

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri.Sudhir Nivrutti Kedar**

Residential Land and Proposed Bungalow on **C.T.S No.204 & 205**, Ground + First Floor,
Near Sagar Kirana Store, Village - Dhakambe, Taluka – Dindori, District – Nashik,
Pin Code – 422 004, State - Maharashtra, Country – India

Longitude Latitude: 20°06'16.6"N 73°48'57.0"E

Intended User:


Bank of Baroda

Regional Office

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

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


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Vastu/Nashik/11/2024/012490/2309151

22/3-236-CCRJ

Date: 22.11.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on **C.T.S No.204 & 205**, Ground + First Floor, Near Sagar Kirana Store, Village- Dhakambe, Taluka – Dindori, District – Nashik, Pin Code – 422 004, State - Maharashtra, Country – India belongs **Shri.Sudhir Nivrutti Kedar**.

Boundaries of the Property:

	CTS No.204	CTS No.205
North	Property of Mr.Pralhad Avhad	CTS No.206
South	Property of Mr.Balasaheb Laxman Avhad	CTS No.204
East	Property of Executing Party	Part of CTS No.205
West	Road	Open Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose ₹ **69,12,750.00 (Rupees Sixty-Nine Lakh Twelve Thousand Seven Hundred Fifty Only)**. As per Site Inspection Construction **Work Yet Not Started on Site**.

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

Hence certified

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

Sharadkumar B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.11.22 12:08:57 +05'30'

Auth. Sign.



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

To,
The Branch Manager,
Bank of Baroda

Regional Office

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

2. VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)

I	General
1.	Purpose for which the valuation is made : As per the request from Bank of Baroda, Regional Office to assess Fair market value of the property for banking purpose
2.	a) Date of inspection : 27.09.2024
	b) Date on which the valuation is made : 22.11.2024
3.	List of documents produced for perusal
	1. Copy of Sale Deed (CTS No.204) Vide No.4013/2021 Dated.20.12.2021 2. Copy of Sale Deed (CTS No.205) Vide No.1238/2021 Dated.13.05.2019 3. Copy of Commencement Certificate dated 12.11.2024 issued by Dhakambe Grampanchayat, Dhakambe. 4. Copy of Draft Building Plan by Er.V.G Bhoysate 5. Copy of TSR Report Issued by Adv.Yogini V. Wagh.
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) : Shri.Sudhir Nivrutti Kedar. Address: Residential Land and Proposed Bungalow on C.T.S No.204 & 205 , Ground + First Floor, Near Sagar Kirana Store, Village - Dhakambe, Taluka – Dindori, District – Nashik, Pin Code – 422 004, State - Maharashtra, Country – India Contact Person: Shri.Sudhir Nivrutti Kedar (Owner) Mb. No.: +91 8237116625.
5.	Brief description of the property (Including Freehold / freehold etc.):



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The property is located in a developing Residential area having good infrastructure, well connected by road and train. The immovable property comprises of Freehold Residential land and structures thereof. It is located at about 22.3 km. travelling distance from Nashik Road Railway Station.

Plot:

The plot under valuation is Freehold residential plot. **As per Sale deed & Commencement Certificate Plot area is 242.30 Sq. M., which is considered for valuation.**

Structure:

As per Draft Building Plan composition of residential Bungalow are as under.:

RCC Framed Structure	Built Up Area in Sq.Mtr
Proposed Ground Floor –Living, Kitchen, Wc, Bath, Staircase, Passage, Porch	75.00
Proposed First Floor – Living, Kitchen, 3 Bedroom, Store , Pooja Room, Wc, Bath, Staircase, Passage, Porch	162.00

As per Draft Building Plan, the Structure area is 237.00 Sq. M., Which is considered for the valuation.

