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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: " SHIV TEJ "

"Shiv Tej" Proposed Residential Cum Commercial Building on Plot No. 1, Survey No. 298/ A at Village – Ambad Khurd, Behind Burkule Hall, Janardhan Swami Chowk, off Ambad - Uttam Nagar Road, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India.

Latitude Longitude: 19°58'05.7"N 73°44'59.6"E

Intended User:

State Bank of India

AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building, Plot No. 45-47, D - Road, MIDC, Satpur, Nashik Pin Code – 422 007, State - Maharashtra, Country - India.

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

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Regd. Office

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

☎️ **+91 22 47495919**

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MASTER VALUATION REPORT OF "SHIV TEJ"

"Shiv Tej" Proposed Residential Cum Commercial Building on Plot No. 1, Survey No. 298/ A at Village – Ambad Khurd, Behind Burkule Hall, Janardhan Swami Chowk, Off Ambad - Uttam Nagar Road, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India.

Latitude Longitude: 19°58'05.7"N 73°44'59.6"E

NAME OF DEVELOPER: M/s. Shiv Shakti Buildcon

Pursuant to instructions from State Bank of India, AGM HLST, Administrative Office, Satpur, Nashik, Project Approval Cell, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **16th November 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Shiv Tej"** Proposed Residential Cum Commercial Building on Plot No. 1, Survey No. 298/ A at Village – Ambad Khurd, Behind Burkule Hall, Janardhan Swami Chowk, off Ambad - Uttam Nagar Road, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India. It is about 13.2 Km. distance from Nashik Railway Station Surface transport to the property is by buses, Auto, taxis & private vehicles. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Shiv Shakti Buildcon	
Project Registration Number	Project	RERA Project Number
	Shiv Tej	P51600056392
Register office address	M/s. Shiv Shakti Buildcon	
	Address: Flat No. 22, "Shiv Rudra Apartment" , Opp. Guru Govind College, Jaybhawe Nagar, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India.	
Contact Numbers	Contact Person: Mr. Vraj Kacha Sir (Builder Person – Mobile No. 86230 49311)	

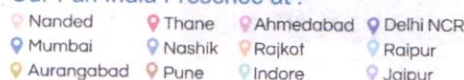
3. Boundaries of the Property:

Direction	Particulars
On or towards North	9.00 Meter Wide Road
On or towards South	18.00 Meter Wide Road
On or towards East	Tanvi Apartment
On or towards West	9.00 Meter Wide Road & Guru Darshan Row House



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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**AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building,
Plot No. 45-47, D - Road, MIDC, Satpur, Nashik
Pin Code – 422 007, State - Maharashtra, Country - India.**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I General					
1.	Purpose for which the valuation is made : As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur, Nashik to assess fair market value of the property for bank loan purpose.				
2.	a) Date of inspection : 15.11.2024				
	b) Date on which the valuation is made : 16.11.2024				
3.	List of documents produced for perusal				
	1. Copy of Legal Title Report issued by Adv. Sau. Vidyullata K. Tated dated 20.03.2024 (As per RERA Certificate)				
	2. Copy of Engineer's Certificate issued by Er. B.P Bhavsar dated 30.06.2024 (As per RERA Certificate)				
	3. Copy of Declaration about Commencement Certificate date 05.04.2024 issued by Mr. Chaturbhai D. Kacha (As per RERA Certificate)				
	4. Copy of MAHARERA Registration Certificate of Project No. P51600056392 issued by Maharashtra Real Estate Regulatory Authority dated 31.05.2024.				
	5. Copy of Sanction of Building Permission and Commencement Certificate No. LND/ BP/ B2/ 221/ 2024 dated 22.02.2024 Executive Engineer Town Planning Nashik Municipal Corporation, Nashik				
	6. Copy of Approved Building Plan Accompanying Commencement Certificate No. B2/ BP/ 221/ 2024 dated 22.02.2024 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.				
	Approved up to:				
	<table border="1"> <thead> <tr> <th>Project Name</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tabeer Vista</td> <td>Basement / Parking + Ground / Shop + 1st to 7th Upper Floors.</td> </tr> </tbody> </table>	Project Name	Number of Floors	Tabeer Vista	Basement / Parking + Ground / Shop + 1 st to 7 th Upper Floors.
Project Name	Number of Floors				
Tabeer Vista	Basement / Parking + Ground / Shop + 1 st to 7 th Upper Floors.				
	Project Name (with address & phone nos.) : "Shiv Tej" Proposed Residential Cum Commercial Building on Plot No. 1, Survey No. 298/ A at Village – Ambad Khurd, Behind Burkule Hall, Janardhan Swami Chowk, off Ambad - Uttam Nagar Road, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India.				
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) : M/s. Shiv Shakti Buildcon Address: Flat No. 22, "Shiv Rudra Apartment" , Opp. Guru Govind College, Jaybhawe Nagar, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India				

