

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Shri. Kantilal Gangji Dedhia**

Residential Flat No. A/19, 1<sup>st</sup> Floor, "**Padmavati Co-Op. Hsg. Soc. Ltd.** ", Bal Grih Road, Near S.B.I Colony, Lam Road, Deolali Camp, Village - Belatgavhan, Taluka - Nashik, District - Nashik, PIN - 422 401, State - Maharashtra, Country - India.

Latitude Longitude : 19°55'22.3"N 73°49'47.6"E

### Intended User:

**Cosmos Bank**  
**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028, State - Maharashtra, Country - India.

### Our Pan India Presence at :

- |  |  |   |   |
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### Regd. Office

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

 **+91 2247495919**

 **mumbai@vastukala.co.in**

 **www.vastukala.co.in**



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A/19, 1<sup>st</sup> Floor, "Padmavati Co-Op. Hsg. Soc. Ltd. ", Bal Grih Road, Near S.B.I Colony, Lam Road, Deolali Camp, Village - Belatgavhan, Taluka - Nashik, District - Nashik, PIN - 422 401, State - Maharashtra, Country - India belongs to **Shri. Kantilal Gangji Dedhia** .

Boundaries of the property

North : Wing - B  
South : Internal Road  
East : Internal Road  
West : Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 45,30,312.50 (Rupees Forty Five Lakhs Thirty Thousands Three Hundred And Twelve Only)**.

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

Hence certified

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

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report

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- Jaipur

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Residential Flat No. A/19, 1<sup>st</sup> Floor, "Padmavati Co-Op. Hsg. Soc. Ltd. ", Bal Grih Road, Near S.B.I Colony, Lam Road, Deolali Camp, Village - Belatgavhan, Taluka - Nashik, District - Nashik, PIN - 422 401, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,  
PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

|    |  |  |
|----|--|--|
| 1  | Purpose for which the valuation is made  | To assess Fair Market Value as on 07.11.2024 for Bank Loan Purpose.  |
| 1  | Date of inspection   | 24.10.2024   |
| 3  | Name of the owner / owners   | <b>Shri. Kantilal Gangji Dedhia</b>  |
| 4  | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Sole Ownership   |
| 5  | Brief description of the property  | <b>Address:</b> Residential Flat No. A/19, 1 <sup>st</sup> Floor, "Padmavati Co-Op. Hsg. Soc. Ltd. ", Bal Grih Road, Near S.B.I Colony, Lam Road, Deolali Camp, Village - Belatgavhan, Taluka - Nashik, District - Nashik, PIN - 422 401, State - Maharashtra, Country - India.<br><b>Contact Person :</b><br>Mr. Sujay Trivedi (Bank Staff)<br>Contact No. 9819927521 |
| 6  | Location, Street, ward no  | Bal Grih Road Village - Belatgavhan, District - Nashik   |
| 7  | Survey / Plot No. of land  | Village - Belatgavhan New Survey No - 36/4   |
| 8  | Is the property situated in residential/ commercial/ mixed area/ Residential area?                           | Residential Area   |
| 9  | Classification of locality-high class/ middle class/poor class   | Middle Class   |
| 10 | Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.                            | All the amenities are available in the vicinity  |
| 11 | Means and proximity to surface communication by which the locality is served                                 | Served by Buses, Taxies, Auto and Private Cars   |
|    | <b>LAND</b>  |  |

