



VASTUKALA
Unlocking Excellence

MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

www.vastukala.co.in

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "EKDANT HEIGHTS"

"Ekdant Heights" Proposed Residential Cum Commercial Building on Plot No. 1, Survey No. 234/1/1,
at Village – Pathardi, Opp. Potdar International School, Ekta Green Ville Road, Taluka - Nashik,
District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India

Latitude Longitude: 19°56'30.3"N 73°45'23.9"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

Our Pan India Presence at :

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

Regd. Office

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

☎ +91 2247495919

✉ mumbai@vastukala.co.in

🌐 www.vastukala.co.in





VASTUKALA
Unlocking Excellence

www.vastukala.co.in

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : State Bank of India / Satpur Nashik Branch / Ekdant Heights / (12721/2309314)

Page 2 of 30

Vastu/SBI/Nashik/12/2024/12721/2309314

02/12-12-CCV

Date: 02.12.2024

MASTER VALUATION REPORT OF "EKDANT HEIGHTS"

"Ekdant Heights" Proposed Residential Cum Commercial Building on Plot No. 1, Survey No. 234/1/1, at Village – Pathardi, Opp. Potdar International School, Ekta Green Ville Road, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India

Latitude Longitude: 19°56'30.3"N 73°45'23.9"E

NAME OF DEVELOPER: M/s. Govinda Construction.

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 **02nd December 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Ekdant Heights"** Proposed Residential Cum Commercial Building on Plot No. 1, Survey No. 234/1/1, at Village – Pathardi, Opp. Potdar International School, Ekta Green Ville Road, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India. It is about 12.2 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. Govinda Construction	
Project Registration Number	Project	RERA Project Number
	Ekdant Heights	P51600055220
Register office address	M/s. Govinda Construction Address: Unit No. N-41, V/A/2/1/2, "SAWATA NAGAR" , Sawata Nagar, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Vijay Pawar (Builder Person – Mobile No. +91 9860997577)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Open Plot
On or towards East	Road
On or towards West	Open Plot



Our Pan India Presence at :

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

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in



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	: 02.12.2024
	b)	Date on which the valuation is made	: 02.12.2024
3.	List of documents produced for perusal		
	1. Copy of Legal Title Report issued by Adv. Prashant V. Thakare date 30.01.2024 (As per RERA Certificate)		
	2. Copy of Engineer's Certificate issued by Er. Ramesh Rampariya dated 15.02.2024 (As per RERA Certificate)		
	3. Copy of Declaration about Commencement Certificate date 14.02.2024 issued by M/s. Govinda Construction (As per RERA Certificate)		
	4. Copy of MAHARERA Registration Certificate of Project No. P51600055220 issued by Maharashtra Real Estate Regulatory Authority date 11.03.2024.		
	5. Copy of Sanction of Building Permission and Commencement Certificate No. NMCB/RB/2023/APL/00418 date 28.12.2023 Executive Engineer Town Planning Nashik Municipal Corporation, Nashik		
	6. Copy of Approved Building Plan Accompanying Commencement Certificate No. NMCB/RB/2023/APL/00418 date 28.12.2023 issued by Nashik Municipal Corporation, Nashik issued by Executive Engineer Nashik Municipal Corporation, Nashik.		
	Approved upto:		
	Project Name	Number of Floors	
	Ekdant Heights	Ground / Parking + 1st to 7th Upper Floors.	
	Project Name (with address & phone nos.)	:	"Ekdant Heights" Proposed Residential Cum Commercial Building on Plot No. 1, Survey No. 234/1/1, at Village – Pathardi, Opp. Potdar International School, Ekta Green Ville 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	:	M/s. Govinda Construction Address:



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



	case of joint ownership)		Unit No. N-41, V/A/2/1/2, " SAWATA NAGAR ", Sawata Nagar, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 009, State - Maharashtra, Country – India Contact Person: Mr. Vijay Pawar (Builder Person – Mobile No. +91 9860997577)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	
TYPE OF THE BUILDING:			
Project Name		Number of Floors	
Ekdant Heights		Ground / Parking + 1 st to 7 th Upper Floors.	
LEVEL OF COMPLETEION:			
Project Name	Present Stage of Construction	Percentage of work completion	
Ekdant Heights	RCC work upto 5 th floor slab is completed. Internal / External Brick work upto 5 th floor is completed.	60%	
DATE OF COMPLETION & FUTURE LIFE:			
Expected completion date as informed by builder is March – 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:			
➤ 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. 234/1/1, Plot No. 1
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Survey No.234/1/1, Plot No. 1, at Village – Pathardi
	d) Ward / Taluka	:	Taluka - Nashik
	e) Mandal / District	:	Dist. - Nashik
7.	Postal address of the property	:	"Ekdant Heights" Proposed Residential Cum Commercial Building on Plot No. 1, Survey No. 234/1/1 at Village – Pathardi, Opp. Potdar

				International School, Ekta Green Ville Road, Taluka - Nashik, District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India	
8.	City / Town	:	Village – Pathardi		
	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 – Pathardi		
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	As per Site
	North		Survey No.232/2	Survey No.232/2	Open Plot
	South		Survey No.237/P	Survey No.237/P	Open Plot
	East		18.00-Meter-Wide DP Road	18.00-Meter-Wide DP Road	Road
	West		Survey No.235/P	Survey No.235/P	Open Plot
14.1	Dimensions of the site		N. A. as the land is irregular in shape		
			A	B	
			As per the Deed	Actuals	
	North	:	-	-	
	South	:	-	-	
	East	:	-	-	
	West	:	-	-	
14.2	Latitude, Longitude & Co-ordinates of property	:	19°56'30.3"N 73°45'23.9"E		
14.	Extent of the site	:	Total Plot area –1773.30 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 –1773.30 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				



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 Cum Commercial purpose				
8.	Any usage restriction	:	Residential Cum Commercial				
9.	Is plot in town planning approved layout?	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. NMCB/RB/2023/APL/00418 date 28.12.2023 issued by Nashik Municipal Corporation, Nashik issued by Executive Engineer Nashik Municipal Corporation, Nashik Approved upto:				
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Ekdant Heights</td> <td>Ground / Parking + 1st to 7th Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Ekdant Heights	Ground / Parking + 1 st to 7 th Upper Floors.
Project	Number of Floors						
Ekdant Heights	Ground / Parking + 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 Meter 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 publics 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 –1773.30 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.				



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 36,000.00 per Sq. M. for Residential ₹ 13,200.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan & RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>1773.30</td> <td>13,200.00</td> <td>2,34,07,560.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1773.30	13,200.00	2,34,07,560.00
As per Approved Plan & RERA												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
1773.30	13,200.00	2,34,07,560.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential Cum Commercial									
	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	:										
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> <tr> <th>Ekdant Heights</th> <th>Ground / Parking + 1st to 7th Upper Floors.</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Project	Number of Floors	Ekdant Heights	Ground / Parking + 1 st to 7 th Upper Floors.					
Project	Number of Floors											
Ekdant Heights	Ground / Parking + 1 st to 7 th 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									
	h) Approved map / plan issuing authority	:	Certificate No. NMCB/RB/2023/APL/00418 date 28.12.2023 issued by Nashik Municipal Corporation, Nashik issued by Executive Engineer Nashik Municipal Corporation, Nashik									
			<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Ekdant Heights</td> <td>Ground / Parking + 1st to 7th Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Ekdant Heights	Ground / Parking + 1 st to 7 th Upper Floors.					
Project	Number of Floors											
Ekdant Heights	Ground / Parking + 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	:	Proposed 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 in Sq. Ft. (B)							
1	101	1	1 BHK	360	87	447	492	5300	23,69,100	22,50,645	18,95,280	5000
2	102	1	2 BHK	536	126	662	728	5300	35,08,600	33,33,170	28,06,880	7500
3	103	1	1 BHK	378	80	458	504	5300	24,27,400	23,06,030	19,41,920	5000
4	104	1	1 BHK	380	80	460	506	5300	24,38,000	23,16,100	19,50,400	5000
5	105	1	2 BHK	557	153	710	781	5300	37,63,000	35,74,850	30,10,400	8000