		Contact Person: Mr. Vraj Kacha Sir (Builder Person – Mobile No. 86230 49311)						
5.	Brief description of the property (Including Leasehold / freehold etc.)							
TYPE OF THE BUILDING:								
<table border="1"> <thead> <tr> <th>Project Name</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Shiv Tej</td> <td>Proposed Basement / Parking + Ground / Shop + 1st to 7th Upper Floors.</td> </tr> </tbody> </table>			Project Name	Number of Floors	Shiv Tej	Proposed Basement / Parking + Ground / Shop + 1 st to 7 th Upper Floors.		
Project Name	Number of Floors							
Shiv Tej	Proposed Basement / Parking + Ground / Shop + 1 st to 7 th Upper Floors.							
LEVEL OF COMPLETEION:								
<table border="1"> <thead> <tr> <th>Project Name</th> <th>Present Stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Shiv Tej</td> <td>RCC work upto 5th floor slab is in progress.</td> <td>35%</td> </tr> </tbody> </table>			Project Name	Present Stage of Construction	Percentage of work completion	Shiv Tej	RCC work upto 5 th floor slab is in progress.	35%
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Shiv Tej	RCC work upto 5 th floor slab is in progress.	35%						
DATE OF COMPLETION & FUTURE LIFE:								
Expected completion date as informed by builder is September – 2027 (As per MAHARERA Certificate)								
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs								
PROPOSED PROJECT AMENITIES:								
<ul style="list-style-type: none"> ➤ Vitrified tiles flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink ➤ Powder coated aluminum sliding windows with Mosquito Net ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Seating Area ➤ CCTV Surveillance System ➤ Allotted Parking ➤ Battery Back-Up System ➤ Rainwater Harvesting 								
6.	Location of property	:						
	a) Plot No. / Survey No.	: Survey No. 298/ A, Plot No. 1						
	b) Door No.	: Not applicable						
	c) C. T.S. No. / Village	: Survey No. 298/ A, Plot No. 1 at Village – Ambad Khurd						
	d) Ward / Taluka	: Taluka - Nashik						
	e) Mandal / District	: Dist. - Nashik						
7.	Postal address of the property	: "Shiv Tej" Proposed Residential Cum Commercial Building on Plot No. 1, Survey No. 298/ A at Village – Ambad Khurd, Behind Burkule Hall, Janardhan Swami Chowk, off Ambad - Uttam Nagar Road, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India.						
8.	City / Town	: Village – Ambad Khurd						
	Residential area	: Yes						

	Commercial area	:	Yes
	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	:	Nashik Municipal Corporation, Nashik Village – Ambad Khurd
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property	As per Plan	As per MAHARERA
	North	9.00 Meter Wide Road	9.00 Meter Wide Road
	South	18.00 Meter Wide Road	18.00 Meter Wide Road
	East	Gat No. 300	Gat No. 300
	West	9.00 Meter Wide Road	9.00 Meter Wide Road
			Tanvi Apartment 9.00 Meter Wide Road & Guru Darshan Row House
14.1	Dimensions of the site	N. A. as the land is irregular in shape	
		A As per the Deed	B Actuals
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.2	Latitude, Longitude & Co-ordinates of property	19°58'05.7"N 73°44'59.6"E	
14.	Extent of the site	Total Plot area – 609.92 Sq. M. (As per Approved Plan & As per RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	Total Plot area – 609.92 Sq. M. (As per Approved Plan & As per RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	N.A. Building Construction work is in progress	
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by

5.	Level of land with topographical conditions	:	Plain				
6.	Shape of land	:	Rectangular				
7.	Type of use to which it can be put	:	For Residential purpose				
8.	Any usage restriction	:	Residential				
9.	Is plot in town planning approved layout?	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. B2/ BP/ 221/ 2024 dated. 22.02.2024 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. Approved up to:				
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Shiv Tej</td> <td>Basement / Parking + Ground / Shop + 1st to 7th Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Shiv Tej	Basement / Parking + Ground / Shop + 1 st to 7 th Upper Floors.
Project	Number of Floors						
Shiv Tej	Basement / Parking + Ground / Shop + 1 st to 7 th Upper Floors.						
10.	Corner plot or intermittent plot?	:	Corner				
11.	Road facilities	:	Yes				
12.	Type of road available at present	:	B. T. Road				
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.00 Mtr. Wide Road				
14.	Is it a Land – Locked land?	:	No				
15.	Water potentiality	:	Municipal Water supply				
16.	Underground sewerage system	:	Connected to Municipal sewer				
17.	Is Power supply is available in the site	:	Yes				
18.	Advantages of the site	:	Located in developed 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	:	Total Plot area – 609.92 Sq. M. (As per Approved Plan & As per RERA Certificate)				
	North & South	:	-				
	East & West	:	-				
2	Total extent of the plot	:	As per table attached to the report				
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.				
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 35,000.00 per Sq. M. for Residential ₹ 11,700.00 per Sq. M. for Land				
5	Assessed / adopted rate of valuation	:	As per table attached to the report				
6	Estimated value of land	:	As per Approved Plan & RERA				

			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)				
			609.02	11,700.00	71,25,534.00				
Part – B (Valuation of Building)									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	RCC Framed Structure						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
	Project		Number of Floors						
	Shiv Tej		Proposed Basement / Parking + Ground / Shop + 1st to 7th Upper Floors.						
	e) Plinth area floor-wise	:	As per table attached to the report						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. B2/ BP/ 221/ 2024 dated. 22.02.2024 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik						
	h) Approved map / plan issuing authority	:	<p>Approved up to:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Shiv Tej</td> <td>Basement / Parking + Ground / Shop + 1st to 7th Upper Floors.</td> </tr> </tbody> </table>			Project	Number of Floors	Shiv Tej	Basement / Parking + Ground / Shop + 1 st to 7 th Upper Floors.
Project	Number of Floors								
Shiv Tej	Basement / Parking + Ground / Shop + 1 st to 7 th Upper Floors.								
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.						