Floor	In Sq. M.
Ground Floor	75.00
First Floor	162.00
Total Built Up Area	237.00

At the time of inspection, the property was under construction. Extent of completion are as under:

Work Yet Not Started on Site	
Total	00% work completed

5a	Total Lease Period & remaining period (if Freehold)	:	N.A., the land is Freehold
6.	Location of property	:	
a)	Plot No. / Survey No. / C.T.S No	:	C.T.S No.204 & 205
b)	Door No.	:	Residential Land and Proposed Bungalow on C.T.S No.204 & 205
c)	C.T.S. No. / Village	:	Village- Dhakambe
d)	Ward / Taluka	:	Taluka – Dindori
e)	Mandal / District	:	District – Nashik
7.	Postal address of the property	:	Residential Land and Proposed Bungalow on C.T.S No.204 & 205 , Ground + First Floor, Near Sagar Kirana Store, Village- Dhakambe, Taluka – Dindori, District – Nashik, Pin Code – 422 004, State - Maharashtra, Country – India

8.	City / Town	:	Village - Dhakambe	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Dhakambe Dhakambe Grampanchayat, Dhakambe	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Dimensions / Boundaries of the property CTS No.204		A	B
			As per the Actual	As per the Deed
	North		Property of Mr.Pralhad Avhad	Property of Mr.Pralhad Avhad
	South		Property of Mr.Balasaheb Laxman Avhad	Property of Mr.Balasaheb Laxman Avhad
	East		Property of Executing Party	Property of Executing Party
	West		Road	Road
	Dimensions / Boundaries of the property CTS No.205			
	North		CTS No.206	CTS No.206
	South		CTS No.204	CTS No.204
	East		Part of CTS No.205	Part of CTS No.205
	West		Open Space	Open Space
13.2	Latitude, Longitude & Co-ordinates of the site	:	20°06'16.6"N 73°48'57.0"E	
14.	Extent of the site	:	Plot Area = 242.30 Sq. M.	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	(As per As per Saledeed & Commencement Certificate) Structure Area = As per table Attached (As per Draft Building Plan)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Bungalow is Under Construction	
II CHARACTERSTICS OF THE SITE				
1.	Classification of locality	:	Good	
2.	Development of surrounding areas	:	Developing	
3.	Possibility of frequent flooding/ submerging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	

5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Rectangular
7.	Type of use to which it can be put	:	For Residential purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	N.A.
10.	Corner plot or intermittent plot?	:	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.	:	Above 20 Ft
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Proposed Connected to Cantonment Board Supply Line
16.	Underground sewerage system	:	Proposed Connected to Septic Tank
17.	Is Power supply is available in the site	:	Proposed -Yes
18.	Advantages of the site	:	Located in developing 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	:	Plot Area = 242.30 Sq. M. (As per As per Sale deed & Commencement Certificate)
	North & South	:	--
	East & West	:	--
2	Total extent of the plot	:	As per valuation table
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 5,000.00 to ₹ 10,000.00 per Sq. M.
4	Guideline rate obtained from the Registrar's Office	:	₹ 1,920.00 per Sq. M
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	:	It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation	:	₹ 7,500.00 per Sq. M.
6	Estimated value of land	:	₹ 18,17,250.00
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Residential)	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	As per Brief Description
	c) Year of construction	:	Bungalow is Under Construction
	d) Age of the building	:	Bungalow is Under Construction
	e) Life of the building estimated	:	60 Years after Completion (Subject to proper, preventive periodic maintenance & structural repairs.)

f)	Number of floors and height of each floor including basement, if any	:	As per Brief Description
g)	Plinth area floor-wise	:	As per valuation table
h)	Condition of the building	:	
i)	Exterior – Excellent, Good, Normal, Poor	:	Bungalow is Under Construction
ii)	Interior – Excellent, Good, Normal, Poor	:	Bungalow is Under Construction
i)	Date of issue and validity of layout of approved map	:	Approved Building Plan Not Provided
j)	Approved map / plan issuing authority	:	
k)	Whether genuineness or authenticity of approved map / plan is verified	:	
l)	Any other comments by our empanelled valuers on authentic of approved plan	:	No

