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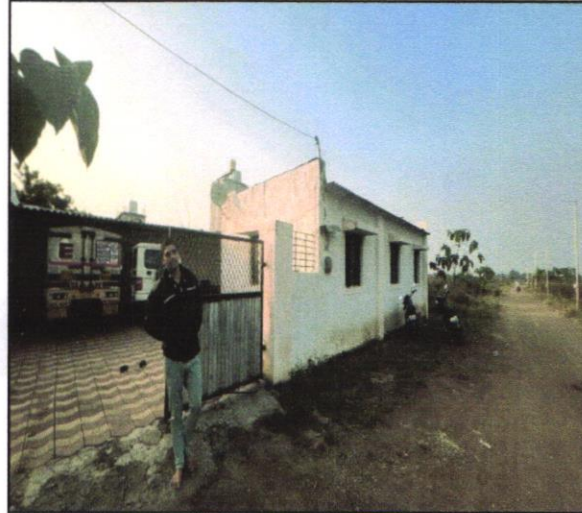
MEMBER REG. NO. CD/TAM/INT/15/00000

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CIN: U74120MH2010PTC20786

**Vastukala Consultants (I) Pvt. Ltd.**

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri.Ramlal Girdharilal Sharma**

Residential Land Bearing **Plot No.19**, Gat No.2639/3+2648+2649,  
Near Ganesh Temple, Village – Ozar, Taluka – Niphad, District – Nashik,  
Pin Code – 423 502, State - Maharashtra, Country – India.

Longitude Latitude: 20°05'20.0"N 73°54'45.4"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-Nandur Naka Link Road,  
Adgaon, Nashik-422003 (M.S.), INDIA  
Email: [nashik@vastukala.co.in](mailto:nashik@vastukala.co.in) | Tel : +91 253 4068262/98903 80564

#### Our Pan India Presence at :

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur  
📍 Lucknow 📍 Jaipur

#### **Regd. Office**

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

☎ **+91 22 47495919**

✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)



## Vastukala Consultants (I) Pvt. Ltd.

Intended User Prepared For: BOB/ Regional Office / Shri.Ramlal Girdharil Sharma (012596/2309212) Page 2 of 24

Vastu/Nashik/11/2024/012596/2309212

26/18-297-CCRJ

Date: 26.11.2024

### 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land Bearing **Plot No.19** , Gat No.2639/3+2648+2649, Near Ganesh Temple, Village – Ozar, Taluka – Niphad , District – Nashik, Pin Code – 423 502, State - Maharashtra, Country – India belongs to **Shri.Ramlal Girdharil Sharma**.

Boundaries of the property.

North	:	Plot No.28
South	:	Colony Road
East	:	Colony Road
West	:	Plot No.20

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 at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Land	₹ 35,47,500/-	₹ 31,92,750/-	₹ 28,38,000/-

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

Hence certified

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

**Manoj Chalikwar**  
Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

BOB Empanelment No.: ZO:MZ:ADV:46:941

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.11.27 09:58:10 +05'30'

Auth. Sign.



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

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Mumbai Nashik Rajkot Raipur  
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**Regd. Office**

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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,**

**Bank of Baroda**

**Regional Office**

3SNL Building, Datta Mandir Road, Nashik Road,  
Nashik, PIN – 422 101, State - Maharashtra, Country - India.

