

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of the Owner:

Mr. Deepak Shribhagawan Gaggad

Residential Row House No. 06, Plot No 36,37,38,39, Survey No. 61/A/1 (Part), Abhinandan Casa,
Village Vasarani, Nanded - 431 206, Taluka & Dist. Nanded, Maharashtra, India

Longitude Latitude: 19°07'29.9"N 77°18'24.7"E

Intended User:

State Bank of India

RACPC, New Mondha, Nanded

A, P, M, C, Branch Compound, Second Floor, Nanded,
Maharashtra, Pin Code – 431 602.



Nanded: 28, S.G.G.S Stadium Complex, Nanded - 431 602, (M.S), INDIA
Email: nanded@vastukala.co.in | Tel: +91 2462 244288 +91 94221 71100

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
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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

VALUER'S OPINION REPORT

This is to certify that the Residential Row House No. 06, Plot No 36,37;38,39, Survey No. 61/A/1 (Part), Abhinandan Casa, Village Vasarani, Nanded - 431 206, Taluka & Dist. Nanded, Maharashtra, India belongs to **Mr. Deepak Shribhagawan Gaggad.**

Boundaries of the property:

On or towards the North by : Row House No. 05
On or towards the South by : Part of Survey No 61
On or towards the East by : Plot No. 32,33,34,35
On or towards the West by : 6.00 M Wide Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as under:

Guideline Value of the Property	Rs. 61,89,950.00
Fair Market Value of the Property	Rs. 1,18,95,000.00
Realizable Value	Rs. 1,13,00,000.00
Forced/ Distress Sale value.	Rs. 1,01,70,000.00

Hence certified

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.12.04 13:28:56 +05'30'



Sharadkumar B. Chalikwar

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS
Chairman & Managing Director
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
IBBI Reg.No. IBBI/RV/07/2019/11744
SBI Empanelment No.: SME/TCC/2017-18/942/178

Encl: Valuation report.

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

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To,
State Bank of India
RACPC, New Mondha, Nanded
A, P, M, C, Branch Compound, Second Floor,
Nanded, Maharashtra, Pin Code – 431 602

VALUATION REPORT
(IN RESPECT OF LAND / SITE & BUILDING)

I. General							
1.	<table border="1"> <tr> <td>Purpose for which the valuation is made</td> <td>To assess Fair Market Value of the Property as Request from Mr.Amit Krishn Paridha 7045263272 amitparida210@gmail.com amit.parida@sbi.co.in</td> </tr> </table>	Purpose for which the valuation is made	To assess Fair Market Value of the Property as Request from Mr.Amit Krishn Paridha 7045263272 amitparida210@gmail.com amit.parida@sbi.co.in				
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2.	<table border="1"> <tr> <td>a) Date of inspection</td> <td>23.11.2024</td> </tr> <tr> <td>b) Date on which the valuation is made</td> <td>04.12.2024</td> </tr> <tr> <td>c) Date of Report</td> <td>04.12.2024</td> </tr> </table>	a) Date of inspection	23.11.2024	b) Date on which the valuation is made	04.12.2024	c) Date of Report	04.12.2024
a) Date of inspection	23.11.2024						
b) Date on which the valuation is made	04.12.2024						
c) Date of Report	04.12.2024						
3.	List of documents produced for perusal						
	1 Copy of Correction deed No. 8124/2024 received on 03.12.2024						
	2 Copy of Sale Deed between Mr. Deepak Gaggad (Buyer) AND M/s. Abhinandan Developers & Partners (Seller) through Registered Doc No. NDG3/2989/2024 dated 22.07.2024.						
	3 Copy of Commencement Certificate No. DDMCW/RB/2023/APL/00023 dated 21.09.2023 issued by Nanded Waghala City Municipal Corporation, Nanded						
	4 Copy of Layout dated 26.09.2007 sanctioned by Nanded Waghala Municipal Corporation						
	5 Copy of N.A. order dated 09.06.2008.						
	6 Copy of Approved plan dated 21.09.2023, Doc No. DDMCW/RB/2023/APL/00023 sanctioned by Nanded Waghala City Municipal Corporation, Nanded.						
	7 Copy of Lease deed dated 25.07.2024 between Mr. Deepak Shribhagawan Daggad (The Lessor) AND SJVN Green Energy Limited (SGCL) (The Lessee) through registered Agreement No. NDH1/939/2024.						
	8 Copy of Property Tax Receipt dated 13.11.2024 issued by Nanded Waghala City Municipal Corporation.						
4.	<table border="1"> <tr> <td>Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)</td> <td>Mr. Deepak Shribhagawan Gaggad 9309763988 (Krishna Deepak Gaggad) Sole Ownership</td> </tr> </table>	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Mr. Deepak Shribhagawan Gaggad 9309763988 (Krishna Deepak Gaggad) Sole Ownership				
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5.	<table border="1"> <tr> <td>Brief description of the property (Including Leasehold / freehold etc.)</td> <td>Freehold Property. Residential Row House No. 06, Plot No 36,37,38,39, Survey No. 61/A/1 (Part), Abhinandan Casa, Village Vasarani, Nanded - 431 206, Taluka & Dist. Nanded, Maharashtra, India. It is fully furnished service Row House.</td> </tr> </table>	Brief description of the property (Including Leasehold / freehold etc.)	Freehold Property. Residential Row House No. 06, Plot No 36,37,38,39, Survey No. 61/A/1 (Part), Abhinandan Casa, Village Vasarani, Nanded - 431 206, Taluka & Dist. Nanded, Maharashtra, India. It is fully furnished service Row House.				
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6.	Location of property						
	a) Plot No. / Survey No.						
	b) Door No.						
	c) T.S. No. / Village						
	d) Ward / Taluka						
	e) Mandal / District						
7.	Postal address of the property						
	Residential Row House No. 06, Plot No 36,37,38,39, Survey No. 61/A/1 (Part), Abhinandan Casa, Village Vasarani, Nanded - 431 206, Taluka & Dist. Nanded, Maharashtra, India						