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	As per Brief Description
2.	Basement	:	Proposed-Yes
3.	Superstructure	:	
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed Flush Doors & Aluminum Sliding Windows
5.		:	
6.		:	
7.		:	
8.	RCC Works	:	Proposed RCC Framed Structure
9.	Plastering	:	Proposed Sand Face Plastering For Outside & Neeru Plastering For Inside Walls
10.	Flooring, Skirting, dado	:	Proposed Vitrified Tiles flooring
11.	Special finish as marble, granite, wooden paneling, grills etc.	:	Proposed Granite top Kitchen Ota
12.		:	
13.	Roofing including weatherproof course	:	As per Brief Description
14.	Drainage	:	Proposed Connected to Cantonment Board Sewerage System
15.	Compound Wall	:	
	Height	:	Not Applicable
	Length	:	
	Type of construction	:	
16.	Electrical installation	:	
	Type of wiring	:	Proposed Concealed Fitting
	Class of fittings (superior / ordinary / poor)	:	Ordinary
	Number of light points	:	Provided as per requirement
	Fan points	:	Provided as per requirement
	Spare plug points	:	Provided as per requirement
	Any other item	:	-
17.	Plumbing installation	:	
	a) No. of water closets and their type	:	Provided as per requirement
	b) No. of wash basins	:	Provided as per requirement

c) No. of urinals	:	Provided as per requirement
d) No. of bath tubs	:	Provided as per requirement
e) Water meters, taps etc.	:	Provided as per requirement
f) Any other fixtures	:	Provided as per requirement

Details of Valuation: -

Items	Area In Sq. M.	Year Of Const.	Total Life of Structure	Full Rate	Age Of Build.	Rate to be considered	Value to be considered	Value / Full Value
Proposed Ground + First Floor	237.00	Under Construction	60	21500.00	60 after Completion	21500.00	50,95,500.00	50,95,500.00
TOTAL							50,95,500.00	50,95,500.00

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



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Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	242.30	1,920.00	4,65,216.00
Structure	237.00	21,500.00	50,95,500.00
Total			55,60,716.00

3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part – A	Land	:	₹ 18,17,250.00
Part – B	Building	:	₹ 50,95,500.00
Part – C	Interior & Furniture Work	:	-----
Part – D	Compound Wall and Site Development	:	-----
Part – E	Miscellaneous	:	-----
Part – F	Services	:	-----
	Total	:	₹ 69,12,750.00

Fair Market Value	:	₹ 69,12,750.00
Realizable Value	:	₹ 65,67,113.00
Distress Value	:	₹ 55,30,200.00
Value as per Circle Rate	:	₹ 55,60,716.00
Insurable value (Full Replacement Cost – Subsoil Structure cost (15%))	:	₹ 43,31,175.00
Remark:		



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Justification for price / rate

