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An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr.Mahendra Manik Bhamare.**

Residential Open Land Bearing Plot No. 1, 2 & 3, Gat No.165/1/Part,
Near Thakare Bungalow and Radha Krishna Temple, Seema Nagar,
Nampur Link Road, Village –Satana, Taluka- Baglan & District - Nashik,
PIN - 423 301, State - Maharashtra, Country – India.

Latitude Longitude: 20°36'02.7"N 74°12'33.8"E

Valuation Done for:

Union Bank of India

Nashik City Branch

Navondar Sankul, 1366, M-1 Racca Colony, Sharanpur Road
Nashik – 422 002, State - Maharashtra, Country - India



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

Our Pan India Presence at :

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

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

☎ +91 22 47495919

✉ mumbai@vastukala.co.in

🌐 www.vastukala.co.in

VALUATION OPINION REPORT

This is to certify that Residential Open Land Bearing Plot No. 1, 2 & 3, Gat No.165/1/Part, Near Thakare Bungalow and Radha Krishna Temple, Seema Nagar, Nampur Link Road, Village –Satana, Taluka- Baglan & District - Nashik, PIN - 423 301, State - Maharashtra, Country - India belongs to **Mr.Mahendra Manik Bhamare**.

Boundaries of the property.

Boundaries	Land
North	Open Land
South	Road
East	Row Houses
West	Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹1,90,30,125.00 (Rupees One Crore Ninety Lakh Thirty Thousand One Hundred Twenty Five Only)**

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

Hence certified

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


**Sharadkumar
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.11.11 18:12:28 +05'30'

Director

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

Auth. Sign.



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik- 422003 (M.S.), INDIA
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Our Pan India Presence at :

Nanded Thane Ahmedabad Delhi NCR
Mumbai Nashik Rajkot Raipur
Aurangabad Pune Indore Jaipur

Regd. Office

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

+91 22 47495919
mumbai@vastukala.co.in
www.vastukala.co.in

Vastu/Nashik/11/2024/012293 /2308995
11/10-80-CCBS
Date: 11.11.2024

VALUATION OPINION REPORT

This is to certify that Residential Open Land Bearing Plot No. 1, 2 & 3, Gat No.165/1/Part, Near Thakare Bungalow and Radha Krishna Temple, Seema Nagar, Nampur Link Road, Village -Satana, Taluka- Baglan & District - Nashik, PIN - 423 301, State - Maharashtra, Country - India belongs to **Mr.Mahendra Manik Bhamare**.

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

**Sharadkumar
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.11.11 18:12:28 +05'30'

Director

Sharadkumar B. Chalikwar

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

Auth. Sign.



Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager,
Union Bank of India
 Nashik City Branch
 Navondar Sankul, 1366, M-1 Racca Colony, Sharanpur road,
 Nashik - 422002, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF OPEN PLOT)

I		General	
1.	Purpose for which the valuation is made	:	As per the request from Union Bank of India, Nashik City Branch to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose
2.	a) Date of inspection	:	08.11.2024
	b) Date on which the valuation is made	:	11.11.2024
3.	Copy of List of documents produced for perusal	:	
	1. Copy of 7/12 Extract Dated.09.03.2017 issued by Revenue Department. 2. Copy Non Agricultural Order Letter No. Maharashtra / Department-3 / 7/ Bin Sheti Prabhak Kramank / 37/2003 Dated.27.12.2004 issue by Collector Office, Nashik. 3. Copy of Approved Layout Plan(Residential Amalgamation) Letter No.257 Dated.01.02.2019 issued by Assistant Director Town Planning, Nashik. 4. Copy of Title Search Report issued by Adv.Mukund R.Odhekar.		
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)	:	Name of Owner: Mr.Mahendra Manik Bhamare Address: Residential Open Land Bearing Plot No. 1, 2 & 3, Gat No.165/1/Part, Near Thakare Bungalow and Radha Krishna Temple, Seema Nagar, Nampur Link Road, Village –Satana, Taluka- Baglan & District - Nashik, PIN - 423 301, State - Maharashtra, Country – India Contact Person: (owner Representative) Contact No.: +91 9021337843 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	freehold
	Property: The immovable property under valuation is a Residential Open Plot No. 1, 2 & 3, Gat No.165/1 Part,		