**2. VALUATION REPORT (IN RESPECT OF LAND)**

I	General	
1.	Purpose for which the valuation is made	: As per the request from Bank of Baroda, Regional Office Branch to assess Fair market value of the property for banking purpose
2.	a) Date of inspection	: 19.11.2024
	b) Date on which the valuation is made	: 26.11.2024
3.	List of documents produced for perusal	
	1. Copy of Sale Deed Vide No.1144/2010 Dated.04.03.2010	
	2. Copy of NA Order Letter No.Jamabandi / Visheprakra/24/2004 Dated.05.07.2004, issued by Sub Divisional Officer, Niphad.	
	3. Copy of 7/12 Extract.	
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)	: <b>Shri.Ramlal Girdharilal Sharma.</b>  <b>Address:</b> Residential Land Bearing Plot No.19 , Gat No.2639/3+2648+2649, Near Ganesh Temple, Village – Ozar, Taluka – Niphad , District – Nashik, Pin Code – 423 502, State - Maharashtra, Country – India.  <b>Contact Person:</b> Shri.Ramlal Girdharilal Sharma ( Owner ) Mb.: +91 9420226625
5.	Brief description of the property (Including Freehold / freehold etc.):	
	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 20.8 km. travelling distance from Nashik Road Railway Station.  <b>Plot:</b> The plot under valuation is Freehold residential plot. <b>As per 7/12 Extract Plot area is 165.00 Sq. M., which is considered for valuation.</b>	
5a	Total Lease Period & remaining period (if Freehold)	: N.A., the land is Freehold
6.	Location of property	:
	a) Plot No. / Survey No.	: Gat No.2639/3+2648+2649, Plot No.19
	b) Door No.	: Residential Land Bearing Plot No.19
	c) C.T.S. No. / Village	: Village – Ozar



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	d) Ward / Taluka	:	Taluka – Niphad	
	e) Mandal / District	:	District – Nashik	
7.	Postal address of the property	:	Residential Land Bearing <b>Plot No.19</b> , Gat No.2639/3+2648+2649, Near Ganesh Temple, Village – Ozar, Taluka – Niphad , District – Nashik, Pin Code – 423 502, State - Maharashtra, Country – India	
8.	City / Town	:	Village – Ozar	
	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 – Ozar Sub Divisional Officer, Niphad.	
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		<b>A</b>	<b>B</b>
			As per the Deed	Actuals
	North		Plot No.28	Plot No.28
	South		Colony Road	Colony Road
	East		Colony Road	Colony Road
	West		Plot No.20	Plot No.20
13.1	Whether Boundaries Matching with Actual	:	Yes	
13.2	Latitude, Longitude & Co-ordinates of the site	:	20°05'20.0"N 73°54'45.4"E	
14.	Extent of the site	:	Plot Area = 165.00 Sq.M	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	(As per 7/12 Extract )	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>CHARACTERISTICS OF THE SITE</b>			
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	:	Square	
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	:	Available
16.	Underground sewerage system	:	N.A.as the property is an open plot
17.	Is Power supply is available in the site	:	Available
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-coast / tidal level must be incorporated)	:	No
<b>Part – A (Valuation of land)</b>			
1	Size of plot	:	Plot Area = 165.00 Sq.M (As per 7/12 Extract )
	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)	:	₹ 15,000.00 to ₹ 25,000.00 per Sq. M.
4	Guideline rate obtained from the Registrar's Office	:	₹ 5,500.00 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	:	₹ 21,500.00 per Sq. M.
6	<b>Estimated value of land</b>	:	<b>₹ 35,47,500.00</b>
<b>Part – B (Valuation of Building)</b>			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	N.A.as the property is an open plot
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A.as the property is an open plot
	c) Year of construction	:	N.A.as the property is an open plot
	d) Age of the building	:	N.A.as the property is an open plot
	e) Life of the building estimated	:	N.A.as the property is an open plot
	f) Number of floors and height of each floor including basement, if any	:	N.A.as the property is an open plot
	g) Plinth area floor-wise	:	N.A.as the property is an open plot
	h) Condition of the building	:	N.A.as the property is an open plot
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A.as the property is an open plot

ii) Interior – Excellent, Good, Normal, Poor	:	N.A.as the property is an open plot
i) Date of issue and validity of layout of approved map	:	Not Provided
j) Approved map / plan issuing authority	:	
k) Whether genuineness or authenticity of approved map / plan is verified	:	Not Provided
l) Any other comments by our empanelled valuers on authentic of approved plan	:	Yes- The Above Mention Valuation is Consider only for Plot.

