. No.	:	-
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Igatpuri, Igatpuri Municipal Council
	Door No., Street or Road (Pin Code)	:	Residential Villa No. B-07 on Survey No. 17/3A, 17/3/B & 17/2, “Moonhouse Celebrations Complex” , Phase 1, Opp. Tropical Retreat Resort, Village – Igatpuri, Taluka – Igatpuri, District – Nashik, PIN Code – 422 403, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential Villa
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	Proposed Ground + 1 upper Floor
6.	Type of Structure	:	Proposed R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 12 Villas on Ground Floor (Phase 1)
8.	Quality of Construction	:	Building is under construction
9.	Appearance of the Building	:	Building is under construction
10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Open Parking
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the building	:	Proposed, Yes
III	Villa		

1	In which the Villa is situated	:	Ground + 1 Upper Floor										
2	Door No. of the Villa	:	Residential Villa No. B-07										
3	Specifications of the Villa	:											
	Roof	:	R.C.C. Slab										
	Flooring	:	Proposed Vitrified tiles flooring										
	Doors	:	Proposed Teak wood door framed with flush doors										
	Windows	:	Proposed Powder coated aluminum sliding windows										
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Concealed wiring										
	Finishing	:	Proposed Cement plastering										
4	House Tax	:											
	Assessment No.	:	Building is under construction										
	Tax paid in the name of:	:	Building is under construction										
	Tax amount:	:	Building is under construction										
5	Electricity Service connection No.:	:	Building is under construction										
	Meter Card is in the name of:	:	Building is under construction										
6	How is the maintenance of the Villa?	:	Building is under construction										
7	Sale Deed executed in the name of	:	Mr. Hareshkumar Roopchand Nathani & Mrs. Pinky Hareshkumar Nathani										
8	What is the undivided area of land as per Sale Deed?	:	Details not available										
9	What is the plinth area of the Villa?	:	Built up Area in Sq. Ft. = 1,727.00 (Carpet Area as per Agreement + 10%)										
10	What is the floor space index (app.)	:	As per IMC norms										
11	What is the Carpet Area of the Villa?	:	Carpet Area in Sq. Ft. as per Actual Site Measurement are as follows: <table border="1" data-bbox="885 1272 1337 1527"> <thead> <tr> <th>Particulars</th> <th>Carpet Area (in Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>966.00</td> </tr> <tr> <td>First Floor</td> <td>538.00</td> </tr> <tr> <td>Balcony Area</td> <td>37.00</td> </tr> <tr> <td>Total Area</td> <td>1,541.00</td> </tr> </tbody> </table> Carpet Area in Sq. Ft. = 1,570.00 (Area as per Agreement for sale)	Particulars	Carpet Area (in Sq. Ft.)	Ground Floor	966.00	First Floor	538.00	Balcony Area	37.00	Total Area	1,541.00
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Ground Floor	966.00												
First Floor	538.00												
Balcony Area	37.00												
Total Area	1,541.00												
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium										
13	Is it being used for Residential or Commercial purpose?	:	Proposed for residential purpose										
14	Is it Owner-occupied or let out?	:	Building is under construction										
15	If rented, what is the monthly rent?	:	₹ 14,000.00 Expected rental income per month after building completion										
IV	MARKETABILITY	:											
1	How is the marketability?	:	Good										
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area										

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 Villa with same specification in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 3,500.00 to ₹ 4,500.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Villa under valuation after comparing with the specifications and other factors with the Villa under comparison (give details).	:	₹ 4,300.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 1,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 21,800.00 per Sq. M. ₹ 2,025.00 per Sq. Ft.
5	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 the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Villa with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years after completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as building is under construction
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,500.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 1,800.00 per Sq. Ft.
	Total Composite Rate	:	₹ 4,300.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Villa (incl. car parking, if provided) (A)	1,570.00 Sq. Ft.	4,300.00	67,51,000.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total Value of the property			67,51,000.00
	The Realizable value of the property			66,15,980.00
	Distress value of the property			54,00,800.00
	Insurable value of the property			43,17,500.00
	Guideline value of the property			34,97,175.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Villa, where there are typically many comparables available to analyze. As the property is a residential Villa, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the