|    |  |  |
|----|--|--|
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features  | <p><b>Carpet Area in Sq. Ft. = 799.17</b><br/>(Area as per Site measurement)</p> <p><b>Carpet Area in Sq. Ft. = 829.00</b><br/>(Area As Per Article of Agreement)</p> <p><b>Built Up Area in Sq. Ft. = 994.80</b><br/>(Carpet Area + 20%)</p> <p><b>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.</b></p> |
| 13 | Roads, Streets or lanes on which the land is abutting  | Village - Belatgavhan, Taluka - Nashik, District - Nashik, Pin - PIN - 422 401   |
| 14 | If freehold or leasehold land  | Free Hold.   |
| 15 | If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.<br>(i) Initial Premium<br>(ii) Ground Rent payable per annum<br>(iii) Unearned increased payable to the Lessor in the event of sale or transfer | N.A.   |
| 16 | Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.  | As per documents   |
| 17 | Are there any agreements of easements? If so, attach a copy of the covenant  | Information not available  |
| 18 | Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.   | Information not available  |
| 19 | Has any contribution been made towards development or is any demand for such contribution still outstanding?   | Information not available  |
| 20 | Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.  | No   |
|    | Attach a dimensioned site plan   | N.A.   |
|    | <b>IMPROVEMENTS</b>  |  |
| 22 | Attach plans and elevations of all structures standing on the land and a lay-out plan.   | Information not available  |

|    |  |  |
|----|--|--|
| 23 | <b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>   | Attached   |
| 24 | Is the building owner occupied/ tenanted/ both?  | Owner Occupied - Shri. Kantilal Gangji Dedhia  |
|    | If the property owner occupied, specify portion and extent of area under owner-occupation  | Fully Owner Occupied   |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized?  | Floor Space Index permissible - As per local norms<br>Percentage actually utilized – Details not available |
| 26 | <b>RENTS</b>   |  |
|    | (i) Names of tenants/ lessees/ licensees, etc  | Owner Occupied - Shri. Kantilal Gangji Dedhia  |
|    | (ii) Portions in their occupation  | Fully Owner Occupied   |
|    | (iii) Monthly or annual rent/compensation/license fee, etc. paid by each   | 9,000.00 (Expected rental income per month)  |
|    | (iv) Gross amount received for the whole property  | N.A.   |
| 27 | Are any of the occupants related to, or close to business associates of the owner?   | N.A.   |
| 28 | Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details | N. A.  |
| 29 | Give details of the water and electricity charges, If any, to be borne by the owner  | N. A.  |
| 30 | Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars   | N. A.  |
| 31 | If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?   | N. A.  |
| 32 | If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?   | N. A.  |
| 33 | Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?                                    | N. A.  |
| 34 | What is the amount of property tax? Who is to bear it? Give details with documentary proof   | Information not available  |
| 35 | Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium   | Information not available  |
| 36 | Is any dispute between landlord and tenant regarding rent pending in a court of rent?  | N. A.  |
| 37 | Has any standard rent been fixed for the premises under any law relating to the control of rent?   | N. A.  |
| 26 | <b>SALES</b>   |  |

|    |   |   |
|----|---|---|
| 37 | Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold. | As per sub registrar of assurance records   |
| 38 | Land rate adopted in this valuation   | N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate. |
| 39 | If sale instances are not available or not relied up on, the basis of arriving at the land rate   | N. A.   |
| 40 | <b><i>COST OF CONSTRUCTION</i></b>  |   |
| 41 | Year of commencement of construction and year of completion   | Year of Completion – 2001 (Approx.)   |
| 42 | What was the method of construction, by contract/By employing Labour directly/ both?  | N. A.   |
| 43 | For items of work done on contract, produce copies of agreements  | N. A.   |
| 44 | For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.  | N. A.   |
|    | <b>Remark:</b>  |   |

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess Fair Market Value as on 07.11.2024 for Residential Flat No. A/ 19, 1<sup>st</sup> Floor, "Padmavati Co-Op. Hsg. Soc. Ltd. ", Bal Grih Road, Near S.B.I Colony, Lam Road, Deolali Camp, Village - Belatgavhan, Taluka - Nashik, District - Nashik, PIN - 422 401, State - Maharashtra, Country - India belongs to **Shri. Kantilal Gangji Dedhia**.

### We are in receipt of the following documents:

|    |   |
|----|---|
| 1) | Copy of Article of Agreement Dated 23.02.2001 between Smt. Dhanvanti Dhanji Chheda(The Transferor) And Shri. Kantilal Gangji Dedhia (The Transferee). |
| 2) | Copy of Building Completion Certificate No. 1411/BLD/E-8/1154(a) dated 02.04.1993   |

### Location

The said building is located at Village - Belatgavhan, Taluka - Nashik, District - Nashik, PIN - 422 401. The property falls in Residential Zone. It is at a traveling distance 3.8 Km. from Nashik Railway Station.