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	
1.	Foundation	: N.A.as the property is an open plot
2.	Basement	: N.A.as the property is an open plot
3.	Superstructure	: N.A.as the property is an open plot
4.	Joinery / Doors & Windows (Please furnish	:
5.	details about size of frames, shutters,	:
6.	glazing, fitting etc. and specify the species	:
7.	of timber	:
8.	RCC Works	: N.A.as the property is an open plot
9.	Plastering	: N.A.as the property is an open plot
10.	Flooring, Skirting, dado	: N.A.as the property is an open plot
11.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A.as the property is an open plot
12.		
13.	Roofing including weatherproof course	: N.A.as the property is an open plot
14.	Drainage	: N.A.as the property is an open plot
15.	Compound Wall	:
	Height	: 5' Feet Compound Wall
	Length	:
	Type of construction	:
16.	Electrical installation	:
	Type of wiring	: N.A.as the property is an open plot
	Class of fittings (superior / ordinary / poor)	: N.A.as the property is an open plot
	Number of light points	: N.A.as the property is an open plot
	Fan points	: N.A.as the property is an open plot
	Spare plug points	: N.A.as the property is an open plot
	Any other item	: N.A.as the property is an open plot
17.	Plumbing installation	
	a) No. of water closets and their type	: N.A.as the property is an open plot
	b) No. of wash basins	: N.A.as the property is an open plot
	c) No. of urinals	: N.A.as the property is an open plot
	d) No. of bath tubs	: N.A.as the property is an open plot
	e) Water meters, taps etc.	: N.A.as the property is an open plot
	f) Any other fixtures	: N.A.as the property is an open plot

Part – C (Extra Items)		Amount in ₹
1.	Portico	: N.A.as the property is an open plot
2.	Ornamental front door	: N.A.as the property is an open plot
3.	Sit out / Verandah with steel grills	: N.A.as the property is an open plot



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4.	Overhead water tank	:	N.A.as the property is an open plot
5.	Extra steel / collapsible gates	:	N.A.as the property is an open plot
	<b>Total</b>		
<b>Part – D (Amenities)</b>		:	<b>Amount in ₹</b>
1.	Wardrobes	:	N.A.as the property is an open plot
2.	Glazed tiles	:	N.A.as the property is an open plot
3.	Extra sinks and bathtub	:	N.A.as the property is an open plot
4.	Marble / ceramic tiles flooring	:	N.A.as the property is an open plot
5.	Interior decorations	:	N.A.as the property is an open plot
6.	Architectural elevation works	:	N.A.as the property is an open plot
7.	Paneling works	:	N.A.as the property is an open plot
8.	Aluminum works	:	N.A.as the property is an open plot
9.	Aluminum handrails	:	N.A.as the property is an open plot
10.	False ceiling	:	N.A.as the property is an open plot
	<b>Total</b>		
<b>Part – E (Miscellaneous)</b>		:	<b>Amount in ₹</b>
1.	Separate toilet room	:	N.A.as the property is an open plot
2.	Separate lumber room	:	N.A.as the property is an open plot
3.	Separate water tank / sump	:	N.A.as the property is an open plot
4.	Trees, gardening	:	N.A.as the property is an open plot
	<b>Total</b>		N.A.as the property is an open plot
<b>Part – F (Services)</b>		:	<b>Amount in ₹</b>
1.	Water supply arrangements	:	N.A.as the property is an open plot
2.	Drainage arrangements	:	N.A.as the property is an open plot
3.	Compound wall	:	N.A.as the property is an open plot
4.	C.B. deposits, fittings etc.	:	N.A.as the property is an open plot
5.	Pavement	:	N.A.as the property is an open plot
	<b>Total</b>		

**Government Value**

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	165.00	5,500.00	9,07,500.00
<b>Total</b>			<b>9,07,500.00</b>

**3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY**

Land:

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	165.00	21,500.00	<b>₹ 35,47,500.00</b>
		<b>Fair Market Value In (₹)</b>	<b>₹ 35,47,500.00</b>
		<b>Realizable Value In (₹)</b>	<b>₹ 31,92,750.00</b>
		<b>Distress Sale Value In (₹)</b>	<b>₹ 28,38,000.00</b>
<b>Remarks:1) for the Purpose of Valuation we have Consider Plot Area as per 7/12 Extract.</b>			
<b>2) The Above Mention Valuation is Consider only for Plot.</b>			
<b>3) Take Legal Advice Before Disbursement of Loan.</b>			



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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 an 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 ₹ 25,000.00 to ₹ 15,000.00 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 ₹ 21,500.00 per Sq. M. for Land with appropriate cost of construction for valuation.

i) Saleability	Good
ii) Likely rental values in future in and	-
iii) Any likely income it may generate	-



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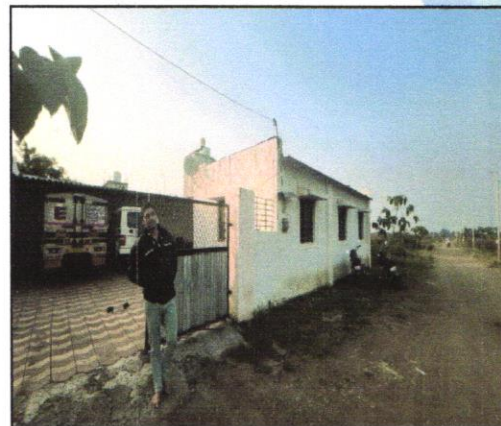
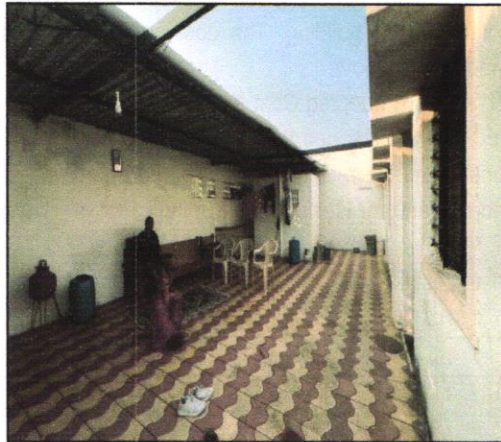
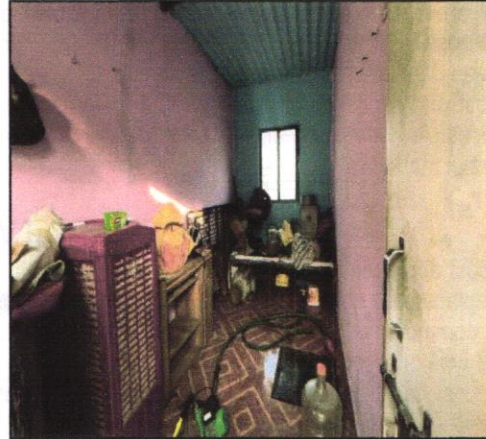
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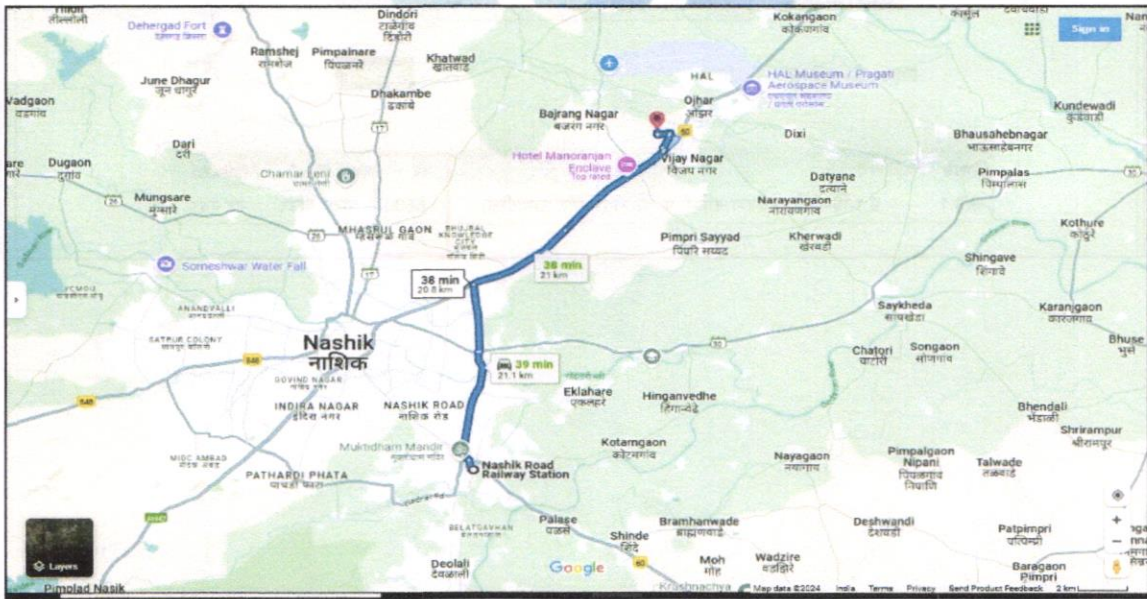