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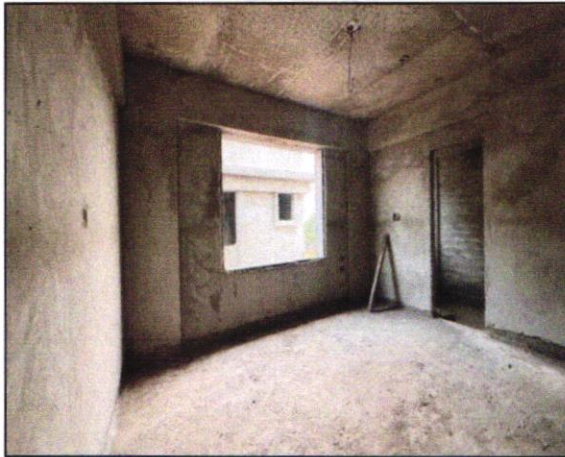
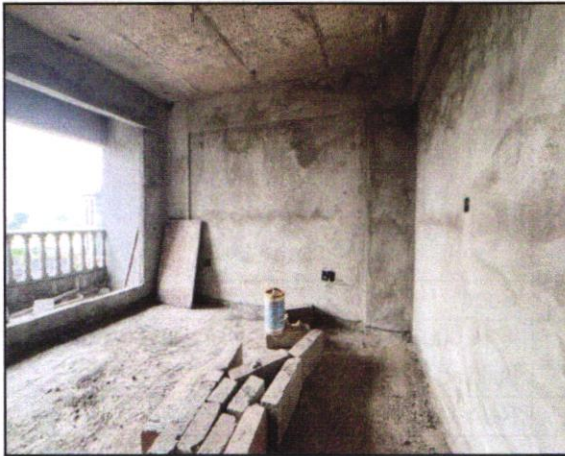
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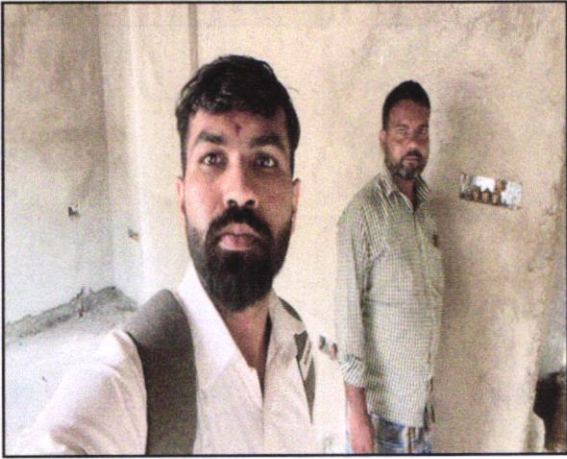
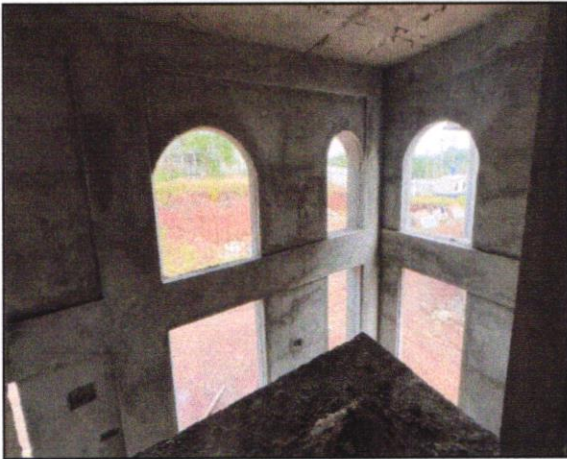
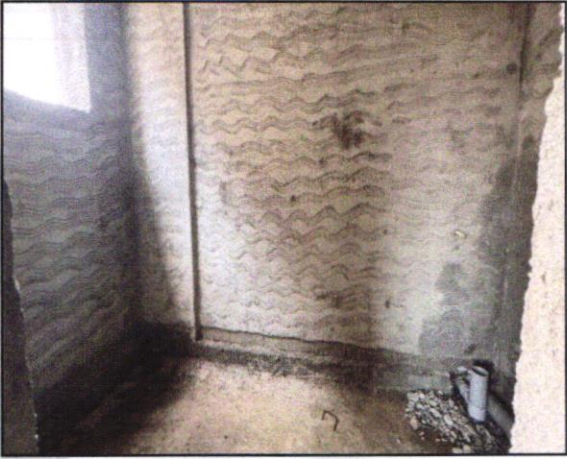
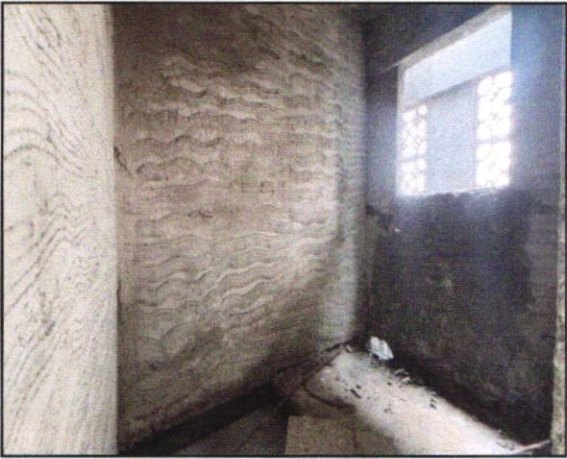
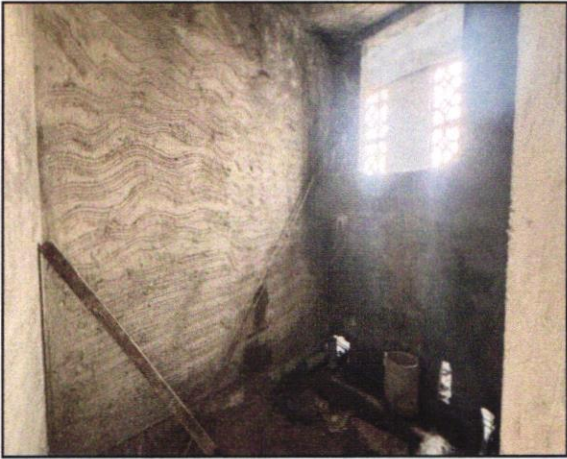
range of ₹ 3,500.00 to ₹ 4,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Villa size, location, upswing in real estate prices, sustained demand for Residential Villa, all round development of commercial and residential application in the locality etc. We estimate ₹ 4,300.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 14,000.00 Expected rental income per month after building completion
iii) Any likely income it may generate	Rental Income