### Building

The building under reference is having Ground + 2 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. 1st Floor is having 2 Residential Flat. The building is without lift.



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**Residential Flat:**

The Residential Flat under reference is situated on the 1<sup>st</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Dining + WC + Bathroom + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

**Valuation as on 7th November 2024**

|   |   |                |
|---|---|----------------|
| The Carpet Area of the Residential Flat | : | 829.00 Sq. Ft. |
|---|---|----------------|

**Deduct Depreciation:**

|   |   |   |
|---|---|---|
| Year of Construction of the building  | : | 2001 (Approx.)                                      |
| Expected total life of building   | : | 60 Years  |
| Age of the building as on 2024  | : | 23 Years  |
| Cost of Construction  | : | 994.80 Sq. Ft. X ₹ 2,500.00 = ₹ 24,87,000.00        |
| Depreciation $\{(100 - 10) \times (23 / 60)\}$                              | : | 34.50%  |
| Amount of depreciation  | : | ₹ 8,58,187.50                                       |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 27,550/- per Sq. M.<br>i.e. ₹ 2,559/- per Sq. Ft. |
| Guideline rate (after depreciate)   | : | ₹ 22,318/- per Sq. M.<br>i.e. ₹ 2,073/- per Sq. Ft. |
| Value of property   | : | 829.00 Sq. Ft. X ₹ 6,500 = ₹53,88,500               |
| Total Value of property as on 7th November 2024                             | : | ₹53,88,500.00                                       |

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

|  |   |  |
|--|---|--|
| <b>Fair value of the property as on 7th November 2024</b>  | : | <b>₹ 53,88,500.00 - ₹ 8,58,187.50 = ₹ 45,30,312.50</b> |
| <b>Total Value of the property</b>                         | : | <b>₹ 45,30,312.50</b>                                  |
| <b>The realizable value of the property</b>                | : | <b>₹40,77,281.00</b>                                   |
| <b>Distress value of the property</b>                      | : | <b>₹36,24,250.00</b>                                   |
| <b>Insurable value of the property (994.80 X 2,500.00)</b> | : | <b>₹24,87,000.00</b>                                   |
| <b>Guideline value of the property (994.80 X 2073.00)</b>  | : | <b>₹20,62,220.00</b>                                   |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. A/19, 1<sup>st</sup> Floor, "Padmavati Co-Op. Hsg. Soc. Ltd. ", Bal Grih Road, Near S.B.I Colony, Lam Road, Deolali Camp, Village - Belatgavhan, Taluka - Nashik, District - Nashik, PIN - 422 401, State - Maharashtra, Country - India for this particular purpose at **₹ 45,30,312.50 (Rupees Forty Five Lakhs Thirty Thousands Three Hundred And Twelve Only)** as on 7th November 2024

**NOTES**

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1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **7th November 2024** is **₹ 45,30,312.50 (Rupees Forty Five Lakhs Thirty Thousands Three Hundred And Twelve Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