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	R.C.C. Footing
2.	Basement	:	N.A
3.	Superstructure	:	R.C.C. Framed Structure
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed Aluminum sliding window with Mosquito Net.
5.	RCC Works	:	R.C.C. Framed Structure
6.	Plastering	:	Proposed Cement Plastering
7.	Flooring, Skirting, dado	:	Proposed Vitrified tile Flooring, Dado Tile
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Proposed Marble
9.	Roofing including weather proof course	:	R.C.C.
10.	Drainage	:	Connected to Municipal Sewerage System
2.	Compound Wall	:	
	Height	:	Proposed 5' BBM Masonry
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	Proposed Concealed Electrical wiring
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	Proposed ordinary
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	Proposed Concealed Plumbing
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER APPROVED PLAN & DEVELOPER'S INFORMATION:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft. (A + B)	Built up Area in Sq. Ft. (Total Area (+ 10%))	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				RERA Carpet Area in Sq. Ft. (A)	Balcony Area + 40% Terrace Area (B)							
1	101	1	2 BHK	635	99	734	807	5700	41,83,800.00	39,74,610.00	33,47,040.00	8500
2	102	1	3 BHK	865	125	990	1089	5700	56,43,000.00	53,60,850.00	45,14,400.00	12000
3	103	1	2 BHK	662	91	753	828	5700	42,92,100.00	40,77,495.00	34,33,680.00	9000
4	104	1	2 BHK	630	99	729	802	5700	41,55,300.00	39,47,535.00	33,24,240.00	8500
5	201	2	2 BHK	635	99	734	807	5700	41,83,800.00	39,74,610.00	33,47,040.00	8500
6	202	2	3 BHK	865	125	990	1089	5700	56,43,000.00	53,60,850.00	45,14,400.00	12000
7	203	2	2 BHK	662	91	753	828	5700	42,92,100.00	40,77,495.00	34,33,680.00	9000
8	204	2	2 BHK	630	99	729	802	5700	41,55,300.00	39,47,535.00	33,24,240.00	8500
9	301	3	2 BHK	635	99	734	807	5700	41,83,800.00	39,74,610.00	33,47,040.00	8500
10	302	3	3 BHK	865	125	990	1089	5700	56,43,000.00	53,60,850.00	45,14,400.00	12000
11	303	3	2 BHK	662	91	753	828	5700	42,92,100.00	40,77,495.00	34,33,680.00	9000
12	304	3	2 BHK	630	99	729	802	5700	41,55,300.00	39,47,535.00	33,24,240.00	8500
13	401	4	2 BHK	635	99	734	807	5700	41,83,800.00	39,74,610.00	33,47,040.00	8500
14	402	4	3 BHK	865	125	990	1089	5700	56,43,000.00	53,60,850.00	45,14,400.00	12000
15	403	4	2 BHK	662	91	753	828	5700	42,92,100.00	40,77,495.00	34,33,680.00	9000
16	404	4	2 BHK	630	99	729	802	5700	41,55,300.00	39,47,535.00	33,24,240.00	8500
17	501	5	2 BHK	635	99	734	807	5700	41,83,800.00	39,74,610.00	33,47,040.00	8500
18	502	5	3 BHK	865	125	990	1089	5700	56,43,000.00	53,60,850.00	45,14,400.00	12000
19	503	5	2 BHK	662	91	753	828	5700	42,92,100.00	40,77,495.00	34,33,680.00	9000
20	504	5	2 BHK	630	99	729	802	5700	41,55,300.00	39,47,535.00	33,24,240.00	8500
21	601	6	2 BHK	635	99	734	807	5700	41,83,800.00	39,74,610.00	33,47,040.00	8500
22	602	6	3 BHK	865	125	990	1089	5700	56,43,000.00	53,60,850.00	45,14,400.00	12000
23	603	6	2 BHK	662	91	753	828	5700	42,92,100.00	40,77,495.00	34,33,680.00	9000
24	604	6	2 BHK	630	99	729	802	5700	41,55,300.00	39,47,535.00	33,24,240.00	8500
25	701	7	3 BHK	865	421	1286	1415	5700	73,30,200.00	69,63,690.00	58,64,160.00	15500
26	702	7	3 BHK	865	324	1189	1308	5700	67,77,300.00	64,38,435.00	54,21,840.00	14000
Total				17847	3130	20977	23075		12,37,52,700.00	11,75,65,065.00	9,90,02,160.00	

Summary of the Project:

Project	Comp. / Total Number of Flat	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
Shiv Tej	2 BHK – 18 3 BHK – 8 TOTAL-26	20977	23075	12,37,52,700.00	11,75,65,065.00	9,90,02,160.00
Total	26	20977	23075	12,37,52,700.00	11,75,65,065.00	9,90,02,160.00

Particulars	Market Value (₹)
Fair Market Value as on date	12,37,52,700.00
Realizable Value as on date	11,75,65,065.00
Distress Sale Value as on date	9,90,02,160.00
Cost of Construction (Total Built up area x Rate) 23075 Sq. Ft. x ₹ 2300.00	5,30,72,500.00

Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction in (₹)	Cost of construction as of today in (₹)
Tabeer Vista	35%	23075	5,30,72,500.00	1,85,75,375.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work is in progress
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

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

Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	N.A. Building Construction work is in progress
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
Total		

Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Fair Market Value as on date in ₹		₹ 12,37,52,700.00
Realizable Value as on date in ₹		₹ 11,75,65,065.00
Distress Sale Value as on date in ₹		₹ 9,90,02,160.00

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 comparable, 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 Flat, where there are typically many comparable available to analyze. As the property is a residential flat, 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 range of ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions , demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development commercial and residential application in the locality etc. We estimate ₹ 5,700.00 per Sq. Ft. on Carpet Area for valuation.