**ACTUAL SITE PHOTOGRAPHS**



### ROUTE MAP OF THE PROPERTY

Site u/r



**Longitude Latitude: 20°05'20.0"N 73°54'45.4"E**

**Note: The Blue line shows the route to site from nearest Railway Station (Nashik – 20.8 Km)**




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#### 4. READY RECKONER RATE



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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Year  Language

Selected District

Select Taluka

Select Village

Search By  Survey No.  Location

Select Location

Enter Survey No


विभाग	उपविभाग	दर	एकक (Rs./)	Attribute
9/9.1	9.1-त्रिनशेती झालेल्या बमिनी प्र. चौ.मी (अंतर्गत भागातील)	5500	चौरस मीटर	गट नंबर

## PRICE INDICATORS

**magicbricks** Buy Rent Sell Home Loans

**₹20.0 Lac** ₹1880/sqft EMI - ₹9k | [Get pre-approved loan](#)

Plot For Sale in [Ojhar, Nashik](#) [View on map](#)



**Gated Colony** | **3 Floors allowed**

Plot Area	Any Construction Done	Boundary Wall
1064 sqft -	No	Yes

Transaction Type  
**Resale**


Property in a Gated Locality

[Contact Owner](#) [Get Phone No.](#) Last contact made 3 days ago

**magicbricks** Buy Rent Sell Home Loans

**₹12.0 Lac** ₹1648/sqft EMI - ₹5k | [Get pre-approved loan](#)

Plot For Sale in [Ojhar, Nashik](#) [View on map](#)



**Gated Colony** | **NDUDD Approved** | **Corner Plot**

Plot Area	No Of Open Sides	Any Construction Done
775 sqft -	2	Yes

Status	Boundary Wall	Transaction Type
<b>Legal &amp; Infra Status</b>	Yes	Resale

Property in a Gated Locality

[Contact Owner](#) [Get Phone No.](#) Last contact made 3 days ago



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**Sale deed**

भारतीय नैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु.1000

ONE THOUSAND RUPEES  
Rs.1000

MAHARASHTRA

म.प्र. राजधानी, मु. ३२००/१, माले २३३९.९१०

E 038993

२९ JAN २०१०

गणेश र. डोले  
सहकार, जोधर (मि.)  
कायदा क्र. १५/२०००

Attested Before me  
TRUE COPY

SHAM & ANAND  
P. A. U. S.  
ADVOCATE & NOTARY  
MAHARASHTRA STATE  
SHEWAN BROS. TAL. NIPHAD

न. प. ड.  
दस्ता क्र. (१९४४) १०  
१-१५

सरकारी किंमत रुपये - ०२,४८,०००/-  
दरमिती किंमत रुपये - ०२,४८,०००/-  
मुद्रांक रुपये - ०५,०००/-