### PART III- VALUATION

I, hereby declare that

- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

#### ANNEXURE TO FORM 0-1

##### Technical details

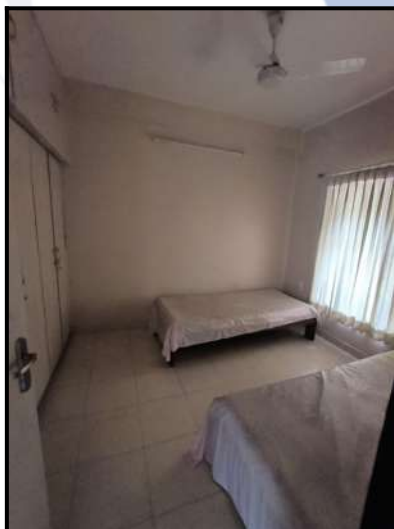
##### Main Building

|    |   |   |   |
|----|---|---|---|
| 1  | No. of floors and height of each floor                          | : | Ground + 2 Upper Floors   |
| 2  | Plinth area floor wise as per IS 3361-1966                      | : | N.A. as the said property is a Residential Flat Situated on 1 <sup>st</sup> Floor           |
| 3  | Year of construction  | : | 2001 (Approx.)  |
| 4  | Estimated future life   | : | 37 Years Subject to proper, preventive periodic maintenance & structural repairs            |
| 5  | Type of construction- load bearing walls/RCC frame/ steel frame | : | R.C.C. Framed Structure   |
| 6  | Type of foundations   | : | R.C.C. Foundation   |
| 7  | Walls   | : | All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.             |
| 8  | Partitions  | : | 6" Thk. Brick Masonery.   |
| 9  | Doors and Windows   | : | Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, . |
| 10 | Flooring  | : | Vitrified Tile Flooring.  |
| 11 | Finishing   | : | Cement Plastering + POP Finish.   |

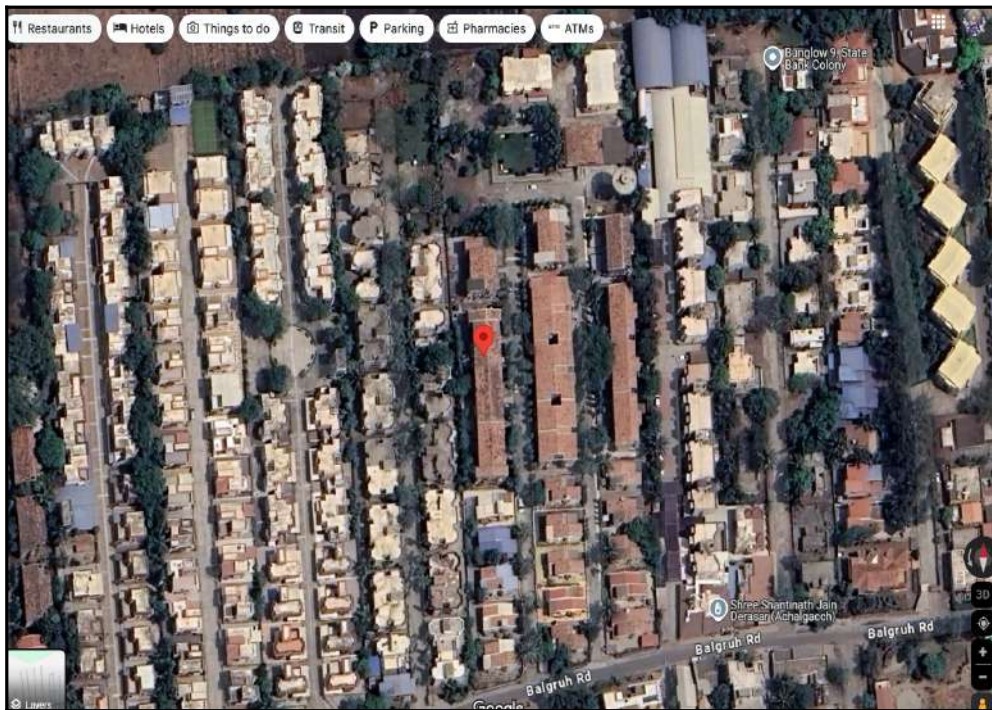


| Technical details |  | Main Building   |
|-------------------|--|---|
| 12                | Roofing and terracing  | : R. C. C. Slab.  |
| 13                | Special architectural or decorative features, if any   | : No  |
| 14                | (i) Internal wiring – surface or conduit   | : Concealed plumbing with C.P. fittings. Electrical wiring with concealed |
|                   | (ii) Class of fittings: Superior/Ordinary/Poor.  |   |
| 15                | Sanitary installations   | : As per Requirement  |
|                   | (i) No. of water closets   |   |
|                   | (ii) No. of lavatory basins  |   |
|                   | (iii) No. of urinals   |   |
| (iv) No. of sink  |  |   |
| 16                | Class of fittings: Superior colored / superior white/ordinary.                                   | : Ordinary  |
| 17                | Compound wall<br>Height and length<br>Type of construction                                       | : All external walls are 9" thick and partition walls are 6" thick.       |
| 18                | No. of lifts and capacity  | : Not Provided  |
| 19                | Underground sump – capacity and type of construction   | : RCC Tank  |
| 20                | Over-head tank<br>Location, capacity<br>Type of construction                                     | : RCC Tank on Terrace   |
| 21                | Pumps- no. and their horse power   | : May be provided as per requirement                                      |
| 22                | Roads and paving within the compound<br>approximate area and type of paving                      | : Chequered tiles in open spaces, etc.                                    |
| 23                | Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity | : Connected to Municipal Sewerage System                                  |