	North	:	Adjacent G No.163	Open Land
	South	:	9.00-Meter-Wide Road	Road
	East	:	Plot No.7,8,9,10,11	Row Houses
	West	:	18.000-Meter-Wide Road	Road
14.1	Dimensions of the site			
			A As per the Layout Plan	B Actual
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of Property		: 20°36'02.7"N 74°12'33.8"E	
15.	Extent of the site		:	
			Particulars	Area in Sq. M.
			Plot No. 1	402.50
			Plot No. 2	414.00
			Plot No. 3	411.25
			Total Area	1227.75
			(Area as per Approved Layout Plan)	
16.	Extent of the site considered for Valuation (least of 14A& 14B)		:	
			Particulars	Area in Sq. M.
			Plot No. 1	402.50
			Plot No. 2	414.00
			Plot No. 3	411.25
			Total Area	1227.75
			(Area as per Approved Layout Plan)	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: Vacant	
II CHARACTERISTICS OF THE SITE				
1.	Classification of locality		: Located in Middle class locality	
2.	Development of surrounding areas		: Developing Residential area	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available nearby	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Rectangular	
7.	Type of use to which it can be put		: Residential	
8.	Any usage restriction		: Residential	
9.	Is plot in town planning approved layout?		: Yes	
10.	Corner plot or intermittent plot?		: Triangular	
11.	Road facilities		: Yes	

12.	Type of road available at present	:	B. T. Road										
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.00 M. Wide Road										
14.	Is it a Land – Locked land?	:	No										
15.	Water potentiality	:	N.A. as the property is open plot										
16.	Underground sewerage system	:	N.A. as the property is open plot										
17.	Is Power supply available in the site	:	N.A. as the property is open plot										
18.	Advantages of the site	:	Located in developing residential area										
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No										
Part – A (Valuation of land)													
1	Size of plot	:	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>Plot No. 1</td> <td>402.50</td> </tr> <tr> <td>Plot No. 2</td> <td>414.00</td> </tr> <tr> <td>Plot No. 3</td> <td>411.25</td> </tr> <tr> <td>Total Area</td> <td>1227.75</td> </tr> </tbody> </table> <p>(Area as per Approved Layout Plan)</p>	Particulars	Area in Sq. M.	Plot No. 1	402.50	Plot No. 2	414.00	Plot No. 3	411.25	Total Area	1227.75
Particulars	Area in Sq. M.												
Plot No. 1	402.50												
Plot No. 2	414.00												
Plot No. 3	411.25												
Total Area	1227.75												
	North & South	:	-										
	East & West	:	-										
2	Total extent of the plot	:	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>Plot No. 1</td> <td>402.50</td> </tr> <tr> <td>Plot No. 2</td> <td>414.00</td> </tr> <tr> <td>Plot No. 3</td> <td>411.25</td> </tr> <tr> <td>Total Area</td> <td>1227.75</td> </tr> </tbody> </table> <p>(Area as per Approved Layout Plan)</p>	Particulars	Area in Sq. M.	Plot No. 1	402.50	Plot No. 2	414.00	Plot No. 3	411.25	Total Area	1227.75
Particulars	Area in Sq. M.												
Plot No. 1	402.50												
Plot No. 2	414.00												
Plot No. 3	411.25												
Total Area	1227.75												
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 12,000/- to ₹23,000/- per Sq. M. for land Details of online listings are attached with the report.										
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 4,110.00 per Sq. M.										
	Guideline Value	:	₹ 50,46,053.00										
5	Assessed / adopted rate of valuation	:	₹ 15,500.00 per Sq. M.										
6	Estimated value of land	:	₹ 1,90,30,125.00										
Part – B (Valuation of Building)													
1	Technical details of the building	:											
	a) Type of Building (Residential / Commercial / Industrial)	:	N.A. as the property is an Open Plot										