REGISTRAR  
NIPHAD

फरोक करेदीकत आज तातीक ०४ माहे भाचर्च इसकी तन २०१० रोज मुकुळार ते

एक हजार रुपये  
रु.1000

ONE THOUSAND RUPEES  
Rs.1000

F 124827

MAHARASHTRA

म.प्र. राजधानी, मु. ३२००/१, माले २३३९.९१०

गणेश र. डोले  
सहकार, जोधर (मि.)  
कायदा क्र. १५/२०००

न. प. ड.  
दस्ता क्र. (१९४४) १०  
१-१५

REGISTRAR  
NIPHAD

फॉट नंबर १९ भ्या खनु: सिमा -:-  
पूर्व - कोली रोड  
पश्चिम - फॉट नंबर २०  
दक्षिण - कोली रोड  
उत्तर - फॉट नंबर १८

शेव प्रचर्चो चनु, सिमितीत फॉट मिळकत कोली रले व ओपन स्पेस बांत सामाजिक धारणे  
हजारत तसेच फुल मिळकतीतून जल, वर, काढ, वापल, मिपी, मिशेपावाही मिळकत होवस्त



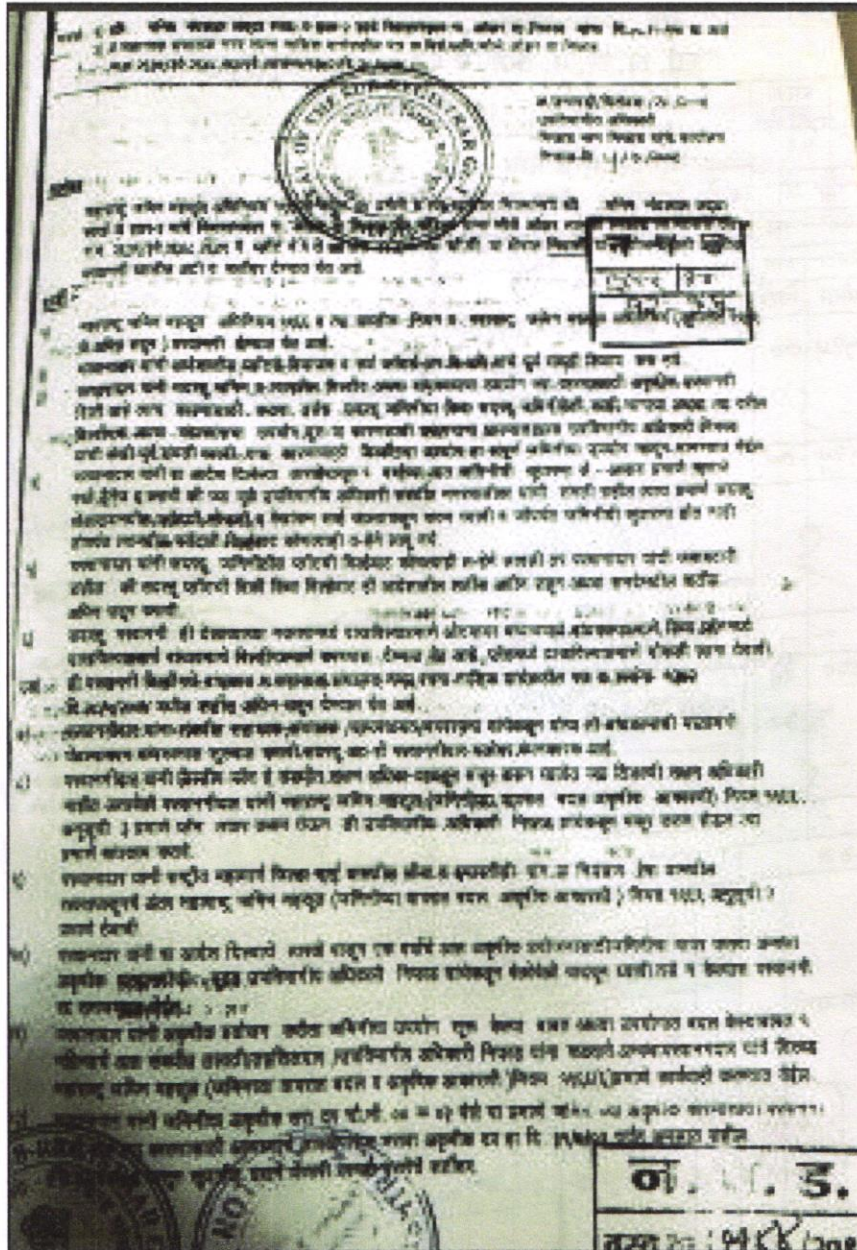
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### NA Order Letter