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 in Sq. Ft. (B)							
6	106	1	1 BHK	372	115	487	536	5300	25,81,100	24,52,045	20,64,880	5500
7	107	1	1 BHK	311	165	476	524	5300	25,22,800	23,96,660	20,18,240	5500
8	108	1	1 BHK	316	165	481	529	5300	25,49,300	24,21,835	20,39,440	5500
9	109	1	1 BHK	318	169	487	536	5300	25,81,100	24,52,045	20,64,880	5500
10	110	1	1 BHK	277	170	447	492	5300	23,69,100	22,50,645	18,95,280	5000
11	111	1	1 BHK	321	123	444	488	5300	23,53,200	22,35,540	18,82,560	5000
12	112	1	1 BHK	316	175	491	540	5300	26,02,300	24,72,185	20,81,840	5500
13	113	1	1 BHK	397	108	505	556	5300	26,76,500	25,42,675	21,41,200	5500
14	201	2	1 BHK	360	87	447	492	5300	23,69,100	22,50,645	18,95,280	5000
15	202	2	2 BHK	536	126	662	728	5300	35,08,600	33,33,170	28,06,880	7500
16	203	2	1 BHK	378	80	458	504	5300	24,27,400	23,06,030	19,41,920	5000
17	204	2	1 BHK	380	80	460	506	5300	24,38,000	23,16,100	19,50,400	5000
18	205	2	2 BHK	557	153	710	781	5300	37,63,000	35,74,850	30,10,400	8000
19	206	2	1 BHK	372	115	487	536	5300	25,81,100	24,52,045	20,64,880	5500
20	207	2	1 BHK	311	165	476	524	5300	25,22,800	23,96,660	20,18,240	5500
21	208	2	1 BHK	316	165	481	529	5300	25,49,300	24,21,835	20,39,440	5500
22	209	2	1 BHK	318	169	487	536	5300	25,81,100	24,52,045	20,64,880	5500
23	210	2	1 BHK	277	170	447	492	5300	23,69,100	22,50,645	18,95,280	5000
24	211	2	1 BHK	321	123	444	488	5300	23,53,200	22,35,540	18,82,560	5000
25	212	2	1 BHK	316	175	491	540	5300	26,02,300	24,72,185	20,81,840	5500
26	213	2	1 BHK	397	108	505	556	5300	26,76,500	25,42,675	21,41,200	5500
27	301	3	1 BHK	360	87	447	492	5300	23,69,100	22,50,645	18,95,280	5000
28	302	3	2 BHK	536	126	662	728	5300	35,08,600	33,33,170	28,06,880	7500
29	303	3	1 BHK	378	80	458	504	5300	24,27,400	23,06,030	19,41,920	5000
30	304	3	1 BHK	380	80	460	506	5300	24,38,000	23,16,100	19,50,400	5000
31	305	3	2 BHK	557	153	710	781	5300	37,63,000	35,74,850	30,10,400	8000
32	306	3	1 BHK	372	115	487	536	5300	25,81,100	24,52,045	20,64,880	5500
33	307	3	1 BHK	311	165	476	524	5300	25,22,800	23,96,660	20,18,240	5500
34	308	3	1 BHK	316	165	481	529	5300	25,49,300	24,21,835	20,39,440	5500
35	309	3	1 BHK	318	169	487	536	5300	25,81,100	24,52,045	20,64,880	5500
36	310	3	1 BHK	277	170	447	492	5300	23,69,100	22,50,645	18,95,280	5000
37	311	3	1 BHK	321	123	444	488	5300	23,53,200	22,35,540	18,82,560	5000
38	312	3	1 BHK	316	175	491	540	5300	26,02,300	24,72,185	20,81,840	5500
39	313	3	1 BHK	397	108	505	556	5300	26,76,500	25,42,675	21,41,200	5500
40	401	4	1 BHK	360	87	447	492	5300	23,69,100	22,50,645	18,95,280	5000
41	402	4	2 BHK	536	126	662	728	5300	35,08,600	33,33,170	28,06,880	7500
42	403	4	1 BHK	378	80	458	504	5300	24,27,400	23,06,030	19,41,920	5000
43	404	4	1 BHK	380	80	460	506	5300	24,38,000	23,16,100	19,50,400	5000