Actual site photographs



Actual site photographs

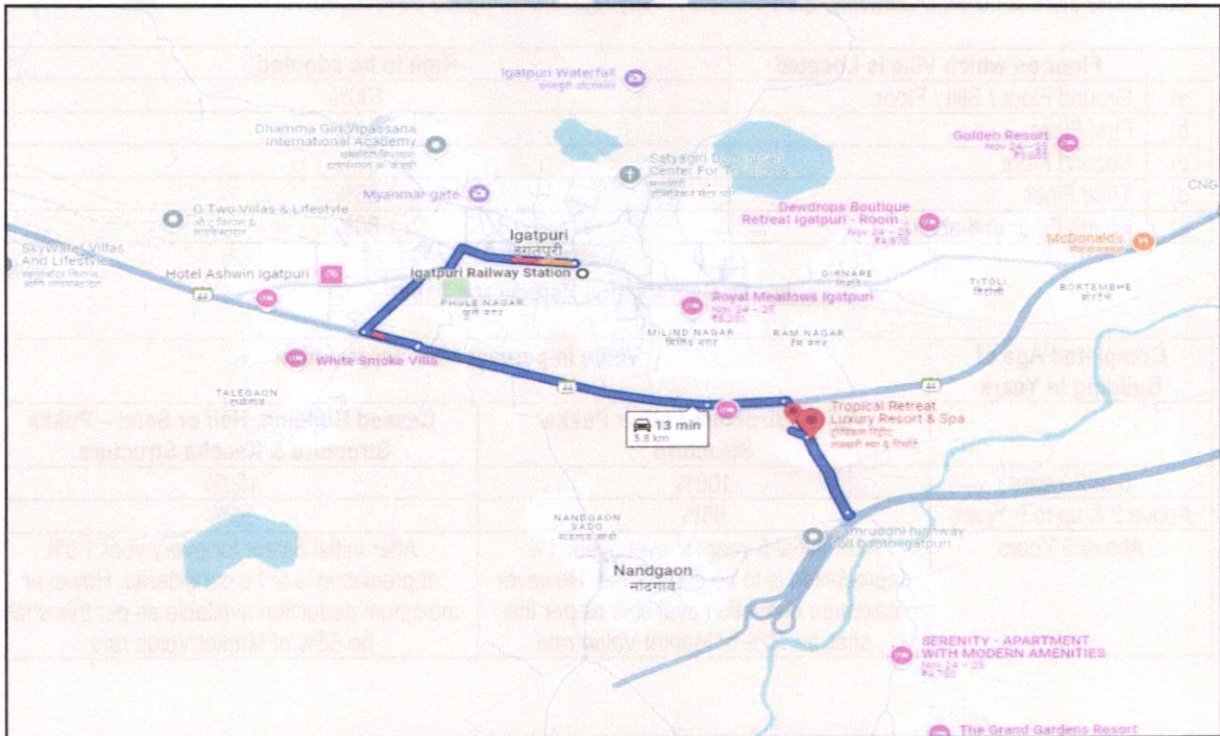


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°41'03.0"N 73°34'31.9"E

Note: The Blue line shows the route to site from nearest Railway Station (Igatpuri – 5.8 Km)



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Ready Reckoner Rate

Department of Registration & Stamps Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन					
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन बाजारमूल्य दर पत्रक							
Home	Valuation Rules	User Manual	Close Feedback				
Annual Statement of Rates			Language English				
Year 20242025	Selected District: नाशिक Select Taluka: इगतपुरी Select Village: इगतपुरी Search By: <input type="radio"/> Survey No <input checked="" type="radio"/> Location						
Select	उपविभाग	पूनी जमीन	विभागी भरनिका	श्रीकीस	पुकाने	श्रीसोमिन	एकक (Rs./)
SurveyNo	1.10 - उर्वरीय मिळकती (वि.क्र.1.9 क्वा उर्वरेजरीय रहिवास विभागातील मिळकती)	1480	21800	25070	30400	0	श्री. मीटर
SurveyNo	1.11 - जुने इगतपुरी गावठाण मगलक्या मिळकती रेल्वे साईनक्या दक्षिणेकडील तशीस मुंबई आगा रफता पर्यंतक्या अंतरीय (स.न.457/A व त्याचे पूर्वेकडील मिळकती (अजाभास समविध्यामुसार) - रहिवास व तत्सम विभागातील मिळकती)	1320	21800	25070	30350	0	श्री. मीटर
SurveyNo	1.12 - मुळ न.प. हद्दीतील वळण हायवेवरील रहिवास व तत्सम विभागातील मिळकती (पूर्वेकडील भागातील तशीस मुंबई आगा रफता)	1700	23700	27260	32300	0	श्री. मीटर
SurveyNo	1.13 - मुळ न.प. हद्दीतील वळण हायवेक्या दक्षिणेकडील रहिवास व तत्सम विभागातील मिळकती (वि.क्र.1.12क्या दक्षिणेकडील अंतरीय मिळकती)	1440	21800	25070	30400	0	श्री. मीटर
SurveyNo	1.14 - उर्वरीय रहिवास व तत्सम विभागातील मिळकती (शिवाजी नगर, पंढरपुरवाडी कडील भाग)	1630	21800	25070	30400	0	श्री. मीटर
1 2 3 4 5 6							

Stamp Duty Ready Reckoner Market Value Rate for Villa	21,800.00			
No Reduced, Villa Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	21,800.00		2,025.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / Villa / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which Villa is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%


Table – D: Depreciation Percentage Table

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

Price Indicators

Property	Villa		
Source	Housing.com		
Floor			
	Carpet	Built Up	Saleable
Area	1,440.00	1,600.00	-
Percentage	10%	-	-
Rate Per Sq. Ft.	₹ 6,530.00	₹ 5,937.00	-

HOUSING.COM Buy in Nashik

SPONSORED PROJECT  **₹2.51 Cr** Sponsored
 3 BHK Villa
 MH VILLAS, Igatpuri, Nashik
 Avg. Price: ₹6.28 K/sq.ft


Home / Nashik / Igatpuri / Villa for Sale in Igatpuri / 3 BHK Villa Last updated: Sep 16, 2024

3 BHK Villa **₹95.0 L** EMI starts at ₹47.16 K
₹5.94 K/sq.ft

bandra hills, Igatpuri, Nashik

offer Free modular kitchen setup [Know More](#)