b)	Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. as the property is an Open Plot
c)	Year of construction	:	N.A. as the property is an Open Plot
d)	Number of floors and height of each floor including basement, if any	:	N.A. as the property is an Open Plot
e)	Plinth area floor-wise	:	N.A. as the property is an Open Plot
f)	Condition of the building	:	N.A. as the property is an Open Plot
i)	Exterior – Excellent, Good, Normal, Poor	:	N.A. as the property is an Open Plot
ii)	Interior – Excellent, Good, Normal, Poor	:	N.A. as the property is an Open Plot
g)	Date of issue and validity of layout of approved map	:	N.A. as the property is an Open Plot
h)	Approved map / plan issuing authority	:	N.A. as the property is an Open Plot
i)	Whether genuineness or authenticity of approved map / plan is verified	:	N.A.
j)	Any other comments by our empaneled valuers on authenticity of approved plan	:	No

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	Amount in ₹
1.	Foundation	: N.A. as the property is an Open Land
2.	Basement	: N.A. as the property is an Open Land
3.	Superstructure	: N.A. as the property is an Open Land
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	: N.A. as the property is an Open Land
5.	RCC Works	: N.A. as the property is an Open Land
6.	Plastering	: N.A. as the property is an Open Land
7.	Flooring, Skirting, dado	: N.A. as the property is an Open Land
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. as the property is an Open Land
9.	Roofing including weather proof course	: N.A. as the property is an Open Land
10.	Drainage	: N.A. as the property is an Open Land

2.	Compound Wall	Amount in ₹
	Height	: As per site inspection, the property cannot be demarcated.
	Length	: As per site inspection, the property cannot be demarcated.
	Type of construction	:
3.	Electrical installation	
	Type of wiring	: N.A. as the property is an Open Land

	Class of fittings (superior / ordinary / poor)	:	N.A. as the property is an Open Land
	Number of light points	:	N.A. as the property is an Open Land
	Fan points	:	N.A. as the property is an Open Land
	Spare plug points	:	N.A. as the property is an Open Land
	Any other item	:	N.A. as the property is an Open Land
4.	Plumbing installation		Amount in ₹
	a) No. of water closets and their type	:	N.A. as the property is an Open Land
	b) No. of wash basins	:	N.A. as the property is an Open Land
	c) No. of urinals	:	N.A. as the property is an Open Land
	d) No. of bath tubs	:	N.A. as the property is an Open Land
	e) Water meters, taps etc.	:	N.A. as the property is an Open Land
	f) Any other fixtures	:	N.A. as the property is an Open Land

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	N.A. as the property is an Open Land
2.	Ornamental front door	:	N.A. as the property is an Open Land
3.	Sit out / Verandah with steel grills	:	N.A. as the property is an Open Land
4.	Overhead water tank	:	N.A. as the property is an Open Land
5.	Extra steel / collapsible gates	:	N.A. as the property is an Open Land
	Total		N.A. as the property is an Open Land

Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	N.A. as the property is an Open Land
2.	Glazed tiles	:	N.A. as the property is an Open Land
3.	Extra sinks and bath tub	:	N.A. as the property is an Open Land
4.	Marble / ceramic tiles flooring	:	N.A. as the property is an Open Land
5.	Interior decorations	:	N.A. as the property is an Open Land
6.	Architectural elevation works	:	N.A. as the property is an Open Land
7.	Paneling works	:	N.A. as the property is an Open Land
8.	Aluminum works	:	N.A. as the property is an Open Land
9.	Aluminum hand rails	:	N.A. as the property is an Open Land
10.	False ceiling	:	N.A. as the property is an Open Land
	Total		N.A. as the property is an Open Land

Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	N.A. as the property is an Open Land
2.	Separate lumber room	:	N.A. as the property is an Open Land
3.	Separate water tank / sump	:	N.A. as the property is an Open Land
4.	Trees, gardening	:	N.A. as the property is an Open Land
	Total		N.A. as the property is an Open Land

Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. as the property is an Open Land
2.	Drainage arrangements	N.A. as the property is an Open Land
3.	Compound wall	N.A. as the property is an Open Land
4.	C.B. deposits, fittings etc.	N.A. as the property is an Open Land
5.	Pavement	N.A. as the property is an Open Land
	Total	N.A. as the property is an Open Land

Government Value

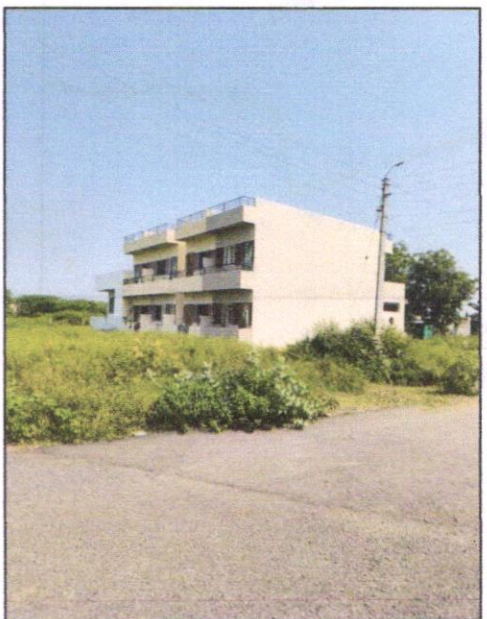
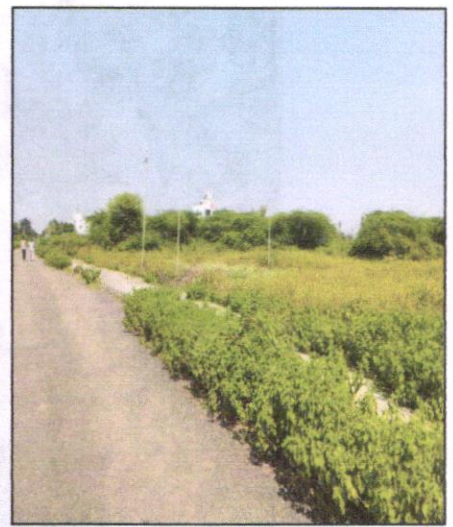
Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	1227.75	4,110.00	50,46,053.00
Total			50,46,053.00