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 in Sq. Ft. (B)							
44	405	4	2 BHK	557	153	710	781	5300	37,63,000	35,74,850	30,10,400	8000
45	406	4	1 BHK	372	115	487	536	5300	25,81,100	24,52,045	20,64,880	5500
46	407	4	1 BHK	311	165	476	524	5300	25,22,800	23,96,660	20,18,240	5500
47	408	4	1 BHK	316	165	481	529	5300	25,49,300	24,21,835	20,39,440	5500
48	409	4	1 BHK	318	169	487	536	5300	25,81,100	24,52,045	20,64,880	5500
49	410	4	1 BHK	277	170	447	492	5300	23,69,100	22,50,645	18,95,280	5000
50	411	4	1 BHK	321	123	444	488	5300	23,53,200	22,35,540	18,82,560	5000
51	412	4	1 BHK	316	175	491	540	5300	26,02,300	24,72,185	20,81,840	5500
52	413	4	1 BHK	397	108	505	556	5300	26,76,500	25,42,675	21,41,200	5500
53	501	5	1 BHK	360	87	447	492	5300	23,69,100	22,50,645	18,95,280	5000
54	502	5	2 BHK	536	126	662	728	5300	35,08,600	33,33,170	28,06,880	7500
55	503	5	1 BHK	378	80	458	504	5300	24,27,400	23,06,030	19,41,920	5000
56	504	5	1 BHK	380	80	460	506	5300	24,38,000	23,16,100	19,50,400	5000
57	505	5	2 BHK	557	153	710	781	5300	37,63,000	35,74,850	30,10,400	8000
58	506	5	1 BHK	372	115	487	536	5300	25,81,100	24,52,045	20,64,880	5500
59	507	5	1 BHK	311	165	476	524	5300	25,22,800	23,96,660	20,18,240	5500
60	508	5	1 BHK	316	165	481	529	5300	25,49,300	24,21,835	20,39,440	5500
61	509	5	1 BHK	318	169	487	536	5300	25,81,100	24,52,045	20,64,880	5500
62	510	5	1 BHK	277	170	447	492	5300	23,69,100	22,50,645	18,95,280	5000
63	511	5	1 BHK	321	123	444	488	5300	23,53,200	22,35,540	18,82,560	5000
64	512	5	1 BHK	316	175	491	540	5300	26,02,300	24,72,185	20,81,840	5500
65	513	5	1 BHK	397	108	505	556	5300	26,76,500	25,42,675	21,41,200	5500
66	601	6	1 BHK	360	87	447	492	5300	23,69,100	22,50,645	18,95,280	5000
67	602	6	2 BHK	536	126	662	728	5300	35,08,600	33,33,170	28,06,880	7500
68	603	6	1 BHK	378	80	458	504	5300	24,27,400	23,06,030	19,41,920	5000
69	604	6	1 BHK	380	80	460	506	5300	24,38,000	23,16,100	19,50,400	5000
70	605	6	2 BHK	557	153	710	781	5300	37,63,000	35,74,850	30,10,400	8000
71	606	6	1 BHK	372	115	487	536	5300	25,81,100	24,52,045	20,64,880	5500
72	607	6	1 BHK	311	165	476	524	5300	25,22,800	23,96,660	20,18,240	5500
73	608	6	1 BHK	316	165	481	529	5300	25,49,300	24,21,835	20,39,440	5500
74	609	6	1 BHK	318	169	487	536	5300	25,81,100	24,52,045	20,64,880	5500
75	610	6	1 BHK	277	170	447	492	5300	23,69,100	22,50,645	18,95,280	5000
76	611	6	1 BHK	321	123	444	488	5300	23,53,200	22,35,540	18,82,560	5000
77	612	6	1 BHK	316	175	491	540	5300	26,02,300	24,72,185	20,81,840	5500
78	613	6	1 BHK	397	108	505	556	5300	26,76,500	25,42,675	21,41,200	5500
79	701	7	1 BHK	360	87	447	492	5300	23,69,100	22,50,645	18,95,280	5000
80	702	7	2 BHK	536	126	662	728	5300	35,08,600	33,33,170	28,06,880	7500
81	703	7	1 BHK	378	80	458	504	5300	24,27,400	23,06,030	19,41,920	5000