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8.	City / Town	Vasarani, Nanded	
	Residential area	Yes.	
	Commercial area	No	
	Industrial area	No.	
9.	Classification of the area		
	i) High / Middle / Poor	Higher Middle Class	
	ii) Urban / Semi Urban / Rural	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	Nanded Waghala City Municipal Corporation, Nanded	
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		
	Boundaries of the property	As Per Deed	As per the Actual
	North	Row House No. 5 on Plot No. 38	Row House No. 05
	South	Part of Survey No. 61	Part of Survey No 61
	East	Plot No 32	Plot No. 32,33,34,35
	West	6.00-Meter-Wide Road	6.00 M Wide Road
14	Dimensions of the site in meter	As Per Deed	As per the Actual
	North	6.00 M.	6.00 M.
	South	6.00 M.	6.00 M.
	East	18.00 M.	18.00 M.
	West	18.00 M.	18.00 M.
14.1	Extent of the site (NA Plot) in Sqm. / Sq. Ft.	Plot area = 144.00 Sq. Mts. i.e., 1,550.00 Sq. Ft. (Area as per Sale Agreement)	
		Built up area = 218.21 Sq. Mts. (Area as per Sale Agreement)	
14.1	Latitude, Longitude & Co-ordinates of flat	19°07'29.9"N 77°18'24.7"E	
15.	Extent of the site considered for Valuation (least of 14.1 A& 14.1 B)	Plot area = 144.00 Sq. Mts. i.e., 1,550.00 Sq. Ft. (Area as per Sale Agreement)	
		Built up area = 218.21 Sq. Mts. (Area as per Sale Agreement)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Tenant Occupied – M/s. SJVN Green Energy Limited since 01.08.2024 to 31.07.2027. Rent – 1,62,000/- per month with annual increment of 7%	
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	Middle class	
2.	Development of surrounding areas	Good	
3.	Possibility of frequent flooding/ sub-merging	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	All available near by	
5.	Level of land with topographical conditions	Plain	
6.	Shape of land	Rectangular	
7.	Type of use to which it can be put	Residential purpose	

8.	Any usage restriction	Residential.
9.	Is plot in town planning approved layout?	Yes.
10.	Corner plot or intermittent plot?	Intermittent plot
11.	Road facilities	Yes
12.	Type of road available at present	Cement Concrete Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	More than 6.00 Meter Wide Road
14.	Is it a Land – Locked land?	No Land Lock
15.	Water potentiality	Yes
16.	Underground sewerage system	No.
17.	Is Power supply is available in the site	Yes
18.	Advantages of the site	Located in developing Residential Area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	No threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.
Part – A (Valuation of land)		
1	Size of plot in M.	144.00 Sq Mts. i.e. 1,550.00 Sq.Ft. (Area as per Sale Agreement)
2	Total extent of the plot	144.00 Sq Mts. i.e. 1,550.00 Sq.Ft. (Area as per Sale Agreement).
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	Rs. 2,600.00 to 3,100.00 per Sq. Ft. According to location, approach road and infra structure facilities available.
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	Rs. 5,100.00 per Sqm. i.e., Rs. 474.00 Per Sq. Ft.
5	Assessed / adopted rate of valuation	Rs. 3,000.00 Per Sq. Ft.
6	Estimated value of land	Rs. 46,50,000.00
Part – B (Valuation of Building)		
1	Technical details of the building	
a)	Type of Building (Residential / Commercial / Industrial)	Residential
b)	Type of construction (Load bearing / RCC / Steel Framed)	RCC Framed Structure
c)	Year of construction	2024(As per Site Information)
d)	Number of floors and height of each floor including basement, if any	As per Observation– Ground Floor + 1 st Floor & 2 nd Floor (3.00 Mts. floor height)
e)	Plinth area floor-wise	Built up area –218.01 Sq. M. (As per Sale Agreement)
f)	Condition of the building	
	i. Exterior: Excellent, Good, Normal, Poor	Good
	ii. Interior: Excellent, Good, Normal, Poor	Good
g)	Date of issue and validity of layout of approved map	Copy of Approved plan dated 21.09.2023, Doc No. DDMCW/RB/2023/APL/00023 issued by Nanded Waghala City Municipal Corporation Has been Verified.
h)	Approved map / plan issuing authority	
i)	Whether genuineness or authenticity of approved map / plan is verified	
j)	Any other comments by our empaneled valuers on authentic of approved plan	

Specifications of construction in respect of

Sr. No.	Description	Ground floor
1.	Foundation	RCC Framed Structure
2.	Basement	No
3.	Superstructure	Brickwork with plaster
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	M.S Grill, Aluminum Sliding Window, Teak wood door frame with flush doors
5.	RCC Works	RCC Slab, Beam, Column
6.	Plastering	Cement Plastering
7.	Flooring, Skirting, dado	Vitrified tiles in all rooms, Anti – skid tiles in balcony
8.	Special finish as marble, granite, wooden paneling, grills etc.	Provided
9.	Roofing including weather proof course	RCC Slab
10.	Drainage	Connected to Municipal Sewerage System
2.	Compound Wall	N.A.
	Height	
	Length	
	Type of construction	
3.	Electrical installation	
	Type of wiring	N.A.
	Class of fittings (superior / ordinary / poor)	N.A.
	Number of light points	N.A.
	Fan points	N.A.
	Spare plug points	N.A.
	Power point	N.A.