Total abstract of the entire property

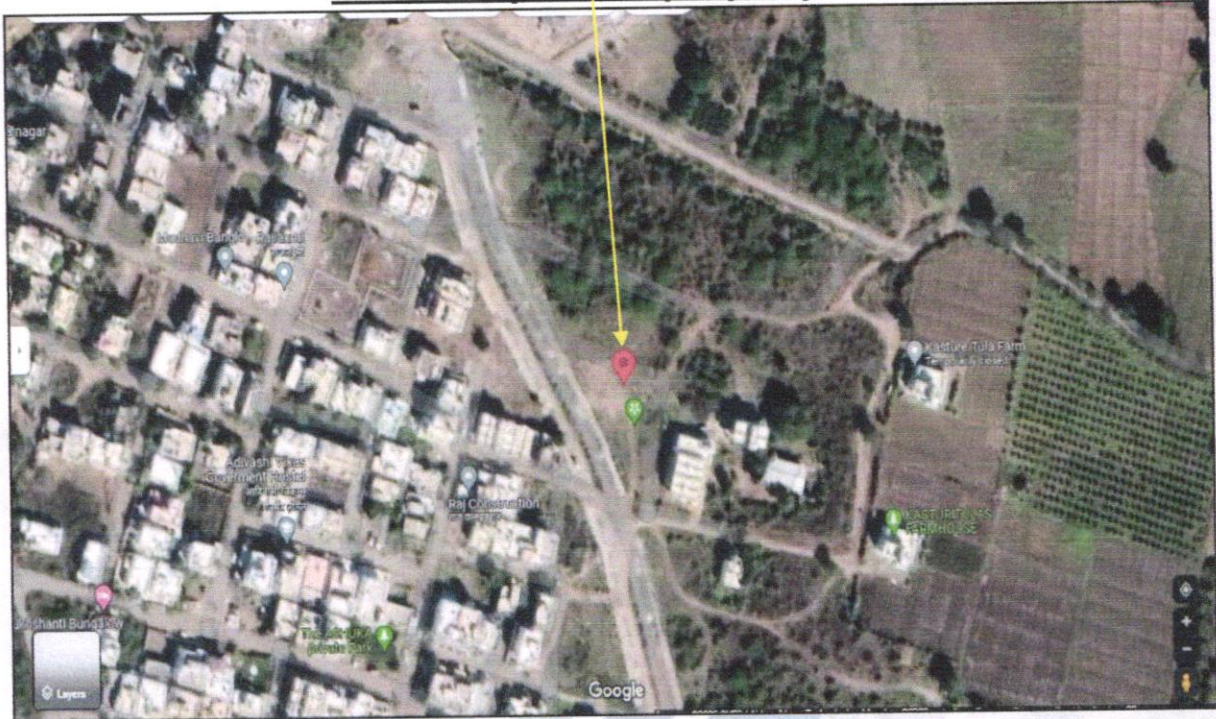
Part – A	Land	:	₹ 1,90,30,125.00
Part – B	Building	:	-
Part – C	Compound wall	:	-
Part – D	Amenities	:	-
Part – E	Pavement	:	-
Part – F	Services	:	-
	Market Value	:	₹ 1,90,30,125.00
	Realizable Value	:	₹ 1,61,75,606.00
	Distress Sale Value	:	₹ 1,33,21,088.00
Remarks			

- Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.
- It may be noted that the Govt. guideline values are for Stamp duty purpose, they are generally constant along a particular road i.e., it doesn't take into account the advantage/disadvantage of particular property vis-a-vis its locations. Rate of land parcels vary from site to site and within a site from macro-site to micro-site. That is why our valuation differs from Govt. stamp duty ready reckoner value.
- As the property is an open land, we have adopted Sales Comparison Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 12,000/- to ₹ 23,000/- per Sq. M. for land.
- Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, upswing in real estate prices, sustained demand for Plot, all round development of commercial and residential application in the locality etc., we estimate ₹15,500/- per Sq. M. for valuation of Land.
- The salability of the property is: Average
- Likely rental values in future in Amount: N.A.
- Any likely income it may generate: N.A.

Actual Site Photographs




Route Map of the property



Latitude Longitude: 20°36'02.7"N 74°12'33.8"E


Note: The Blue line shows the route to site from nearest Bus Stand from Satana (1.3 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)

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[User Manual](#)

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	वृत्ती जमीन	निवासी सरनिका	श्रीकीय दुकाने	श्रीघोमिक	एकक (Rs./)	Attribute
1.11 - नासपूरदफ्ता, जोगाच दफ्ता, अन्नवेर घाटामे दफ्ताच्या अंतर्गत मिळकती प्र.जी.सी	3350	21800	26070 29600	0	जी. मीटर	घरिंशम नंबर
1.16 - नासपूर जी.टुली घाटून दक्षिणेकडे (बोर्डाकडे) वेगारा दफ्ताच्या पश्चिमेकडील अंतर्गत मिळकती प्र.जी.सी	4110	21800	26070 31600	0	जी. मीटर	प्रि.टी.दफ. नंबर

Price Indicators

2160.85 Sq.ft. Residential Plot for Sale in Satana, Nashik

Satana, Nashik by [Ivi_sathe](#) - [View Map](#)

₹ 40 Lac @ ₹1.851/Sq.ft.