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 in Sq. Ft. (B)							
82	704	7	1 BHK	380	80	460	506	5300	24,38,000	23,16,100	19,50,400	5000
83	705	7	2 BHK	557	153	710	781	5300	37,63,000	35,74,850	30,10,400	8000
84	706	7	1 BHK	372	115	487	536	5300	25,81,100	24,52,045	20,64,880	5500
85	706	7	1 BHK	311	165	476	524	5300	25,22,800	23,96,660	20,18,240	5500
86	708	7	1 BHK	316	165	481	529	5300	25,49,300	24,21,835	20,39,440	5500
87	709	7	1 BHK	318	169	487	536	5300	25,81,100	24,52,045	20,64,880	5500
88	710	7	1 BHK	277	170	447	492	5300	23,69,100	22,50,645	18,95,280	5000
89	711	7	1 BHK	321	123	444	488	5300	23,53,200	22,35,540	18,82,560	5000
90	712	7	1 BHK	316	175	491	540	5300	26,02,300	24,72,185	20,81,840	5500
91	713	7	1 BHK	397	108	505	556	5300	26,76,500	25,42,675	21,41,200	5500
Total				33873	12012	45885	50474		24,31,90,500	23,10,30,975	19,45,52,400	

Summary of the 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 (₹)
Ekdant Heights	1 BHK – 77 2 BHK – 14 TOTAL-91	45885	50474	24,31,90,500.00	23,10,30,975.00	19,45,52,400.00
Total	91	45885	50474	24,31,90,500.00	23,10,30,975.00	19,45,52,400.00

Particulars	Market Value (₹)
Fair Market Value as on date	24,31,90,500.00
Realizable Value as on date	23,10,30,975.00
Distress Sale Value as on date	19,45,52,400.00
Cost of Construction (Total Built up area x Rate) 50474 Sq. Ft. x ₹ 2300.00	11,60,89,050.00

	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 (₹)
Ekdant Heights	60%	50474	11,60,89,050.00	6,96,53,430.00

Part – C (Extra Items)	Amount in ₹
1. Portico	Provided as per requirement
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	:	Provided as per requirement
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	:	Provided as per requirement
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Provided as per requirement
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		:	₹ 24,31,90,500.00
Realizable Value as on date in		:	₹ 23,10,30,975.00
Distress Sale Value as on date in		:	₹ 19,45,52,400.00

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



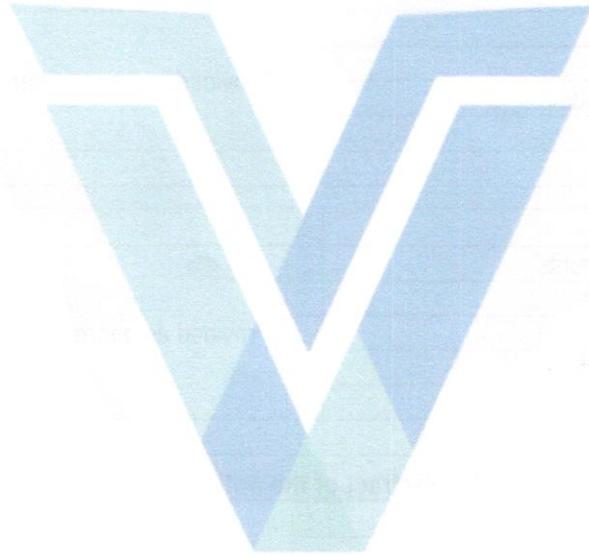
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 ₹ 5,300.00 per Sq. Ft. on Carpet Area for valuation.