S. No	Particulars of item	Plinth Area	Roof height	Age of building	Estimated replacement rate of construction	Replacement cost	Depreciation	Net Value after depreciation
		(Sq.M.)	(R.M.)	(Years)	(Rs.)	(Rs.)	(Rs.)	(Rs.)
1.	Built up area	218.21	3.00	New Construction	25,000.00	54,55,250.00	Nil	54,55,250.0
							Total	54,55,250.0

Interior

Particulars	Lumpsum Value In Rs.
Interior, Furniture & Fixtures	17,89,750.00

Part – C (Extra Items)	Amount in Rs.
1. Portico	Included in the Cost of Construction
2. Ornamental front door	
3. Sit out / Verandah / Porch with steel grills	
4. Water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in Rs.
1. Wardrobes	Included in the Cost of Construction
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 Rs.
1. Separate toilet room	Included in the Cost of Construction
2. Separate lumber room	
3. Separate water tank / sump	
4. Trees, gardening	
Total	

Part – F (Services)	Amount in Rs.
1. Water supply arrangements	Included in the Cost of Construction
2. Drainage arrangements	
3. Compound wall	
4. C.B. deposits, fittings etc.	
5. Site Development	
Total	

Total abstract of the entire property

Part – A	Land	Rs. 46,50,000.00
Part – B	Building	Rs. 54,55,250.00
	Interior and other Development	Rs. 17,89,750.00
Part – C	Extra Items	Rs. NIL
Part - D	Amenities	Rs. NIL
Part – E	Miscellaneous	Rs. NIL



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Part – F	Services	Rs. NIL
	Total	Rs. 1,18,95,000.00
	Fair Market Value of the Property	Rs. 1,18,95,000.00
	Realizable Value of the Property	Rs. 1,13,00,000.00
	Distress / Force Sale Value	Rs. 1,01,70,000.00
	Guideline Value of the Property	Rs. 61,89,950.00
Remarks		

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, and government buildings.

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, Industrial Building and properties mentioned above.

As the property is a residential 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 Rs.2,600.00 to Rs.3,100.00 per Sq. Ft. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, upswing in real estate prices, sustained demand for Residential Bungalow / Plot, all round development of commercial and residential application in the locality etc. We estimate **Rs.3,000.00** per Sq. Ft. for Land for valuation.

The salability of the property is: Normal
Likely rental values in future in: ₹ 1,62,000/- per month with annual increment of 7%
Any likely income it may generate: Rental Income

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.12.04 13:29:04 +05'30'

Sharadkumar B. Chalikwar

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS
Chairman & Managing Director
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
IBBI Reg.No. IBBI/RV/07/2019/11744
SBI Empanelment No.: SME/TCC/2017-18/942/178
Date:04.12.2024
Place: Nanded



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Actual Site Photographs



Actual Site Photographs



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Route Map of the property Site u/r



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LATITUDE & LONGITUDE: 19°07'29.9"N 77°18'24.7"E**Note:**


- Red Pointer shows Approx. Property Location
- Blue line shows Route from Nanded Railway Station (4.7 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#)
[Valuation Guidelines | User Manual](#)

Year 2024-2025 **Language** English

Selected District Nanded

Select Taluka Nanded

Select Village Mauje: Vasarni (Nanded Waghala Shar A

Search By Survey No. SubZones

Enter Survey No 61

उपविभाग	खुली जमीन	निवासी सरनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
7.141अ - उर्वरीत रहिवास मिळकती दर प्रती चौ.	5100	22000	25300	27500	0	चौ. मीटर	सर्वेक्षण नंबर

Project Photos



- ✓ Plaza
- ✓ Play Area
- ✓ Volleyball Court
- ✓ Multipurpose Hall
- ✓ Service Block
- ✓ Mandir
- ✓ Cricket Net
- ✓ Multipurpose Lawn