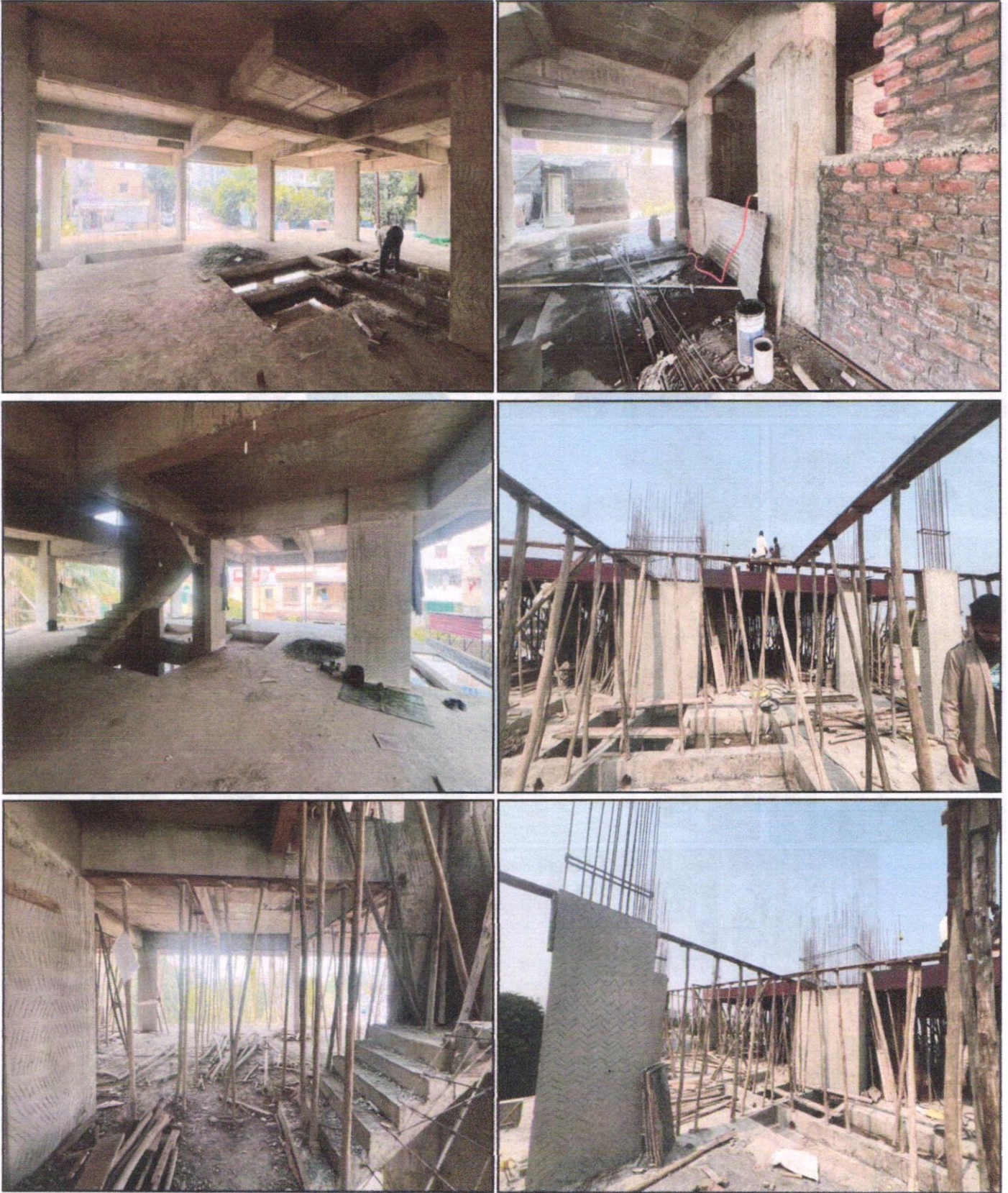
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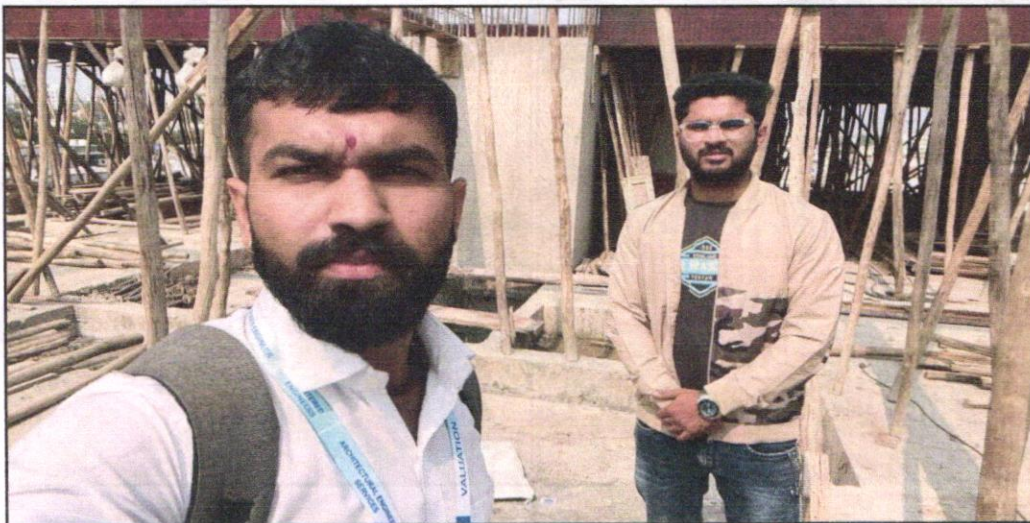