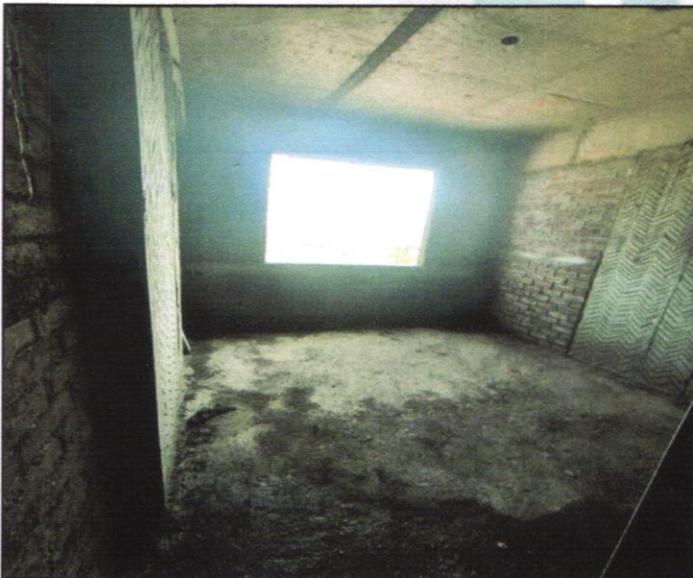
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Actual Site Photographs



Since 1989

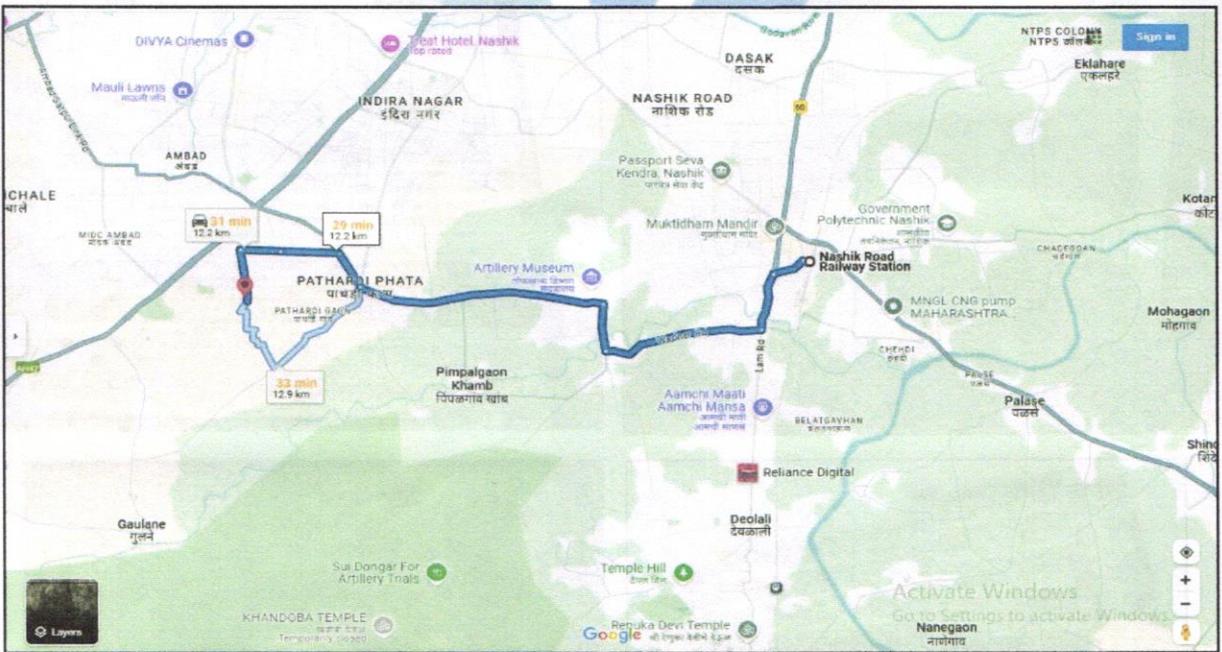
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Route Map of the property