ABHINANDAN
CASA

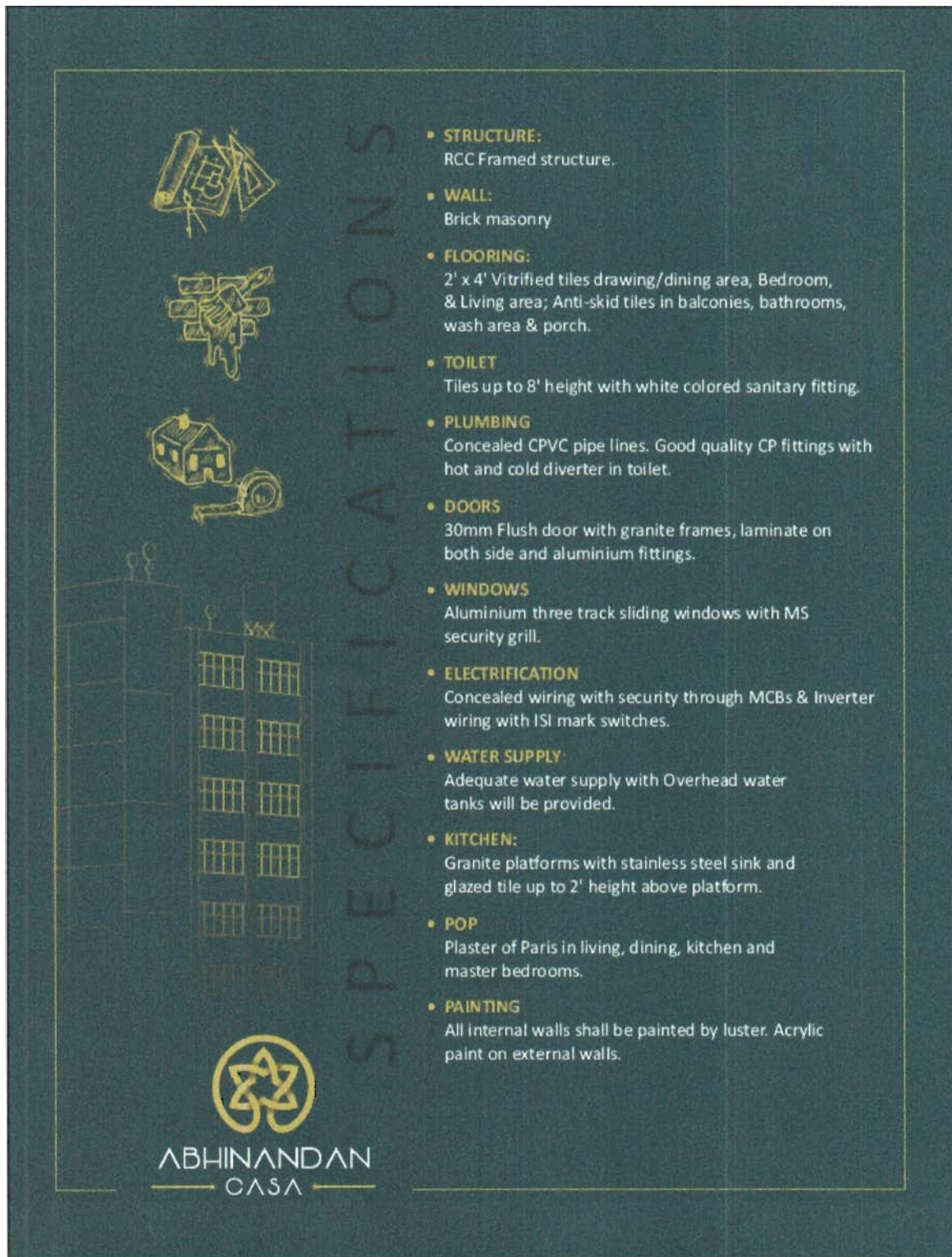


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STRUCTURE:
RCC Framed structure.

WALL:
Brick masonry

FLOORING:
2' x 4' Vitrified tiles drawing/dining area, Bed room, & Living area; Anti-skid tiles in balconies, bathrooms, wash area & porch.

TOILET
Tiles up to 8' height with white colored sanitary fitting.

PLUMBING
Concealed CPVC pipe lines. Good quality CP fittings with hot and cold diverter in toilet.

DOORS
30mm Flush door with granite frames, laminate on both side and aluminium fittings.

WINDOWS
Aluminium three track sliding windows with MS security grill.

ELECTRIFICATION
Concealed wiring with security through MCBs & Inverter wiring with ISI mark switches.

WATER SUPPLY:
Adequate water supply with Overhead water tanks will be provided.

KITCHEN:
Granite platforms with stainless steel sink and glazed tile up to 2' height above platform.

POP
Plaster of Paris in living, dining, kitchen and master bedrooms.

PAINTING
All internal walls shall be painted by luster. Acrylic paint on external walls.

**ABHINANDAN
CASA**

AMENITIES



Volleyball Court



Club House



Temple



Adequate water supply.



Elegant street lights.



Entrance gate with security room.



Jogging Track



Multipurpose Lawn



Kids Play Area



Cricket Foot Ball Net



Gym



Concrete roads.



Paved Block Garden Pathways.



Plaza



Underground electrification.





A well-developed campus with 24hr suitable security arrangement and boundary wall.




ABHINANDAN
CASA


Building Construction Permission

	Nanded Waghala Municipal Corporation APPENDIX D-1 SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE				
Revised Building Permit No - 194657 Proposal Code : DDMCW-23-ENTRY-46317	Permit No. : DDMCW/RB/2023/APL/00023 Date : 21/09/2023				
Reference - Building Permission No. : 636 Approval date : 14/11/2022					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Building Name :</td> <td style="width: 30%;">RESIDENTIAL BUILDING ROW HOUSE(Residential)</td> <td style="width: 10%;">Floors :</td> <td style="width: 40%;">GROUND FLOOR, FIRST FLOOR, SECOND FLOOR</td> </tr> </table>		Building Name :	RESIDENTIAL BUILDING ROW HOUSE(Residential)	Floors :	GROUND FLOOR, FIRST FLOOR, SECOND FLOOR
Building Name :	RESIDENTIAL BUILDING ROW HOUSE(Residential)	Floors :	GROUND FLOOR, FIRST FLOOR, SECOND FLOOR		
<p>To,</p> <p>Abhinandan Developers Through Its Partner Rajkumar Mohanlal Kala, Atish Vijaykumar Kala, Nilesh Vinaykumar Kala, Sandeepkumar Manikchand Kala, Vinay Bansilal Kala,</p> <p>PLOT NO. 36, 37, 38, 39 ROW HOUSE 1 TO 6 SURVEY NO. 61/1/1 AND 61/2 AT VASARNI TG AND DIST NANDED.</p> <p>ii) Kapil Birwar (Engineer)</p> <p>Sir/Madam,</p> <p>With reference to your application No RDDMCW202300741, dated 15-08-2023 for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949, to carry out development work / Building on Plot No 36, 37, 38, 39, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. 61/1/1 AND 61/2, Final Plot No. 36, 37, 38, 39, Sector No. -, Mouje VASARNI situated at Road / Street 1, Society NONE. The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :</p> <ol style="list-style-type: none"> 1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street. 2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted. 3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. 4. This permission does not entitle you to develop the land which does not vest in you. 5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/undertakings shall be taken by the applicant, if any irregularity is found at later date, the permission shall stand cancelled. 6. Information Board to be displayed at site till Occupation Certificate. 7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate. 8. All the provision mentioned in UDCP/Rs may be applicable, shall be binding on the owner/developer. 9. Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy. 10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable. 11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate. 12. Authority will not supply water for construction. 					
1/2					

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Nanded Waghala Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 194697
Proposal Code : DDMCW-23-ENTRY-46317