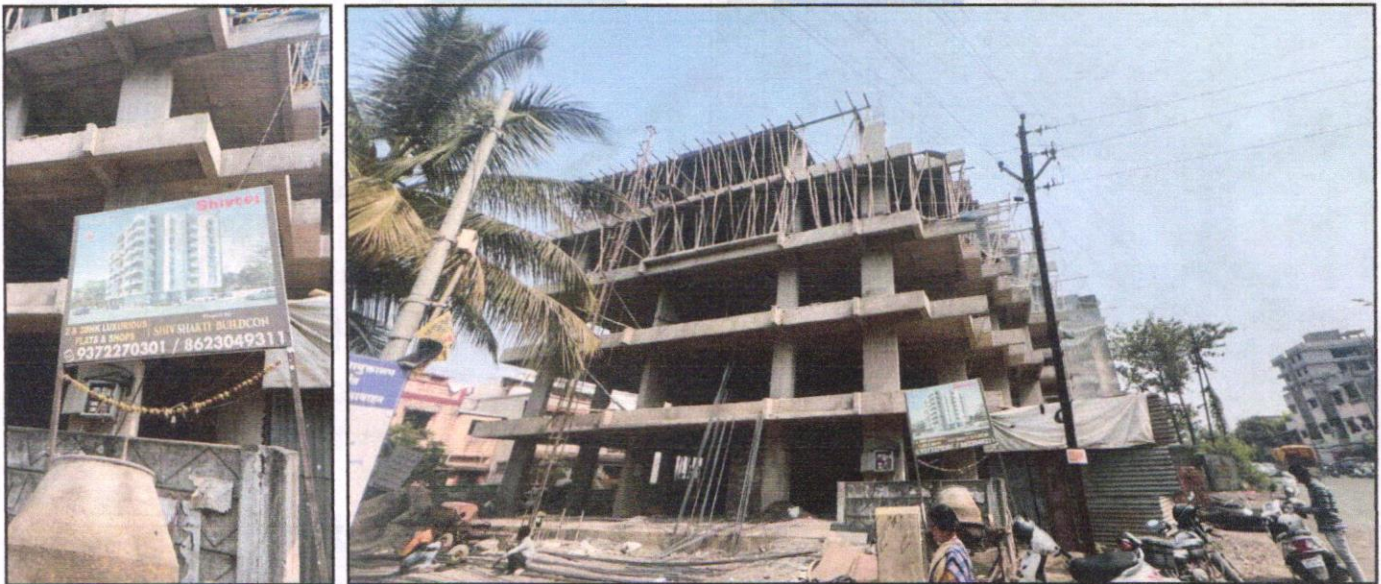
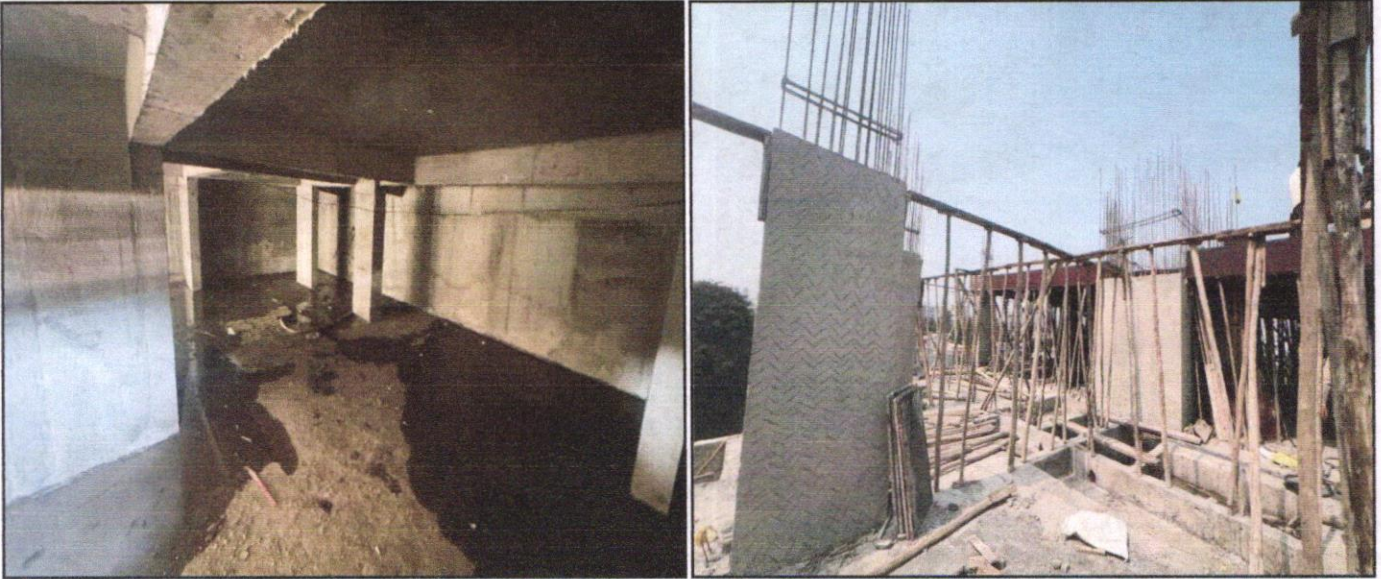
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Actual Site Photographs