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

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

Method of Valuation / Approach

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

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

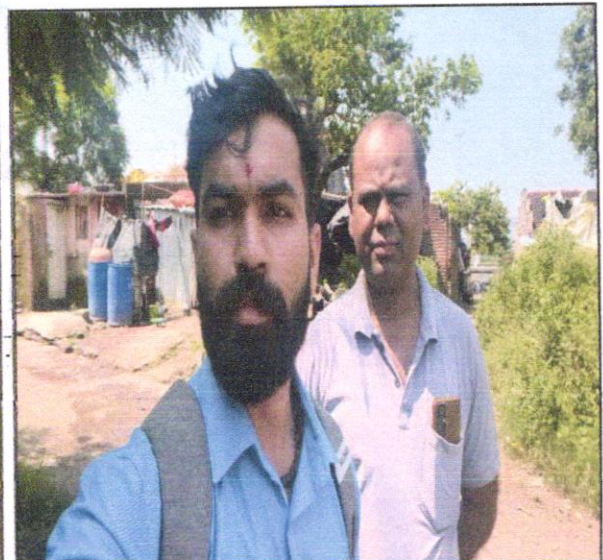
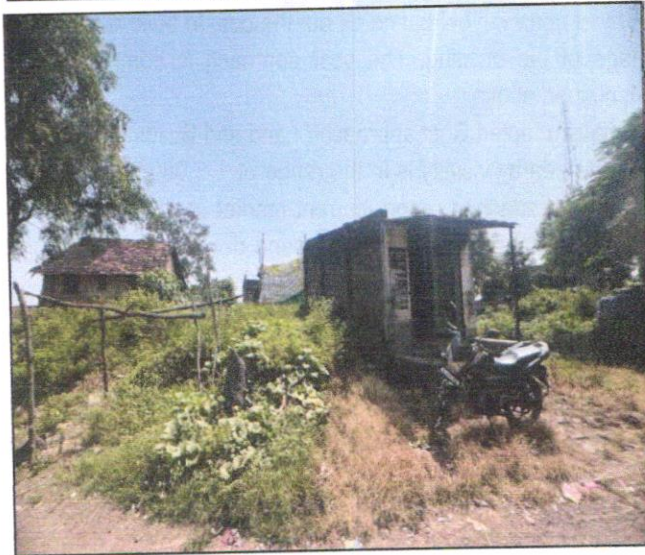
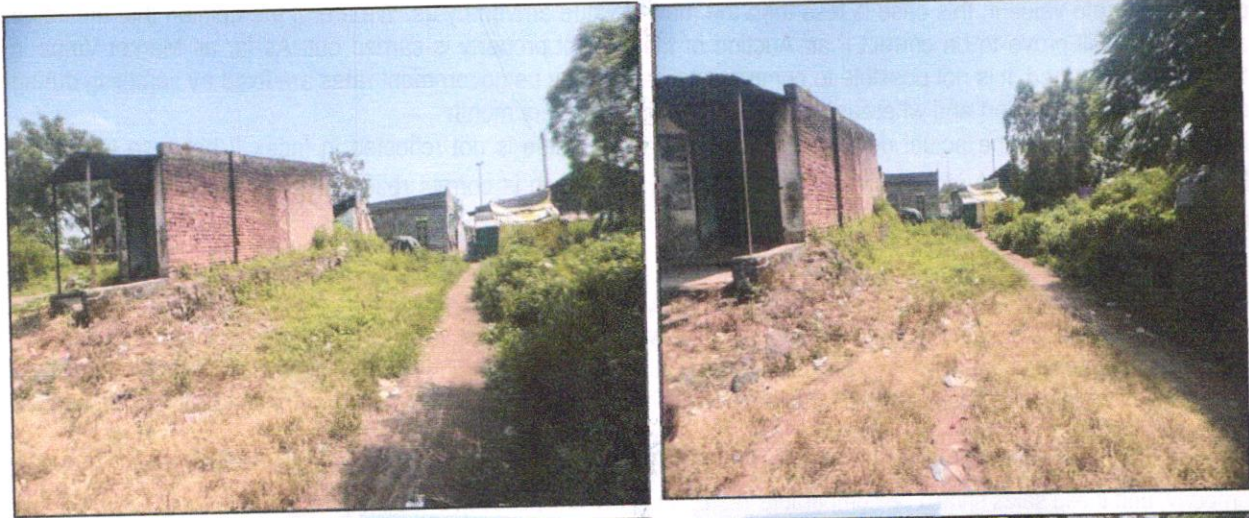
There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Residential Building and properties mentioned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

As the property is a Residential land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 5,000.00 to ₹ 10,000.00 per Sq. M. for land and Structure thereof Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Residential building / Plot, all round development of commercial and Residential application in the locality etc.