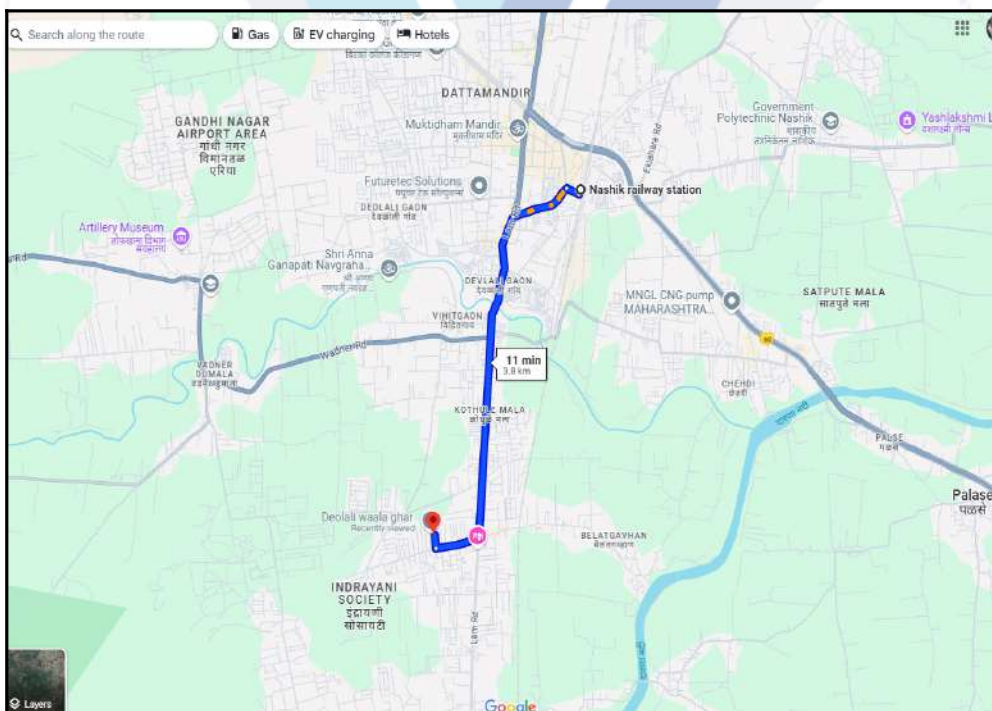
## Actual Site Photographs



## Route Map of the property




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



**Longitude Latitude: 19°55'22.3"N 73°49'47.6"E**


**Note:** The Blue line shows the route to site distance from nearest Railway Station (Nashik - 3.8 Km. ).

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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

Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  Location

Select Location:

| Select                   | विभाग नं. | उपविभाग                               | दर    | एकक (Rs. /) |
|--------------------------|-----------|---------------------------------------|-------|-------------|
| <a href="#">SurveyNo</a> | 27/27.6   | 27.6-वाणिज्य वापर अंतर्गत रस्त्यावरील | 45000 | चौरस मीटर   |
| <a href="#">SurveyNo</a> | 27/27.5   | 27.5-वाणिज्य वापर लॅम रस्त्यावरील     | 48500 | चौरस मीटर   |
| <a href="#">SurveyNo</a> | 27/27.4   | 27.4-कार्यालय अंतर्गत रस्त्यावरील     | 26500 | चौरस मीटर   |
| <a href="#">SurveyNo</a> | 27/27.1   | 27.1-सदनिका लॅम रस्त्यावरील           | 29000 | चौरस मीटर   |
| <a href="#">SurveyNo</a> | 27/27.2   | 27.2-सदनिका अंतर्गत रस्त्यावरील       | 23400 | चौरस मीटर   |