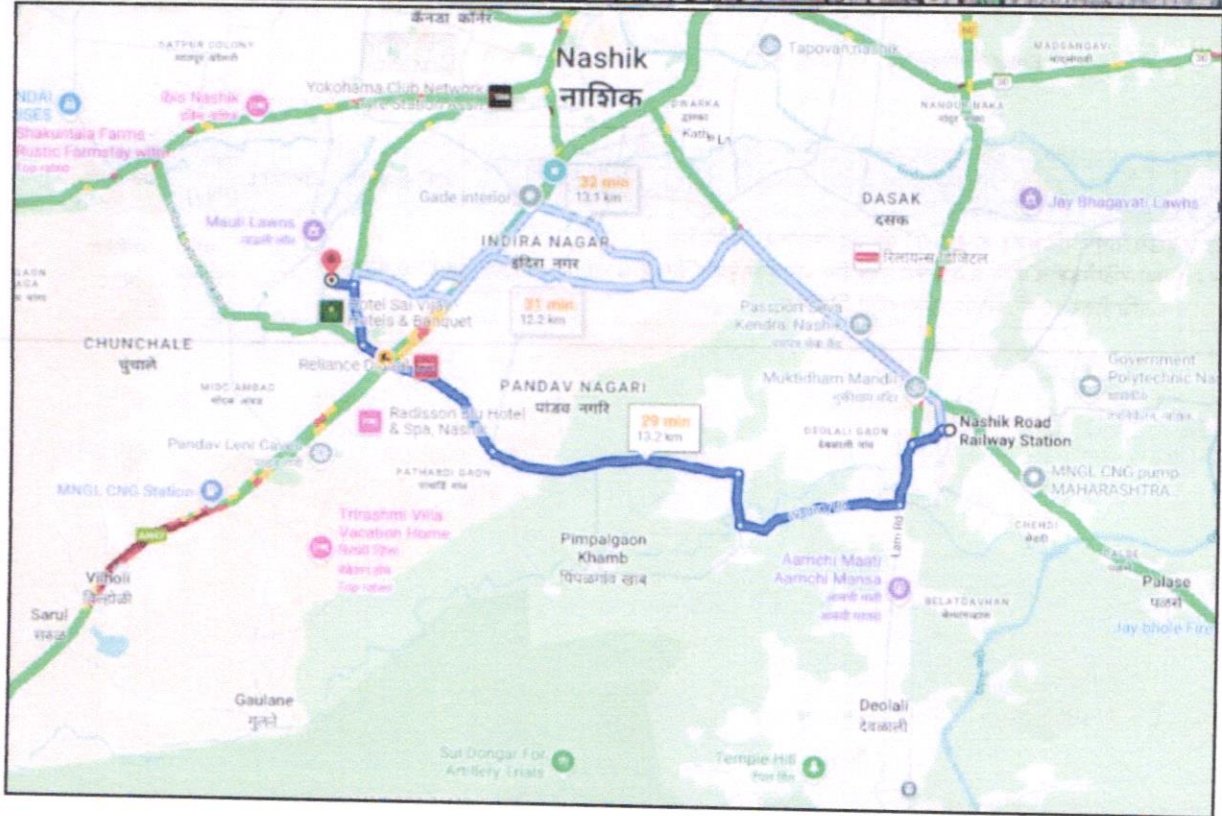
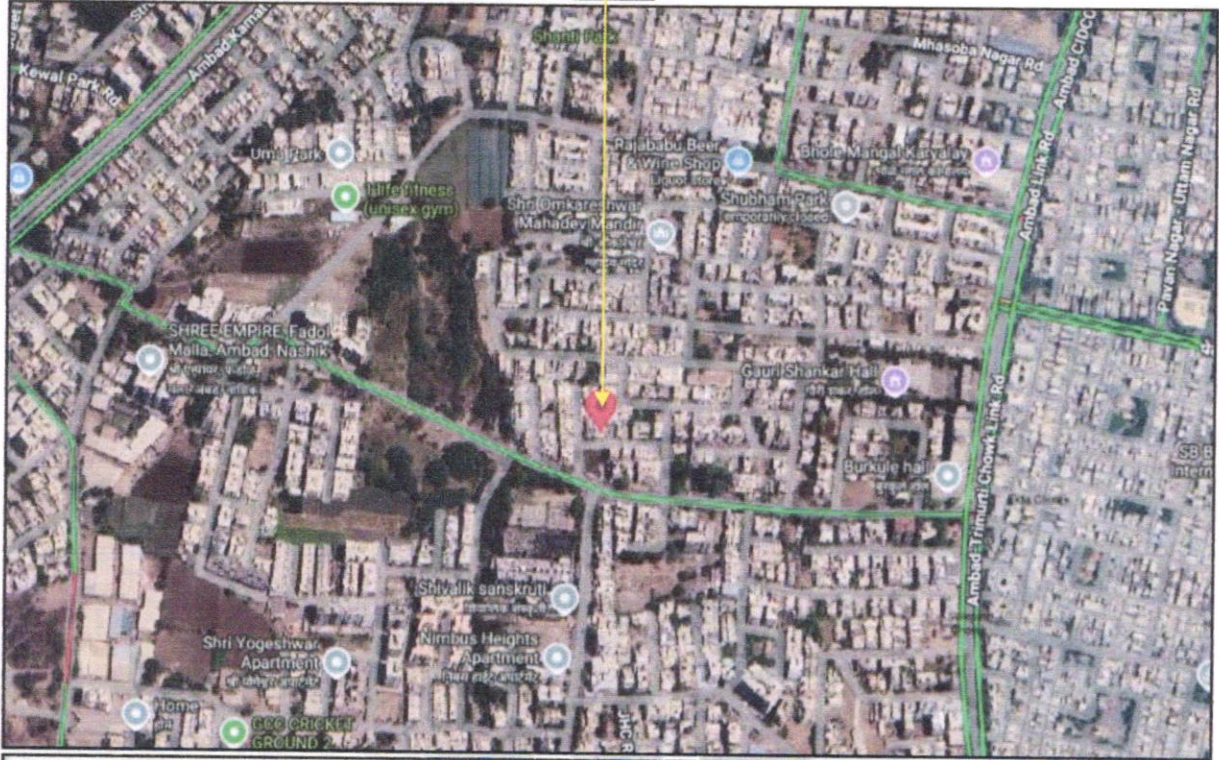