Permit No. : DDMCW/RB/2023/APL/00023
Date : 21/09/2023

Reference - Building Permission No. : 636
Approval date : 14/11/2022

Building Name :	RESIDENTIAL BUILDING ROW HOUSE (Residential)	Floors :	GROUND FLOOR, FIRST FLOOR, SECOND FLOOR
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To,

1) Abhinandan Developers Through Its Partner Rajkumar Mehanal Kala, Atish Vijaykumar Kala, Nilesh Vinaykumar Kala, Sandeepkumar Manikchand Kala, Vinay Bansital Kala,
PLOT NO 36,37,38,39 ROW HOUSE 1 TO 6 : SURVEY NO. 61/1/1 AND 61/2 AT VASARNI TG AND DIST NANDED.


a) Kapil Birawar (Engineer)

Sir/Madam,

With reference to your application No RDDMCW202300741, dated 15-06-2023 for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949, to carry out development work / Building on Plot No 36,37,38,39, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. 61/1/1 AND 61/2, Final Plot No. 36,37,38,39, Sector No. -, Mouje VASARNI situated at Road / Street 1, Society NONE. The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant, if any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if it shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.

1/2

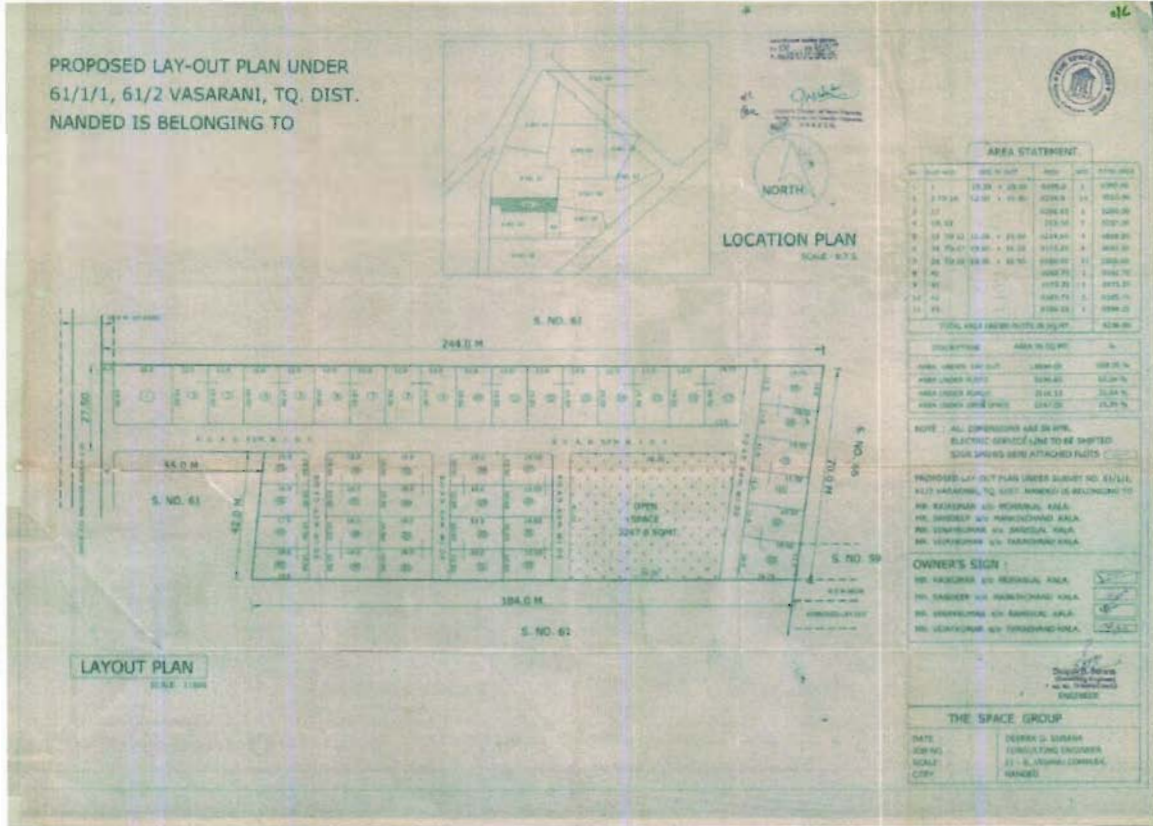
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Layout Plan