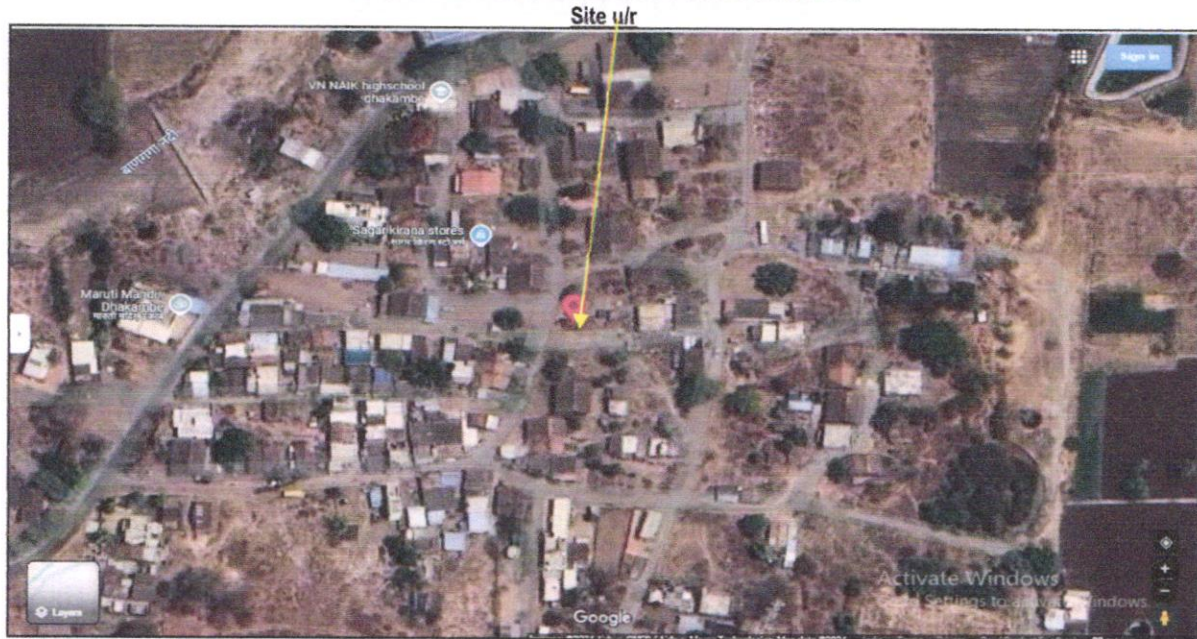
We estimate ₹ 7,500.00 per Sq. M. for Land with appropriate cost of construction for valuation.

i) Saleability	Good
ii) Likely rental values in future in and	₹ 15,000.00 Expected rental income per month after Completion
iii) Any likely income it may generate	Rental Income

4. ACTUAL SITE PHOTOGRAPHS



ROUTE MAP OF THE PROPERTY



Longitude Latitude: 20°06'16.6"N 73°48'57.0"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik – 22.3 Km)




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5. READY RECKONER RATE



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. Location

Select Location: ▼

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	9/9.4	9.4-मात्रद्वारा परिष्कृत शेजाबादेतील त्रिनशेती झालेल्या उर्वरित जमिनी		1630 चौरफ मीटर
SurveyNo	9/9.3	9.3-मात्रद्वारा परिष्कृत शेजाबादेतील त्रिनशेती झालेल्या रूपाचे अस्तुष्ट जमिनी		1840 चौरफ मीटर
SurveyNo	9/9.2	9.2-मात्रद्वारा परिष्कृत शेजाबाद रूपाचे अस्तुष्ट त्रिनशेती जमिनी इतिहासिक उर्वरित जमिनी (दु.वि.नं.9.1 वा प्राथमिक उर्वरित)		1720 चौरफ मीटर
Summary	9/9.1	9.1-मात्रद्वारा परिष्कृत शेजाबाद रूपाचे अस्तुष्ट त्रिनशेती जमिनी		1920 चौरफ मीटर



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6. PRICE INDICATORS

1.7 Cr
 Estimated Cost: ₹ 1,70,00,000 per acre
 Plot area: 4048.33 sq.m.
 Location: Dindori, Nashik
 Status: NOT AVAILABLE
 Features: Boundary wall: No

Commercial Land 6505 Sq. Meter for Sale in Dindori, Nashik
 Listing ID: #1099582
 6505 Sq. Meter
₹ 5.50 Cr. ₹ 8,455/Sq. Meter
 ENQUIRY NOW GET PHONE NO.
 Shubham Properties
 Agent / +91-96897xxxx
 Property Overview:
 Location: Dindori, Nashik
 Plot/Land Area: 6505 Sq. Meter
 Type: Commercial Land