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°58'05.7"N 73°44'59.6"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik- 7.3 Km.)



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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 2024-2025

Language English

Selected District Nashik

Select Taluka Nashik

Select Village Mauje Ambad Khu. (Nashik Mahanagarpx

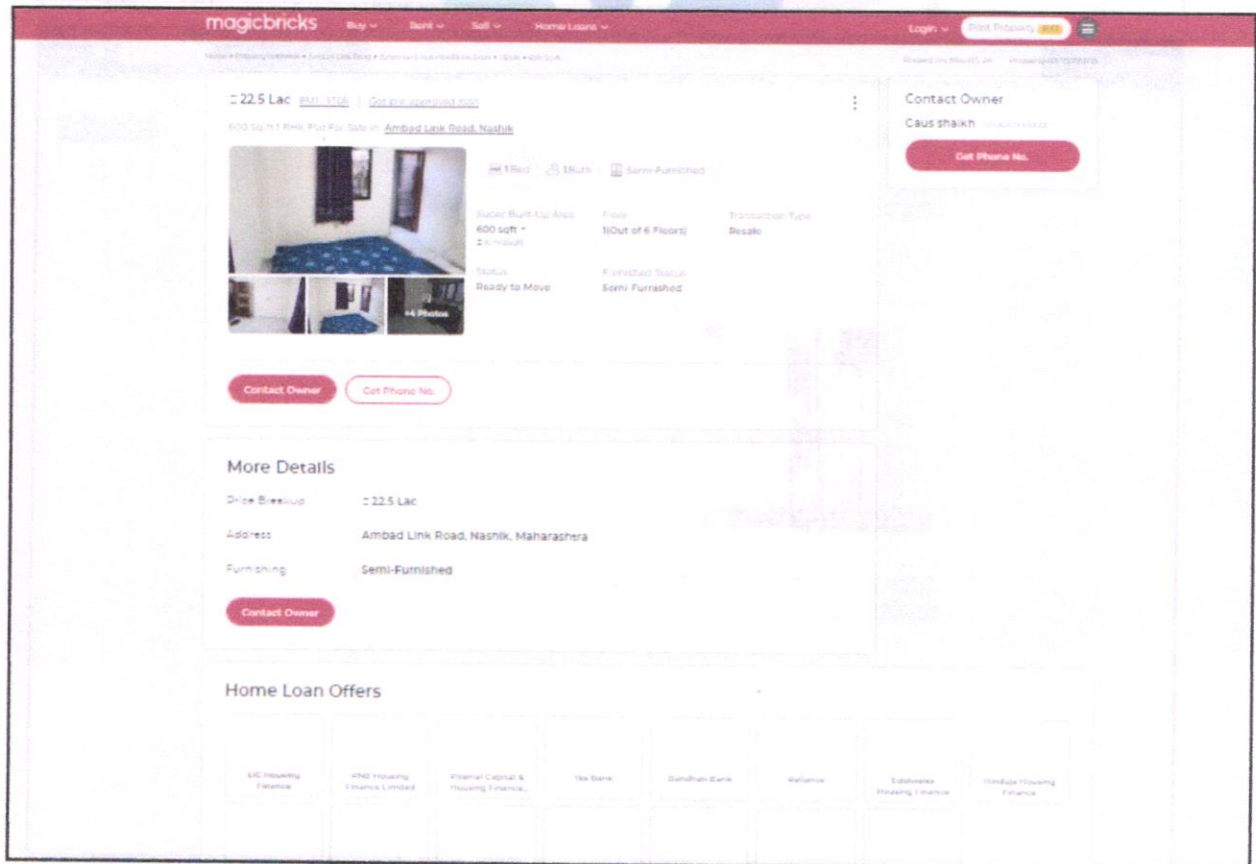
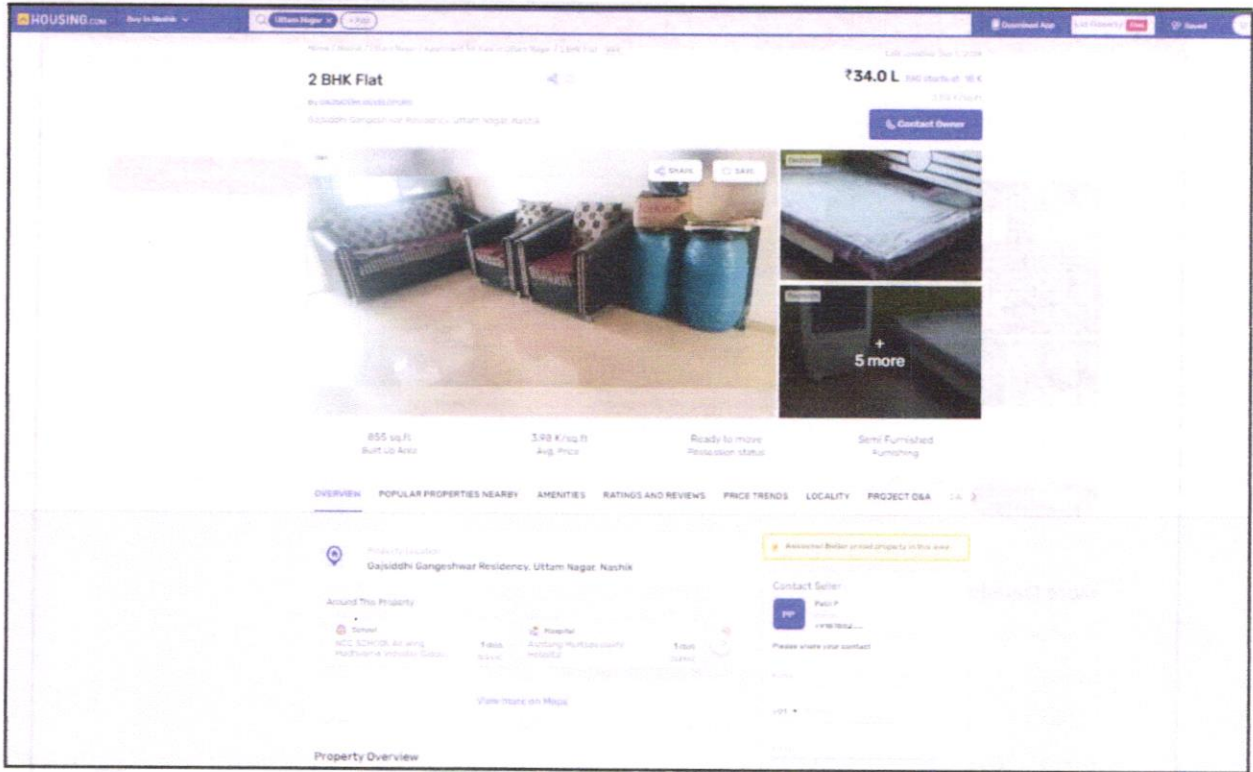
Search By Survey No. SubZones