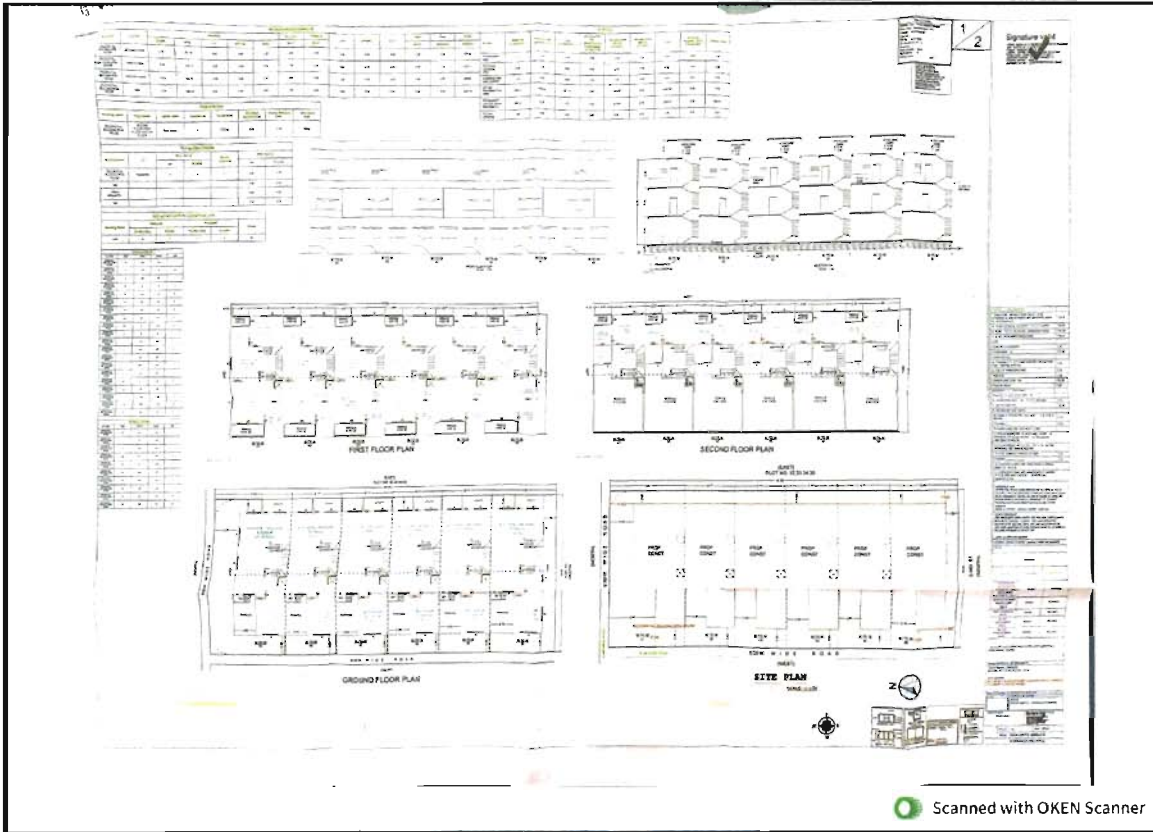
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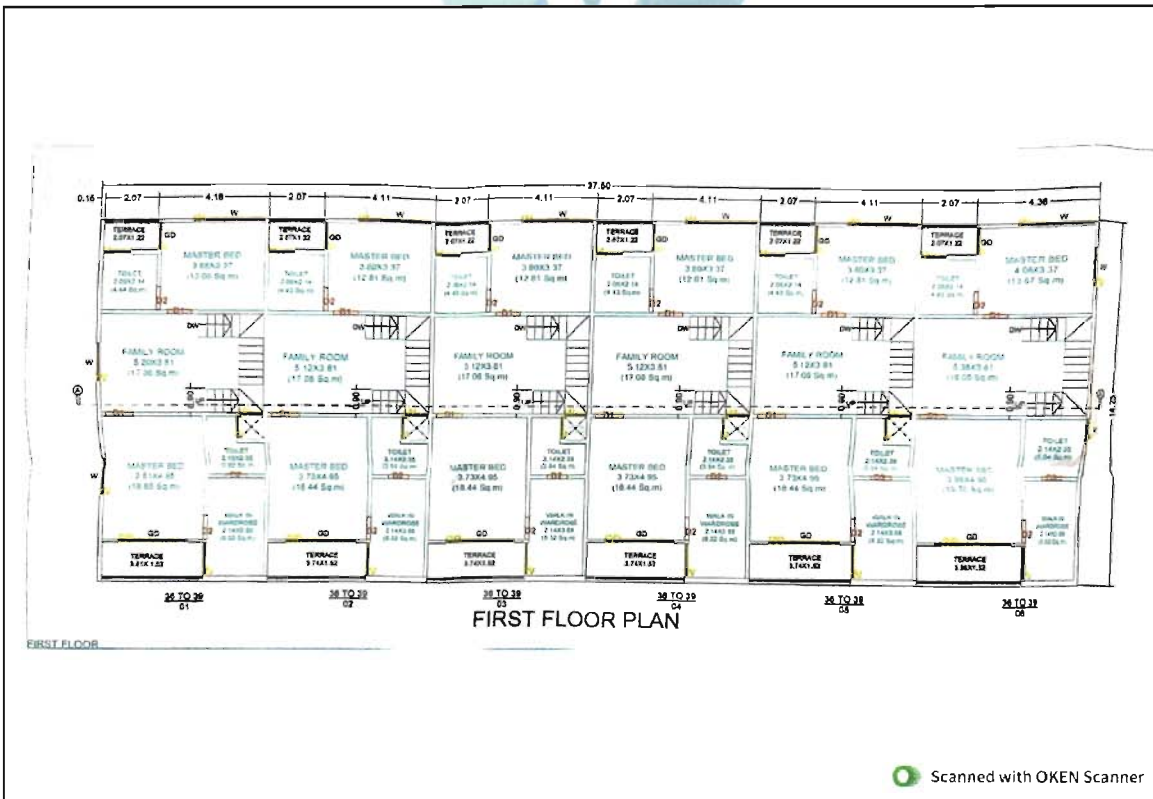
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Approved Building Plan