Saledeed

<p>मुल्कांकन विभाग इकाई ७ मुल्कांकन विभाग कागद २, ५५, ०००/०१ प्रत्यक्षा टाकरेती विभाग कागद २, ५५, ०००/०१ मुद्रांक शुल्क रुपये ५९,०००/- नॉनग्री की कागद २, ५५/०१</p> <p>वकीलता खरेदीपत्र</p> <p>उपरोक्त खरेदीपत्रात असा खरीदार X माझे विदेशीर इकाई सन १०९९ चीज अभिप्रेत ते दिवशी विदेशीर मुद्रांकणी -</p> <p>श्री सुधीर निवृत्ती केदार वय- २८, वंश- शैली व अश्वरथ Pan No. BIBPK1313E जागतिक नंबर ४६५२ ५४५० ०९९२ या घर नंबर १२३, बंगला विभाग काठेकर इकाई, या विदेशी, वि. नमिका</p> <p>याची</p> <p>१. श्री. नारायण विठ्ठलराज अश्वरथ वय- ५८, वंश- शैली, Pan No. BQJPA9777J जागतिक नंबर ८१५२ २५३९ ५४५५</p> <p>२. श्री. राजेश नारायण अश्वरथ वय- ५०, वंश- अश्वरथ जागतिक नंबर ८१८५ ८८९६ ८००८</p> <p>३. श्री. रामदास विठ्ठलराज अश्वरथ वय- ५९, वंश- शैली, Pan No. AKJPA9201G जागतिक नंबर ५६९८ २६५५ ५४२४</p>	<p>५. श्री. उदित रामदास अश्वरथ वय- ३६, वंश- शैली, जागतिक नंबर ८००८ २१२९ ९२६५ सर्व व. इकाई, या विदेशी, वि. नमिका</p> <p>विद्युत देणार</p> <p>खरीदारीत खरेदीपत्र विद्युत देणारी आहे.</p> <p>१. मिळवणीचे दर्शन - पुढील विभाग नमिका, वोट नुसळी तालुका विदेशीर वीजे विभाग वीरक नमिका व तालुका वयाच समिती विदेशीरचे वीजेचे नोटे- इकाई या वयाचे नमिकावरील वयाच जगा याची प्रमाणपत्र नमिका नंबर १५५२/४३८.६ याची मोजमान पूर्ववर्षिण १५० फुट व विकाश अंतर २२ फुट असो एकूण क्षेत्र ३३००.०० चौरस फुट क्षेत्राचे २०९.६९ चौरस मिटर (मिमी) वरून नंबर २०९ क्षेत्र १०६.९८ चौरस मिटर या मिळवणीचे पूर्ववर्षिण ८० फुट व विकाश अंतर २२ फुट असो एकूण क्षेत्र ५४००.०० चौरस फुट क्षेत्राचे १६.२.५६ चौरस मिटर वातुसिमा- दुर्जिन- विद्युत देणार याची मिळवणी वसिनेस- रक्ता विकाश- विद्युत देणार याचे अंर्षित क्षेत्र व बंधनानेक लक्षण अश्वरथ याची मिळवणी जागतिक- प्रत्यक्षा अश्वरथ व विद्युत देणार याची क्षेत्र वयोप्रमाण वातुसिमा पूर्ववर्षिण वीजेचे मिळवणी जगा, जगा, वयाच, वयाच, मिळवणीचे व वयाच वयाच वयाच वयाच मिळवणीचे जागतिकवयाचे व वयाचवयाचे वयाचवयाचे वयाचवयाचे मिळवणी.</p> <p>२. जर वयाच १ वयाच वयाचे मिळवणी विद्युत देणार याचे वयाचवयाचे मिळवणी वयाच विद्युत देणार याची वयाच वयाचवयाचे मिळवणी</p>
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Commencement Certificate

ग्रामपंचायत कार्यालय ढकांबे

ता. दिंडोरी जि. नाशिक

दि १२/११/२०२४

नवीन इमारत बांधकाम परवाना



श्री सुधिर निवृत्ती केदार,
रा.ढकांबे ता. दिंडोरी,
जि. नाशिक.

विषय - नवीन इमारत बांधकाम करणेसाठी परवानगी देणे.