Enter Survey No 298

Search

उपविभाग	खुली जमीन	निवासी मदनिका	ऑफीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
4.4 -ताज हॉटेल पासून पश्चिमेकडे जाणारा 30 मी. रुंद रस्त्याच्या उत्तरेकडील विभाग क्र.4.1 च्या पश्चिमेकडील व वि.क्र.4.2 च्या पूर्वेकडील यामधील पूर्व पश्चिम व दक्षिणेतर 18 मी. वि.यो रस्त्यावरील मिळकती.	11700	35000	40250 43750	0	चौ. मीटर	सर्वेक्षण नंबर

Price Indicators Projects nearby Locality



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Price Indicators Projects nearby Local

magicbricks Buy Rent Sell Home Loans
Login Post Property

₹ 69.0 Lac [EMI - 3.3%](#) | [How much loan can I get?](#)

1600 Sq.ft 4 BHK Flat For Sale in **Ambad Trimurti Chowk Link Road, Nashik**

4 Beds 2 Baths 3 Balconies 4 Covered Parking

Super Built-Up Area 1600 sqft - = 472 sqft	Floor Upper Basement (Out of 3 Floors)	Transaction Type Resale
Status Ready to Move	Facing East	Furnished Status Furnished
Car, Parking 4 Covered, 4 Open	Type Of Ownership Freehold	Age Of Construction 15 to 20 years

East Facing Property

Contact Owner
Get Phone No.

Contact Owner

Mayur +91-9200000000

Get Phone No.

More Details

Price Breakup	₹ 69 Lac
Address	Ambad Trimurti Chowk Link Road, Nashik, Maharashtra
Furnishing	Furnished
Flooring	Normal Tiles/Kotah Stone

99acres Buy Rent Home Loans
Post Property

₹ 33.14 Lac [EMI - 3.2%](#) | [How much loan can I get?](#)

1 BHK 1 Bath

100 Sq.ft Apartment for Sale

100 Sq.ft Built Up Area

1 BHK 1 Bath 1 Bathroom, 2 Kitchens

100 Sq.ft Super Built-Up Area

100 Sq.ft Carpet Area

100 Sq.ft Floor Area

100 Sq.ft Plot Area

Why should you consider this property?

Close to School
Close to Hospital
Close to Market
24x7 Water
Good Society
Close to Mall
Overlooking Main Road

Ceramic Flooring
Some Furniture

Contact Owner

Shankar +91-9200000000

Get Phone No.

About Property

Address: Shivajinagar, Nashik, Maharashtra

100 sq.ft carpet area and 100 sq.ft floor area.

There is a spacious 100 sq.ft balcony with view of the city. The house is adjacent to the main road with good view.

As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Nashik

Date: 16.11.2024

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

**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.11.16 12:28:56 +05'30'

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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(Annexure-I)

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 16.11.2024 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 have personally inspected the property on 15.11.2024. 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 the 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.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Shiv Shakti Buildcon
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur, Nashik to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol – Regional Technical Head Swapnil Wagh – Valuation Engineer Vinita Surve – Processing Manager Rishidatt Yadav-Technical Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 15.11.2024 Valuation Date - 16.11.2024 Date of Report - 16.11.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 15.11.2024
7.	Nature and sources of the information used or relied upon;	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 Comparative 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, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial 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 **16th 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's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Shiv Shakti Buildcon**. 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 **M/s. Shiv Shakti Buildcon**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar

properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

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 Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

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 - 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.



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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**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.11.16 12:29:16 +05'30'

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

Auth. Sign.



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Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Vastu/SBI/Nashik/11/2024/12411/2309085
Date: 16.11.2024

Remarks:

1. This APF is based on sanctioned plan copy provided by SBI.
2. Construction stage is calculated as per no of floors sanctioned.
3. Rate derived in report is basic rate and on Carpet area.
4. Flat area (Carpetarea)consideredinAPFreportisprovidedbySanctionedBuildingPlan/RERA.
5. Builder taking (carpet to build up) loading factor 35% for residential flat.
6. We have not considered legal charges, Stamp duty for valuation

We have considered Market Approach for Valuation and Composite Method Valuation.

I/We hereby declare that Parking space, Infrastructure charges, MSEB Charges, Water Charges, One Time Maintenance Charges and GST is not considered while arriving at valuation of the unit.

Place: Nashik
Date: 16.11.2024

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

**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.11.16 12:34:50 +05'30'

Director
Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

Auth. Sign.



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