1 2

|  |                  |                 |                 |                |
|--|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat                             | 29000            |                 |                 |                |
| Decrease by 5% on Flat Located on 1 <sup>st</sup> Floor                          | 1450             |                 |                 |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b> | <b>27,550.00</b> | <b>Sq. Mtr.</b> | <b>2,559.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market value Rate for Land (B)                         | 4800             |                 |                 |                |
| The difference between land rate and building rate(A-B=C)                        | 22,750.00        |                 |                 |                |
| Percentage after Depreciation as per table(D)                                    | 23%              |                 |                 |                |
| <b>Rate to be adopted after considering depreciation [B + (C X D)]</b>           | <b>22,318.00</b> | <b>Sq. Mtr.</b> | <b>2,073.00</b> | <b>Sq. Ft.</b> |

#### **Building not having lift**

The following table gives the valuation of residential building / flat / 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 flat 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% |

**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         | Deolali Camp, Lam Road, Nashik |                 |                 |
| Source           | https://www.99acres.com/       |                 |                 |
| Floor            | 2nd                            |                 |                 |
|                  | <b>Carpet</b>                  | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 970.00                         | 1,164.00        | -               |
| Percentage       | -                              | 20%             | -               |
| Rate Per Sq. Ft. | ₹6,186.00                      | ₹5,155.00       | -               |

99acres
Buy ▾ Enter Locality / Project / Society / Landmark 📍 📄 🔍
Post property FREE 👤 ▾ ☰

Home > Property in Nashik > Flats in Nashik > Flats in Deolali > Flats in Deolali Camp > 2 BHK Flats in Deolali Camp Posted on Oct 08, 2024 | Ready to move

₹60 Lac

@ 6,185 per sq.ft.

Estimated EMI ₹ 47,922

2BHK 2Baths

Flat/Apartment for Sale

In Home Valentina, Deolali Camp, Nashik, Maharashtra

Contact Owner FREE

📌 Shortlist

RERA STATUS 📌 NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Owner Details
Society Reviews
Locality Reviews
Recommend ➤

Property (9) Society (1)

Photos (1/9)

📏 Area

Carpet area: 970 sq.ft. (90.12 sq.m.)

💰 Price

₹ 60 Lac+ Govt Charges & Tax @ 6,185 per sq.ft. (Negotiable)

🏠 Floor Number

2<sup>nd</sup> of 2 Floors

🏡 Property Age

1 to 5 Year Old

🏠 Configuration

2 Bedrooms , 2 Bathrooms, No Balcony with Others

📍 Address

Home Valentina  
Deolali Camp, Nashik

🏠 Overlooking

Others

Why should you consider this property?

Top Floor
Air Conditioned
Gated Society
Parking Available
Modular Kitchen
Furnished

|   |   |  |   |
|---|---|--|---|
| Transaction Type: <span style="font-weight: bold;">Resale</span> <span style="font-size: 0.7em;">📌</span> | Property Ownership: <span style="font-weight: bold;">Freehold</span> <span style="font-size: 0.7em;">📌</span> | Flooring: <span style="font-weight: bold;">Others</span>                     | Furnishing: <span style="font-weight: bold;">Furnished</span> |
| Gated Community: <span style="font-weight: bold;">Yes</span>  | Parking: <span style="font-weight: bold;">Covered, 1 Open</span>  | Water Source: <span style="font-weight: bold;">Municipal corporati...</span> | Power Backup: <span style="font-weight: bold;">Partial</span> |
| Property Code: <span style="font-weight: bold;">Z61854002</span>  |   |  |   |
| <a href="http://www.99acres.com/Z61854002">www.99acres.com/Z61854002</a>                                  |   |  |   |