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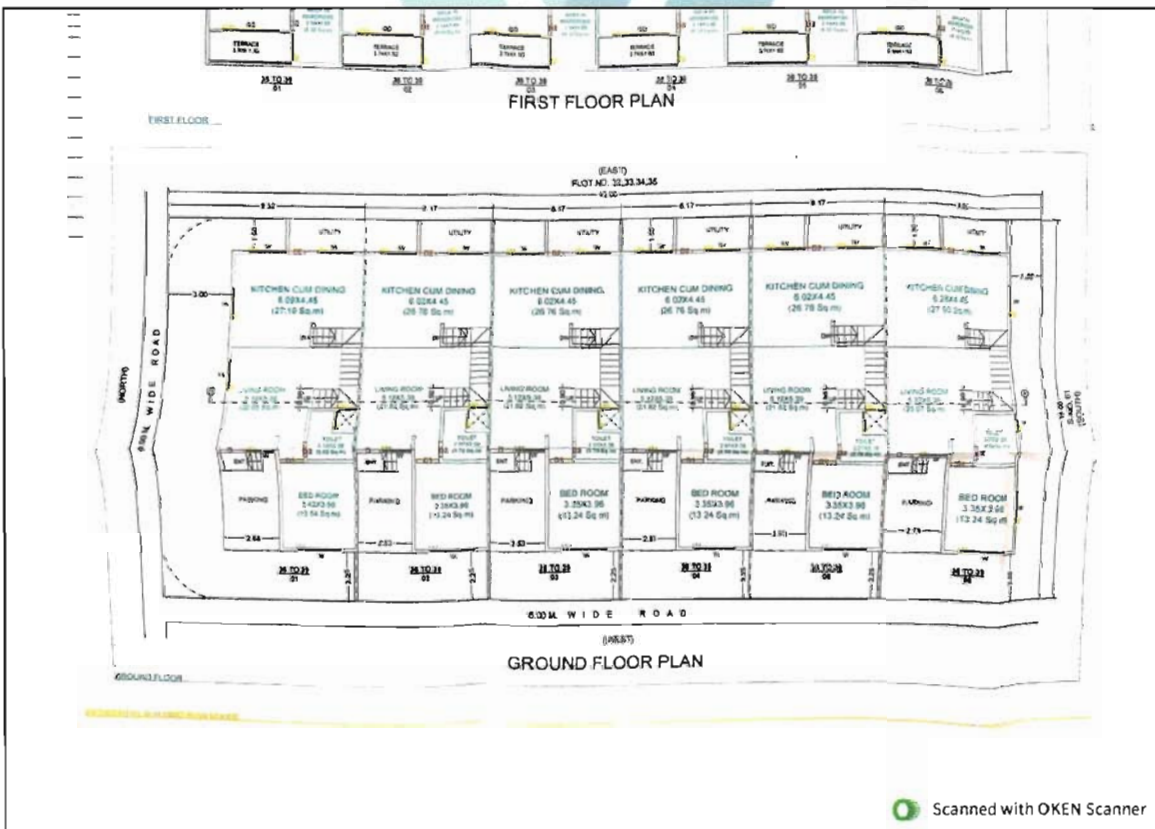
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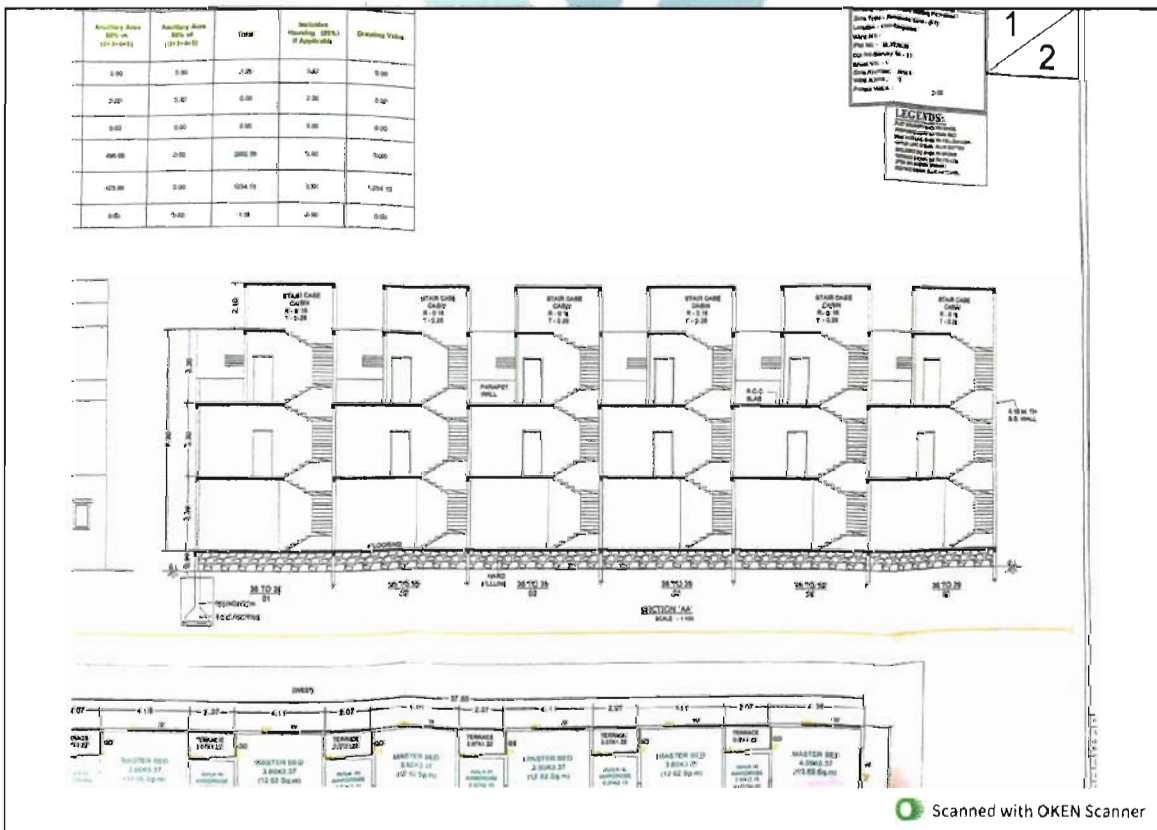
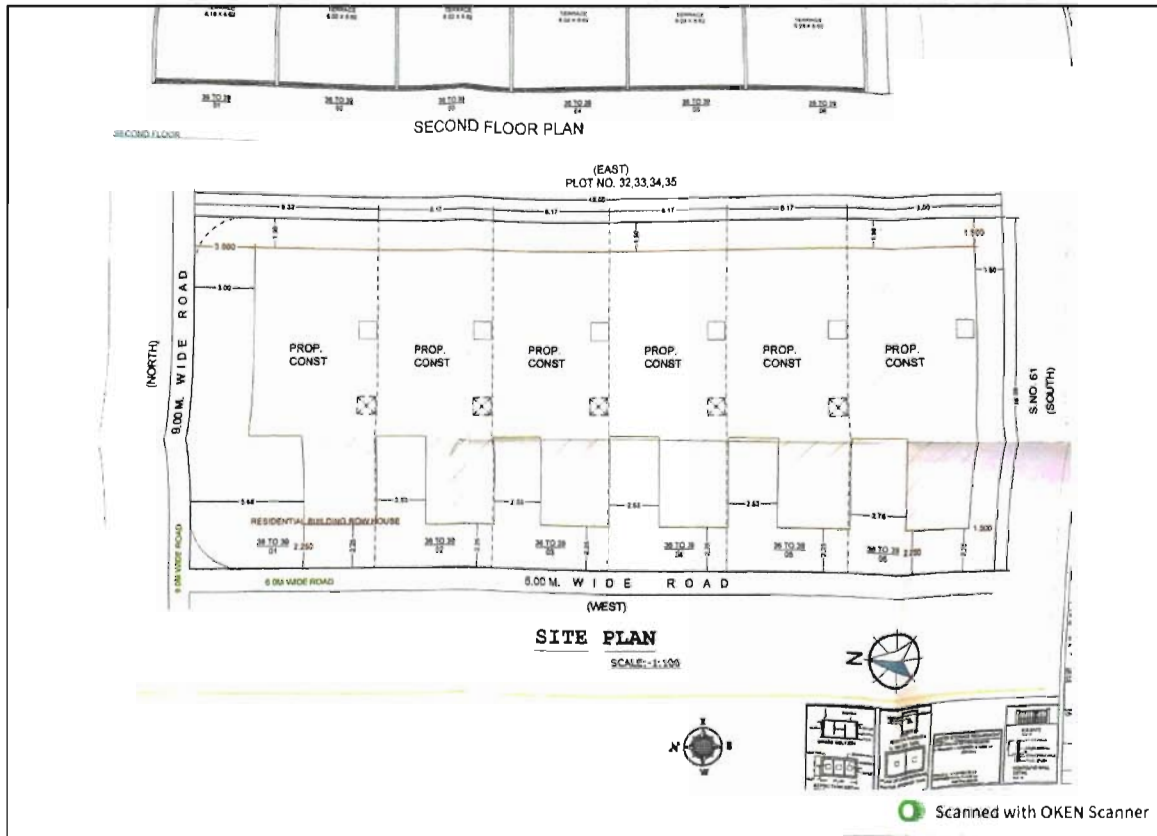