Living Room



1600 sq.ft
Built Up Area

₹5.94 K/sq.ft
Avg. Price

3 BHK
Configuration

1st Feb, 2025
Possession status


North-West facing
Facing

Unfurnished
Furnishing


[OVERVIEW](#) [PROMOTIONS](#) [AMENITIES](#) [RATINGS AND REVIEWS](#) [LOCALITY](#) [CALCULATOR](#)

Property Location
bandra hills, Igatpuri, Nashik **Awsome!** Nice neighborhood around


Around This Property

 School
Mahatma Gandhi
Highschool

7 mins
(0.9 km)

 Hospital
ASHOKA NISARGOPCHAR
KENDRA IGATPURI

7 mins
(1.3 km)

Contact Seller
 **Ganesh Kadam**
 Owner
 +9170401...
Hi binu surendran!
[Edit details](#)

Sales Instance

Property	Villa		
Source	Index II		
Floor	Ground Floor		
	Carpet	Built Up	Saleable
Area	1,570.00	1,727.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹ 4,141.00	₹ 3,764.00	-

3776110 22-09-2024 Note:-Generated Through eSearch Module For original report please contact concern SRC office	सूची क्र.2	दुष्यम निबंधक : दु.नि. इगतपुरी दस्ता क्रमांक : 3776/2024 नोंदणी : Regn:63m
गावाचे नाव : इगतपुरी शहर		
(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2) मोबदला	6500000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे)	4579500	
(4) भू, मायन, पोटिसिस्सा व धरकमांक (असल्यास)	1) पालिकेचे नाव-नाशिकइतर वर्णन : इतर माहिती: , इतर माहिती: मौजे इगतपुरी शहर व नगरपरिषद हद्दीतील मिळकत यांसी 1)सर्व्हे नं 17/3/अ यांसी क्षेत्र हे 0-16-00 आर 2)सर्व्हे नं 17/3/ब यांसी क्षेत्र हे 0-15-00 आर 3)सर्व्हे नं 17/2 यांसी क्षेत्र हे 1-34-00 आर + पो हे 0-03-00 आर यापैकी क्षेत्र हे 1-08-84 आर या मिळकतीवर मुन हाऊस सिलेब्रेशन्स या नावाने सुरु असलेल्या प्रोजेक्टमधील मधील बांधीव व्हिला नं.बी-08 यांसी कारपेट क्षेत्र 145-83 ची मी ही मिळकत (Survey Number : 17/3अ 17/3/ब व 17/2 वरील व्हिला नं.B-08))	
(5) क्षेत्रफळ	145.83 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व घरा.	1): नाव:-मुन हाऊस सॉईफ्टवॉईल दल एल पी लॉई भागीदार मुनील गिरधारी सुल्ता वय:-42 घत्ता:-प्लॉट नं: सी 2/15/01 , माळा नं: पशुपतीनाथ माधव, इमारतीचे नाव: संकल्प गंधारे, ब्लॉक नं: कल्याण , रोड नं: 0, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ABUFM1156E 2): नाव:-मुन हाऊस सॉईफ्टवॉईल दल एल पी लॉई अजितकुमार गोर्धनदास माखिजा वय:-42 घत्ता:-प्लॉट नं: सी 2/15/01 , माळा नं: पशुपतीनाथ माधव, इमारतीचे नाव: संकल्प गंधारे, ब्लॉक नं: कल्याण , रोड नं: 0, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ABUFM1156E	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व घरा	1): नाव:-वाचदेव अनुदोमल मोहनानी वय:-54; घत्ता:-प्लॉट नं: बी के 1011 रुम नं 12 , माळा नं: नवजीवन , इमारतीचे नाव: को ऑफ बकेजवळ , ब्लॉक नं: ओटी स्टेसन , रोड नं: उत्सासनगर, महाराष्ट्र, . पिन कोड:-421003 पॅन नं:-ABNPM7008A 2): नाव:-प्रिया वाचदेव मोहनानी वय:-56; घत्ता:-प्लॉट नं: बी के 1011, माळा नं: रुम नं 12 , इमारतीचे नाव: नवजीवन को ऑफ बकेजवळ , ब्लॉक नं: ओटी स्टेसन , रोड नं: उत्सासनगर, महाराष्ट्र, . पिन कोड:-421003 पॅन नं:-ASLPM9831A	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/09/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	10/09/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	3776/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	390000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शंरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