**About Property**

Address: Deolali Camp, Nashik, Maharashtra

Well maintained spacious rooms and seprate terrace of 1000 sqft,2 minutes from main lam road,only building in society rest are row houses

## Price Indicators

|                         |                                |                 |                 |
|-------------------------|--------------------------------|-----------------|-----------------|
| Property                | Deolali Camp, Lam Road, Nashik |                 |                 |
| Source                  | Housing.Com                    |                 |                 |
| Floor                   | Middle                         |                 |                 |
|                         | <b>Carpet</b>                  | <b>Built Up</b> | <b>Saleable</b> |
| <b>Area</b>             | 732.00                         | 878.40          | 1,062.86        |
| <b>Percentage</b>       | -                              | 20%             | 21%             |
| <b>Rate Per Sq. Ft.</b> | ₹6,284.00                      | ₹5,237.00       | ₹4,328.00       |

**HOUSING.COM** Buy In Nashik  + Add  List Property  Saved

Home / Nashik / Deolali Camp / Apartment for Sale in Deolali Camp / 2 BHK Flat Last updated: Oct 22, 2024

**2 BHK Flat** **₹46.0 L** EMI starts at ₹24.36 K  
₹4.33 K/sq.ft

Deolali Camp, Nashik

Hall

Bedroom

1062 sq.ft  
Built Up Area

₹4.33 K/sq.ft  
Avg. Price

1 Years Old  
Age of property

Ready to move  
Possession status

Middle **i**  
of 3 floors

Unfurnished  
Furnishing

**OVERVIEW** AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY CALCULATOR

**Property Location**  
Deolali Camp, Nashik

**Around This Property**

School  
Army Public School  
1 min  
(1 km)

Hospital  
Military Hospital  
2 mins  
(1.8 km)

Awesome! Nice neighborhood around

**Contact Seller**

**Jiyog Real Estate Consultants**  
Housing Prime Agent  
+9178875.....

Please share your contact

Name:

## Sale Instances

|                  |                                   |                 |                 |
|------------------|-----------------------------------|-----------------|-----------------|
| Property         | Gaytridham CHSL., Lam Road Nashik |                 |                 |
| Source           | Index no.2                        |                 |                 |
| Floor            | 2nd                               |                 |                 |
|                  | <b>Carpet</b>                     | <b>Built Up</b> | <b>Saleable</b> |
| Area             | 800.00                            | 960.00          | -               |
| Percentage       | -                                 | 20%             | -               |
| Rate Per Sq. Ft. | ₹4,230.00                         | ₹3,525.00       | -               |