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**7/12 Extract**

नक्कल करिता  
गां. न. नं. ७, ७३अ, व १२

गांव जोडदार  
तालुका निफाड

भूमापन क्रमांक			क्र. नं.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
१२/२७			१	१	भोगवटदाराचे नाव	कुळाचे नांव
१२/२७			१	१	श्री. कमला नंदलाल नरकर	खंड
१२/२७			१	१	श्री. मनीष नंदलाल नरकर	
एकूण -					७१४११	
इतर अधिकार						
निवासी फर्मा... विनयेती					७१४१०	
इतर अधिकार						
निकालनाची मुदती... अन्न/मिश्र						
अन्न/मिश्र						
सर्व क्षेत्रां १०००००/हेक्टर - १६१०१०७						
इतिहासात के. विद्यालयात भोला						
जामिक					१००३५	
एकूण -						
रूपये						
पैसे						
३३०						
एकूण -						
वसती ११/११/२०१०						
१-१५						

**न. प. ड.**  
वसती ११/११/२०१०  
१-१५

जमीन वसणान्याचे नांव	रीत	हंगाम	पिकाखालील क्षेत्रांचा तपशील												पारंपारीक साधन	शेरा												
			मिश्र पिकांचे एकूण क्षेत्र				मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र				अ मिश्र पिकांचे क्षेत्र						पडीत पिकास निरूपयोगी जमिनीचा तपशील											
			क्र. नं.	नांव	एकूण क्षेत्र	अवशिलिचित	क्र. नं.	नांव	एकूण क्षेत्र	अवशिलिचित	क्र. नं.	नांव	एकूण क्षेत्र	अवशिलिचित			प्रकार	क्षेत्र										
१			१	मि. पी. संकेतांक	२	जलसिंचित	३	अजलसिंचित	४	पिकाचे नांव	५	जलसिंचित	६	अजलसिंचित	७	पिकाचे नांव	८	जलसिंचित	९	अजलसिंचित	१०	प्रकार	११	क्षेत्र	१२	पारंपारीक साधन	१३	शेरा
१			१																									

काम फ्री



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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particulars above property in the prevailing condition with aforesaid specification is:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Land	₹ 35,47,500/-	₹ 31,92,750/-	₹ 28,38,000/-

Place: Nashik

Date: 26.11.2024

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: 2024.11.27 09:58:32 +05'30'



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

BOB Empanelment No.: ZO:MZ:ADV:46:941

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 26.11.2024 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 19.11.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- 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.



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	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	As per Sale Deed Owner is Shri.Ramlal Girdharilal Sharma
2.	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, Regional Office Branch to assess Fair market value of the property for banking purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj 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 – 19.11.2024 Valuation Date – 26.11.2024 Date of Report – 26.11.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 19.11.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
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 **26<sup>th</sup> 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 **165.00 Sq. M.** The property is owned by **Shri.Ramlal Girdharilal Sharma** 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.Ramlal Girdharilal Sharma**. 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**



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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 **165.00 Sq. M.**

### **Condition & Repair**

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

### **Valuation Methodology**

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed 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



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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 **165.00 Sq. M.**

**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.
14. A valuer shall maintain complete independence in his/its professional relationships and shall



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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.



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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: 26.11.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

BOB Empanelment No.: ZO:MZ:ADV:46:941

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.11.27 09:58:43 +05'30'

Auth. Sign.



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