Sales Instance

Property	Villa		
Source	Index II		
Floor	Ground Floor		
	Carpet	Built Up	Saleable
Area	1,570.00	1,727.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹ 4,141.00	₹ 3,764.00	-

8774110 13-09-2024 Note:-Generated Through eSearch Module.For Original report please contact concern SRO office.	सूची क्र.2	दुधम निबंधक : दु.नि. इगतपुरी दस्ता क्रमांक : 3774/2024 नोंदणी : Regn:83m
गावाचे नाव : इगतपुरी शहर		
(1) विलेखाचा प्रकार	ऑग्रीमेंट टू सेल	
(2) मोबदला	6500000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4579500	
(4) भू-मापन, पोटहिसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव नाशिकदत्तर वर्णन : , इतर माहिती : , इतर माहिती: मौजे इगतपुरी शहर व नगरपरिषद हद्दीतील मिळकत यांसी 1)सर्व्हे नं 17/3/अ यांसी क्षेत्र हे 0-16-00 आर 2)सर्व्हे नं 17/3/ब यांसी क्षेत्र हे 0-15-00 आर 3)सर्व्हे नं 17/2 यांसी क्षेत्र हे 1-34-00 आर + पो हे 0-03-00 आर यापैकी क्षेत्र हे 1-08-84 आर या मिळकतीवर मुन हाऊस सिलेब्रेशन्स या नावाने सुरु असलेल्या प्रोजेक्टमधील मधील बांधीत व्हिला नं.बी -03 यांसी कारपेट क्षेत्र 145-83 चौ मी ही मिळकत((Survey Number : 17/3अ 17/3/ब व 17/2 वरील व्हिला नं.बी-03 ;))	
(5) क्षेत्रफळ	145.83 चौ.मीटर	
(6) आकारणी किंवा चुकी ठेवण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- मुन हाऊस लाईफस्टाईल इत एत पी तर्फे भागीदार मुनीत गिरधारी तुल्ला वय:- 42 पत्ता:- प्लॉट नं. सी 2/15 01 , माळा नं:- पशुपतीनाथ , इमारतीचे नाव:- माधव, ब्लॉक नं:- संकल्प गंधारे , रोड नं:- कल्याण, महाराष्ट्र, ठाणे. पिन कोड:- 421301 पॅन नं:- ABUFM1156E 2): नाव:- मुन हाऊस लाईफस्टाईल इत एत पी तर्फे अजितकुमार गोर्धनदास माखिजा वय:- 66 पत्ता:- प्लॉट नं. सी 2/1501 , माळा नं:- पशुपतीनाथ , इमारतीचे नाव:- माधव संकल्प , ब्लॉक नं:- गंधारे, रोड नं:- कल्याण , महाराष्ट्र, ठाणे. पिन कोड:- 421301 पॅन नं:- ABUFM1156E	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- निलम हरेरा याखीजा वय:- 52; पत्ता:- प्लॉट नं:- प्लॉट नं 2201, माळा नं:- अत्याईन ए व्हिंग , इमारतीचे नाव:- मोहन अस्टेजा, ब्लॉक नं:- गंधारे वसंत व्हॅली जवळ, रोड नं:- कल्याण ठाणे, महाराष्ट्र, ठाणे. पिन कोड:- 421301 पॅन नं:- AAZPM0937D	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/09/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	10/09/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	3774/2024	
(12) बाजारभावाप्रमाणे मुबंका शुल्क	390000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) येरा		
मुल्यांकनासाठी विचारत घेतलेला तपशील:- मुबंका शुल्क आकारताना निवडलेला अनुच्छेद :- :	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

Sales Instance

Property	Villa		
Source	Index II		
Floor	Ground Floor		
	Carpet	Built Up	Saleable
Area	1,570.00	1,727.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹ 4,141.00	₹ 3,764.00	-