Site u/r



Latitude Longitude: 19°56'30.3"N 73°45'23.9"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik- 12.2 Km.)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#)

[Valuation Guidelines | User Manual](#)

Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
19.4-हॉटेल योगिराव पासून दक्षिणेकडे वाणारा 18मी. रंद रस्त्यावरील रहिवास मिळकती प्रचौमी.	13200	36000	41400 45000	0	चौ. मीटर	सर्वेक्षण नंबर

Price Indicators Projects nearby Locality

HOUSING.COM Buy In Nashik

Pathardi Phata + Add

Download App
List Property Free
Saved

Home / Nashik / Pathardi Phata / Anmol Nayantara Gold
Last updated: Nov 28, 2024

Anmol Nayantara Gold

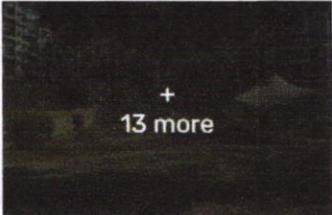
By DARYANANI (INDO SAIGON) CONSTRUCTIONS PVT LTD

Pathardi Phata, Mumbai Agra Highway, Nashik

Become the first to Rate
Contact Developer



SHARE
SAVE

+
13 more

1, 2, 3 BHK Apartments Configurations

Jan, 2022 Possession Starts

Price on request Avg. Price

750 - 1500 sq.ft. (Builtup Area) Sizes

99acres

Buy

Enter Locality / Project / Society / Landmark

Post property Free

Home > Property in Nashik > Flats in Nashik > Flats in Mumbai Nashik Highway > Flats in Pathardi > 2 BHK Flats in Pathardi > 25 to 30 Lakh
Posted on Nov 30, 2024 | Ready to move

₹42 Lac

@ 4,187 per sq.ft.

Estimated EMI ₹ 33,546

2BHK 2Baths

Flat/Apartment for Sale

In Gajra Nandanvan, Pathardi, Nashik, Maharashtra

Contact Owner Free

REGISTRATION
REGISTRATION No: P51600030714
Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews



Photos (1/13)

Area

Super Built up area 1003 sq.ft. (93.18 sq.m.)

Price

₹ 42 Lac+ Govt Charges & Tax @ 4,187 per sq.ft. (Negotiable)

Floor Number

6th of 7 Floors

Overlooking

Main Road

Configuration

2 Bedrooms , 2 Bathrooms, 2 Balconies

Address

Gajra Nandanvan Pathardi, Nashik

Facing

East

Property Age

0 to 1 Year Old

Why should you consider this property?

East Facing
Gated Society
Fresh Construction
Swimming Pool Available
Close to Market
Overlooking Main Road
Parking Available

Fitness Center/ Gym
Club/ Community Center
Rain Water Harvesting

Transaction Type Resale

Parking 1 Covered

Property Ownership Freehold

Power Backup None

Furnishing Unfurnished

Property Code P78762549

www.99acres.com/P78762549

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

Price Indicators Projects nearby Locality

99 acres
Buy ▾ | Nashik ✕ | Add more



All Photos 4



Outdoors 4

Home > Projects in Nashik > Mumbai Nashik Highway > Pathardi > Atharva Park

Atharva Park ♥

Pathardi, Nashik

No Brokerage
3D Floor Plans Available
8 Top Facilities

CONSTRUCTION STATUS

Under Construction

Completion in Dec, 2026

View Number

₹ 23.63 - 46 L + Charges

PRICE RANGE

1, 2, 3 BHK Apartment

1 BHK Apartment	2 BHK Apartment	3 BHK Apartment
Built-up Area 695 - 735 sq.ft. (64.57 - 68.28 sq.m.) ▾	Built-up Area 1030 - 1070 sq.ft. (95.69 - 99.41 sq.m.) ▾	Built-up Area 1420 sq.ft. (131.92 sq.m.) ▾
₹ 23.63 - 24.99 L + Charges	₹ 33 - 34.5 L + Charges	₹ 46 L + Charges