|   |  |
|---|--|
| 07/11/2024, 14:19   | igr_2723   |
| 2723105<br>17-03-2024<br>Note:-Generated Through eSearch Module,For original report please contact concern SRO office.                | <b>सूची क्र.2</b><br>दुय्यम निबंधक : सह दु.नि. नाशिक 2<br>दस्त क्रमांक : 2723/2023<br>नोदणी :<br>Regn.63m  |
| <b>गावाचे नाव : संसारी</b>  |  |
| (1) विलेखाचा प्रकार   | हस्तांतरणपत्र  |
| (2) मोबदला  | 3384000  |
| (3) बाजार भाव (भाडेपट्टयाव्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 3384000  |
| (4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:नाशिकइतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक,पोट तुकडी तालुका नाशिक पैकी देवळाली कॅन्टोनमेंट हद्दीतील मौजे संसारी या गावचे शिवारातील मिळकत यांसी सर्व्हे नं. 31/5 यांसी क्षेत्र 5600.00 चौ.मी. व सर्व्हे नं. 30/6 यांसी क्षेत्र 1400.00 चौ.मी. असे एकूण क्षेत्र 7000.00 चौ.मी. या मिळकतीवर बांधण्यात येणा.या "गायत्रीधाम को.-ऑप. हौसिंग सोसायटी लि." म्हणून ओळखल्या जाणा.या सोसायटीमधील मंजूर बिल्डींग प्लॅनप्रमाणे ए.विंग मधील "डेझी" इमारती मधील तिस-या मजल्यावरील व मंजूर बिल्डींग प्लॅनप्रमाणे स्टिल्ट दुस-या मजल्यावरील फ्लॅट नं. 11 यांसी क्षेत्र 800.00 चौ.फुट म्हणजेच 74.34 चौ.मी. कार्पेट व टेरेसचे क्षेत्र 400.00 चौ.फुट म्हणजेच 37.17 चौ.मी. ही फ्लॅट मिळकत.(( Survey Number : 31/5 व 30/6 ; ))  |
| (5) क्षेत्रफळ   | 74.34 चौ.मीटर  |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.  |  |
| (7) दस्तऐवज करून देणा.या.लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे.वेदांत कन्स्ट्रुक्शन्स भागीदारी फर्म तर्फे भागीदार 1. मोहन अर्जुन पटेल, 2. सुरेश नरसीभाई धोलू, 3. नरसी कानजी पटेल व 4. अंकुर जितेंद्र भगत, अ.नं. 2 स्वतःकरीता व 1, 3 व 4 यांचे स्पे.मु.धारक म्हणून वय:-36 पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं.:- ऑफीस पत्ता - फ्लॅट नं. 03, दत्त महादेव सोसायटी, दत्त मंदीराजवळ, नाशिकरोड, ता.जि.नाशिक., महाराष्ट्र, पिन कोड:-422101 पॅन नं.:-AAPFV0992D<br>2): नाव:-संमती देणार - गायत्रीधाम को.-ऑप. हौसिंग सोसायटी लि.,लॅम रोड,दे.कॅम्प,नाशिक तर्फे चेअरमन व सभासद 1.श्रीमती बीना बिपीन गांधी व 2.सेक्रेटरी व सभासद राजेश बिपीन गांधी, सभासद-3.हंसबिन भावेशभाई संधार,4.वर्षा राजीव वीरा,5.भरत हिरालाल संधार,6.देवचंद मामु संधार,7.मिनबिन मंगल संधार,8.खुशाली राजेश गांधी,9.यशोदाबेन पुनमचंद संधार,10.सुरजीभाई देवजीभाई संधार,11. अर्चना निलेश गांधी,12.परेशभाई वल्लभजी संधार यांचे तर्फे विकसन कर्ता व ज.मु.धारक म्हणून व मे. वेदांत कन्स्ट्रुक्शन्स भागीदारी फर्म तर्फे भागीदार 1.मोहन अर्जुन पटेल,2.सुरेश नरसीभाई धोलू,3.नरसी कानजी पटेल,4.अंकुर जितेंद्र भगत,अ.नं. 2 स्वतःकरीता व 1,3 व 4 यांचे स्पे.मु.धारक म्हणून - वय:-36 पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं.:- ऑफीस पत्ता - फ्लॅट नं. 03, दत्त महादेव सोसायटी, दत्त मंदीराजवळ, नाशिकरोड, ता.जि.नाशिक., महाराष्ट्र, पिन कोड:-422101 पॅन नं.:-AAPFV0992D |
| (8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                   | 1): नाव:-विवेक रमेश ढोले वय:-30; पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं.:- घर नं. 612, नामदेव निवास, शेवगे दारणा, देवळाली कॅम्प, ता.जि.नाशिक., महाराष्ट्र, पिन कोड:-422401 पॅन नं.:-CNGPD7169E<br>2): नाव:-किरण विवेक ढोले वय:-28; पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:-, ब्लॉक नं.:-, रोड नं.:- घर नं. 612, नामदेव निवास, शेवगे दारणा, देवळाली कॅम्प, ता.जि.नाशिक., महाराष्ट्र, पिन कोड:-422401 पॅन नं.:-BOZPJ6924G   |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 14/03/2023   |
| (10) दस्त नोदणी केल्याचा दिनांक   | 14/03/2023   |



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **7th November 2024**

The term Value is defined as:

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

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 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.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

## DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, 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 valued for banking purpose as on day for **₹ 45,30,312.50 (Rupees Forty Five Lakhs Thirty Thousands Three Hundred And Twelve Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20



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