3750110 07-09-2024 Note :-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. इगतपुरी दस्त क्रमांक : 3750/2024 नोटणी : Regn.83m
गावाचे नाव : इगतपुरी शहर		
(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2) मोबदला	6500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4579500	
(4) भू-मापन, पोटलिसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नाशिकइतर वर्णन : , इतर माहिती: मौजे इगतपुरी शहर व नगरपरिषद हद्दीतील मिळकत यांसी 1)सर्व्हे नं 17/3/अ यांसी क्षेत्र हे 0-16-00 आर 2)सर्व्हे नं 17/3/ब यांसी क्षेत्र हे 0-15-00 आर 3)सर्व्हे नं 17/2 यांसी क्षेत्र हे 1-34-00 आर + पो हे 0-03-00 आर यापैकी क्षेत्र हे 1-08-84 आर या मिळकतीवर मून हाऊस सिलेब्रेशन्स या नावाने सुरु असलेल्या प्रोजेक्टमधील मधील बांधीव व्हिला नं.8-04 यांसी कारपेट क्षेत्र 145-83 चौ मी ही मिळकत((Survey Number : 17/3अ 17/3/ब व 17/2 वरील व्हिला नं.4 ;))	
(5) क्षेत्रकळ	145.83 चौ.मीटर	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मून हाऊस लाईफस्टाईल एल एल पी तर्फे भागीदार मुनीत गिरधारी तुला बय:-42 पत्ता:-प्लॉट नं: सी 2/15/01 , माळा नं: पशुपतीनाथ , इमारतीचे नाव: माधव संकल्प , ब्लॉक नं: गंधारे , रोड नं: कल्याण, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ABUFM1156E 2): नाव:-मून हाऊस लाईफस्टाईल एल एल पी तर्फे अजितकुमार गोर्धनदास माखिजा बय:-32 पत्ता:-प्लॉट नं: सी 2/15/01, माळा नं: पशुपतीनाथ , इमारतीचे नाव: माधव संकल्प , ब्लॉक नं: गंधारे , रोड नं: कल्याण, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ABUFM1156E	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिता राजु राजदेव बय:-52, पत्ता:-प्लॉट नं: प्लॉट नं 12 विटया पॅलेस , माळा नं: यशोमंदिर सोसायटी, इमारतीचे नाव: काठे गल्ली , ब्लॉक नं: रविंद्र स्कूल, रोड नं: जवळ प्यारका नाशिक, महाराष्ट्र, NASHIK. पिन कोड:-422011 पॅन नं:-AGZPR9012N	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/09/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	06/09/2024	
(11)अनुक्रमांक, खंड व पृष्ठ	3750/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	390000	
(13)बाजारभावप्रमाणे नोटणी शुल्क	30000	
(14)सौरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications **₹ 67,51,000.00 (Rupees Sixty-Seven Lakh Fifty-One Thousand Only).**

As per Site Inspection 55% Construction work is completed.

Place: Thane

Date: 06.11.2024

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

**Manoj
Chalikwar**

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.11.06 14:39:54 +05'30'

Manoj

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

(Annexure – I)**DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 06.11.2024 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. I/ my authorized representative has personally inspected the property on 24.10.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. 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 Chairman & Managing Director of the 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;	The property was Purchased by Mr. Hareshkumar Roopchand Nathani & Mrs. Pinky Hareshkumar Nathani from Moonhouse Lifestyle LLP vide Agreement to Sale dated 10.09 2024.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Kalyan 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 Chalikwar - Regd. Valuer Swapnil Wagh - Valuation Engineer Binumon Moozhickal - Technical Manager Pratibha Shilvanta - 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 – 24.10.2024 Valuation Date – 06.10.2024 Date of Report – 06.10.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 24.10.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Villasize, location, upswing in real estate prices, sustained demand for Residential Villa, all-round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **06th November 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Villa, admeasuring **Carpet Area in Sq. Ft. = 1,570.00** in the name of **Mr. Hareshkumar Roopchand Nathani & Mrs. Pinky Hareshkumar Nathani**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Hareshkumar Roopchand Nathani & Mrs. Pinky Hareshkumar Nathani**. 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.

Based on the information provided by the Client, we understand that the Residential Villa, admeasuring **Carpet Area in Sq. Ft. = 1,570.00.**

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what 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 Villaand properties that are typically traded on a unit basis.

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



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

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Villa, admeasuring **Carpet Area in Sq. Ft. = 1,570.00.**

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)**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).

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.

Miscellaneous

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

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

**Manoj
Chalikwar**

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
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Manoj
Auth. Sign.



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