Download Brochure

Price Indicators Projects nearby Locality

HOUSING.COM Buy In Nashik

+ Add

Download App
List Property Free
Saved

Home / Nashik / Pathardi Phata / Bliss Pearls Last updated: Sep 9, 2024

Bliss Pearls

By BLISS DEVELOPERS

Indira Nagar Annex, Near Parksyde Residency, Beside Raymond Showroom, Pathardi Phata, Nashik



SHARE SAVE



+ more

3 BHK Apartment Configuration

Mar, 2025 Possession Starts

₹4.5 K/sq.ft Avg. Price

1488 sq.ft. (Builtup Area) Size

₹66.99 L | ₹4.5 K/sq.ft

EMI starts at ₹35.47 K

Basic Price

[Contact Developer](#)

HOUSING.COM Buy In Nashik

+ Add

Download App
List Property Free
Saved

Home / Nashik / Pathardi Phata / Shree Gajanan Residency Last updated: Sep 30, 2024

Shree Gajanan Residency

By NEW PAWANPUTRA DEVELOPERS

Opp. Poddar School, Pathardi Phata, Nashik



SHARE SAVE



+ more

2, 3 BHK Apartments Configurations

Dec, 2024 Possession Starts

Price on request Avg. Price

1114 - 2250 sq.ft. (Builtup Area) Sizes

₹38.51 L - 75.0 L

EMI starts at ₹20.39 K

All Inclusive

[Contact Developer](#)

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

Price Indicators Projects nearby Local

HOUSING.COM Buy in Nashik

+ Add

Download App List Property Free Saved

Home / Nashik / Pathardi Phata / Natures Paradise Last updated: Nov 14, 2024

Natures Paradise

By EARTH2 SKY REALTORS

Plot No 24 to 31, Sr. No.207/1P/207/A2/1A Pathardi Shivar, OPP. SSK Club, Pathardi- Gaulana Road, Pathardi, Nashik

Become the first to Rate

₹48.95 L - 50.93 L | ₹3.36 K/sq.ft

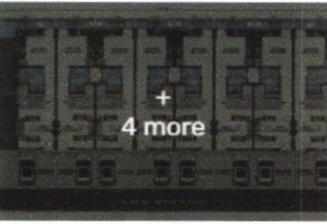
EMI starts at ₹25.92 K

All inclusive price

Contact Developer



[SHARE](#) [SAVE](#)

3 BHK Bungalow Configuration

Nov, 2024 Possession Starts

₹3.36 K/sq.ft Avg. Price

1429 - 1550 sq.ft. (Saleable Area) Sizes

HOUSING.COM Buy in Nashik

+ Add

Download App List Property Free Saved

Home / Nashik / Pathardi Phata / Yogeshwar Shivalik Sagar Last updated: Apr 11, 2024

Yogeshwar Shivalik Sagar

By YOGESHWAR BUILDCON

Pathardi Phata, Nashik

Price on Request

Contact Developer



[SHARE](#) [SAVE](#)




1 RK, 1, 2, 3 BHK Apartments Configurations

Dec, 2026 Possession Starts

Price on request Avg. Price

257 - 776 sq.ft. (Carpet Area) Sizes



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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: 02.12.2024

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

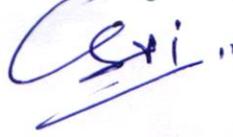
Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.02 16:59:42 +05'30'

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



(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 02.12.2024 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 30.11.2024. 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
- n. I have not been convicted of an offence connected with any proceeding under the



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Govinda Construction
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 Chintamani Chauadhari-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 - 30.11.2024 Valuation Date - 02.12.2024 Date of Report - 02.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 30.11.2024
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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **02nd December 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. Govinda Construction**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Govinda Construction**. 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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: 2024.12.02 16:59:58 +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.




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company





VASTUKALA
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/12/2024/12721/2309314

Date: 02.12.2024

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 (Carpet area) considered in APF report is provided by Sanctioned Building Plan / 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: 02.12.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.16 12:14:05 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Our Pan India Presence at :

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

Regd. Office

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

+91 22 47495919

mumbai@vastukala.co.in

www.vastukala.co.in