ग्रामपंचायतीकडे तुम्ही ढकांबे येथील ग्रामपंचायत हद्दीतील नगर भूभाग क्र. २०५ व २०६ क्षेत्र २४२.३० चौ.मी. मध्ये निवासी परवानगासाठी नवीन आर.सी.सी. इमारत बांधकाम करण्यासाठी परवानगी मागितलेली आहे. महाराष्ट्र ग्रामपंचायत अधिनियम १९५८ चे कलम ५२ अन्वये व महाराष्ट्र ग्रामपंचायत नियम १९६७ मधील तरतुदीनुसार व कायदे क्र.२ व २ नुसार नवीन इमारत बांधकाम करण्यासाठी खालील अटी-शर्ती वर परवानगी देण्यात येत आहे.

बांधकामाचे ठिकाण:- नगर भूभाग क्र.२०५ व २०६

इमारत बांधकामाचे मंजूर क्षेत्रफळ:- २३७ चौ.मी.

इमारत बांधकामाचे प्रायोजन :- निवासी



अटी व शर्ती:-

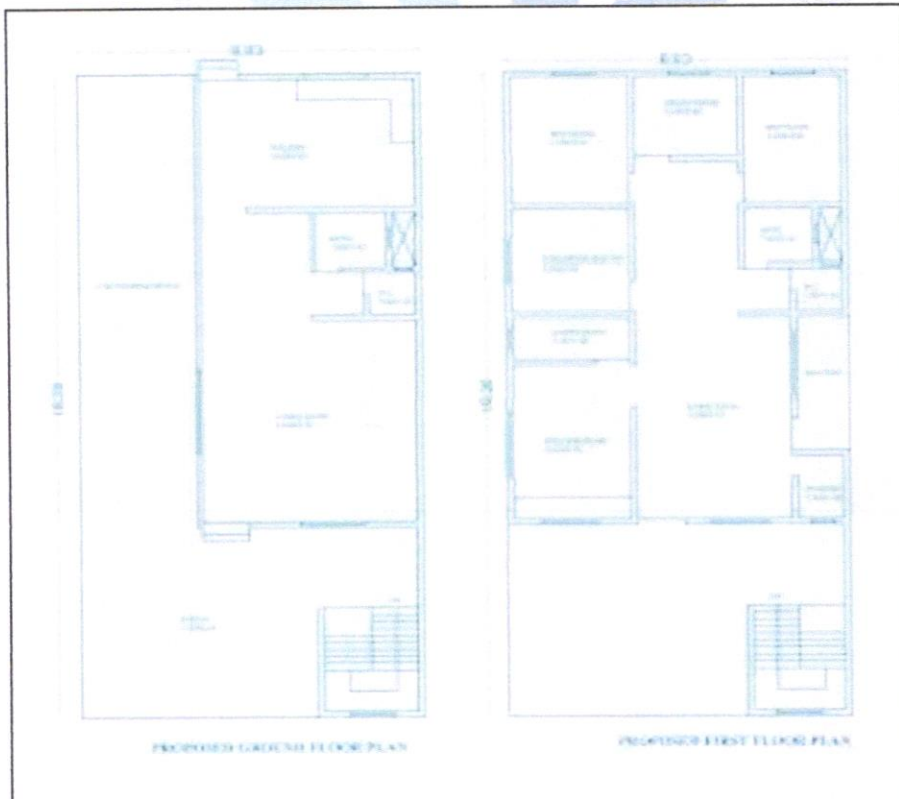
- १) भूखंडाचे उपअधिकार भूमीअभिलेख दिंडोरी कार्यालयकडून प्रथम मोजणी करून घ्यावी, मोजणी केव्याच्या नकशासाठी एक पत्र ग्रामपंचायतीला सादर केल्यानंतर बांधकामाला सुरवात करावी.
- २) इमारत बांधकामाचे सादर केलेले नकाशे सर्वसाधारणपणे बरोबर आहेत.
- ३) भूखंडाचे अमोदीय व पालीसायच्या बाजूने १ मीटर खुली / मोकळी जागा देवावी.
- ४) राष्ट्रीय महामार्ग, राज्य महामार्ग, मुख्य जिल्हा रस्ता, इतर जिल्हा रस्ता यापेजवळ भूखंड असल्यास त्या रस्त्याच्या नियमण रेषा त्याच्या वेळी अन्वयात असलेल्या विधी अथवा विहित आदेशानुसारच्या मजकानुसार राहिल त्याबाबतचे माहुरकत दाखवा संबंधित कार्यालयकडून घेऊन नंतर बांधकाम सुरू करावे.
- ५) इमारत बांधकाम परवानगी मागणारा अजेंटर/मालक हा भूखंडाचा निव्वैत मालक असेपवेतच इमारत बांधकाम करत येईल.
- ६) इमारत बांधकाम परवानगी बांधकामाचे एकूण क्षेत्र २३७ चौ. मी. एवढ्या क्षेत्रासाठी देण्यात येत आहे.