[GET PHONE NO.](#) [ENQUIRY NOW](#)

[Share Property Feedback](#) [Share this Property](#) Posted On: 27/06/2022

Location: Satana, Nashik

Plot/Land Area: 2160.85 Sq.ft.

Ownership: Individual

Sale Type: New

Type: Residential Plots

1350 Sq.ft. Residential Plot for Sale in Satana, Nashik

Satana, Nashik by [Gaurav](#) - [View Map](#)

Call for Price @ ₹2,220

[GET PHONE NO.](#) [ENQUIRY NOW](#)

[Share Property Feedback](#) [Share this Property](#)

Location: Satana, Nashik

Plot/Land Area: 1350 Sq.ft.

Ownership: Individual

Sale Type: New

Type: Residential Plots

As a result of my appraisal and analysis, it is my considered opinion that the present Market value of the above property in the prevailing condition with aforesaid specifications is **₹1,90,30,125.00 (Rupees One Crore Ninety Lakh Thirty Thousand One Hundred Twenty-Five Only)**. The **Realizable Value** of the above property is **₹ 1,61,75,606.00 (Rupees One Crore Sixty-One Lakh Seventy-Five Thousand Six Hundred Six Only)** and the **Distress value** is **₹ 1,33,21,088.00 (Rupees One Crore Thirty-Three Lakh Twenty-One Thousand Eighty-Eight Only)**.

Place: Nashik

Date: 11.11.2024

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

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.11.11 18:12:54 +05'30'

Director**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

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 of the Branch Manager with Official seal)

Enclosures		
	Declaration From Valuers (Annexure- II)	Attached
	Model code of conduct for valuer - (Annexure III)	Attached



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Annexure-II

DECLARATION FROM VALUERS

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar hereby declare that:

- a. The information furnished in my valuation report dated 11.11.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally inspected the property on 08.11.2024 The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is owned by Mr.Mahendra Manik Bhamare as per Approved Layout Plan (Residential Amalgamation) Letter No.257 Dated.01.02.2019.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Nashik City Branch to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol – Regional Technical Manager Sachin Raundal - Site Engineer Binu Surendran – Technical Manager Chintamani Chaudhari– Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 08.11.2024 Valuation Date – 11.11.2024 Date of Report - 11.11.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 08.11.2024
7.	Nature and sources of the information used or relied upon;	<input checked="" type="checkbox"/> Market Survey at the time of site visit <input checked="" type="checkbox"/> Ready Reckoner rates / Circle rates <input checked="" type="checkbox"/> Online Price Indicators on real estate portals <input checked="" type="checkbox"/> Enquiries with Real estate consultants <input checked="" type="checkbox"/> 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, Land size, location, upswing in real estate prices, sustained demand for open Land, all round development of commercial and residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **11th 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 advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous land parcel admeasuring **Total area of 1227.75 Sq. M.** and is a Freehold land in the name of **Mr.Mahendra Manik Bhamare**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is Freehold land in the name of **Mr.Mahendra Manik Bhamare**. 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



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further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

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

Area

Based on the information provided by the Client's representative, we understand that the subject property is a vacant, contiguous land parcel admeasuring **Total area of 1227.75 Sq. M.**

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 land and properties that are typically traded on a unit basis.

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

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity

to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently in owner possession, contiguous land parcel admeasuring **Total area of 1227.75 Sq. M.**

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



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Annexure - III

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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.



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Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever 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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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 authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.



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23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization 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 organization discredits the profession.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Market Value** of the property under reference for Banking purpose as on **11th November 2024**.

The term **Fair Market 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 knowledgeably 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.

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, 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 the purpose at **₹1,90,30,125.00 (Rupees One Crore Ninety Lakh Thirty Thousand One Hundred Twenty-Five Only)**

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

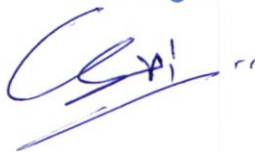
**Sharadkumar
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.11.11 18:12:39 +05'30'

Director

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

Auth. Sign.




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