Pakke
१३७/३०५ वी मंडळ
ग्रामपंचायत अधिकारी
ग्रामपंचायत-ढकांबे
ता. दिंडोरी जि. नाशिक

Sudhir Nivrutti Kedar
मालक
ग्रामपंचायत ढकांबे
ता. दिंडोरी जि. नाशिक

Building Plan

 Er. V. G. BHOYATE Reg. No. STATE/0022/APR/22222 NASHIK				
CLIENT				
Mr.Sudhir Nivrutti Kedar				
PROJECT ADDRESS				
CITY SURVEY NO. 204 & 205, AT POST DHAKAMBE, TAL. DINDORI, DIST NASHIK. PIN-422004.				
<input type="checkbox"/> EXECUTION <input checked="" type="checkbox"/> PERMISSION		<input type="checkbox"/> RECORD <input type="checkbox"/> RANK		
IN CONSTRUCTION AND ARCHITECTURAL CONSULTANT ENCL. BHOYATE V.G.				
TITLE				
APPROVAL PLANS				
DATE	SCALE	DRAWING	CHECKED BY	APPROVED BY
	N.E.S.			
NORTH	REF. NO.	DRAWING	PROJ. NO.	
		OR		
CLIENT'S APPROVAL AND REMARKS				
				



As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is **₹ 69,12,750.00 (Rupees Sixty-Nine Lakh Twelve Thousand Seven Hundred Fifty Only)**. The Realizable Value **₹ 65,67,113.00 (Rupees Sixty-Five Lakh Sixty-Seven Thousand One Hundred Thirteen Only)** and the Distress value **₹ 55,30,200.00 (Rupees Fifty-Five Lakh Thirty Thousand Two Hundred Only)**. As per Site Inspection **Work Yet Not Started on Site**

Place: Nashik

Date: 22.11.2024

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

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2024.11.22 12:09:23 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report

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)

1. DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 22.11.2024 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 27.09.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	As per Sale Deed Owner is Shri.Sudhir Nivrutti Kedar
2.	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, Regional Office to assess Fair market value of the property for banking purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol - Regional Technical Manager Swapnil Wagh - Valuation Engineer Rashmi Jadhav – Technical Manager Chintamani Chaudhari – Technical Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 27.09.2024 Valuation Date – 22.11.2024 Date of Report – 22.11.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 27.09.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (For building construction) Comparative Sales Method (For Land component)
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Residential land size, location, sustained demand for Residential land, all round development of commercial and Residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

2. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **22nd 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 visualizing the property and assume no responsibility in connection with such **matters**.

Site Details

Based on inputs received from Client's **representative** and site visit conducted, we understand that the subject property is currently a contiguous and **non-agricultural** land parcel admeasuring **242.30 Sq. M.** and structures thereof. The property is owned by **Shri.Sudhir Nivrutti Kedar**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the property is owned by **Shri.Sudhir Nivrutti Kedar**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

Based on the documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **242.30 Sq. M.** and structure thereof.

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

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



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appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently vacant and Bank Possession, contiguous and non-agricultural land parcel admeasuring **242.30 Sq. M.** and structure thereof.

3. 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)

4. MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



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14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

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

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

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

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

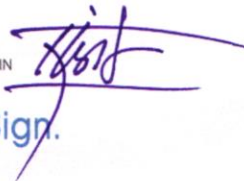
Place: Nashik

Date: 22.11.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
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Date: 2024.11.22 12:09:39 +05'30'



Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report



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