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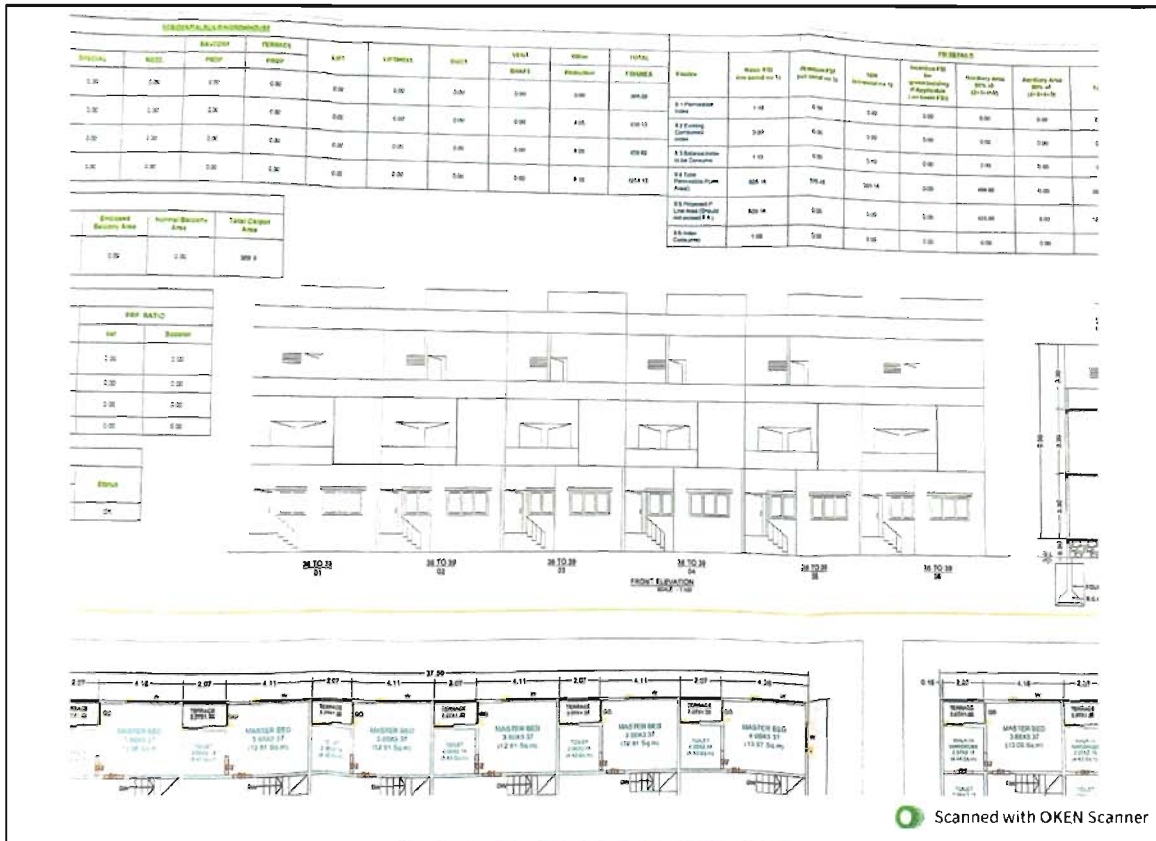


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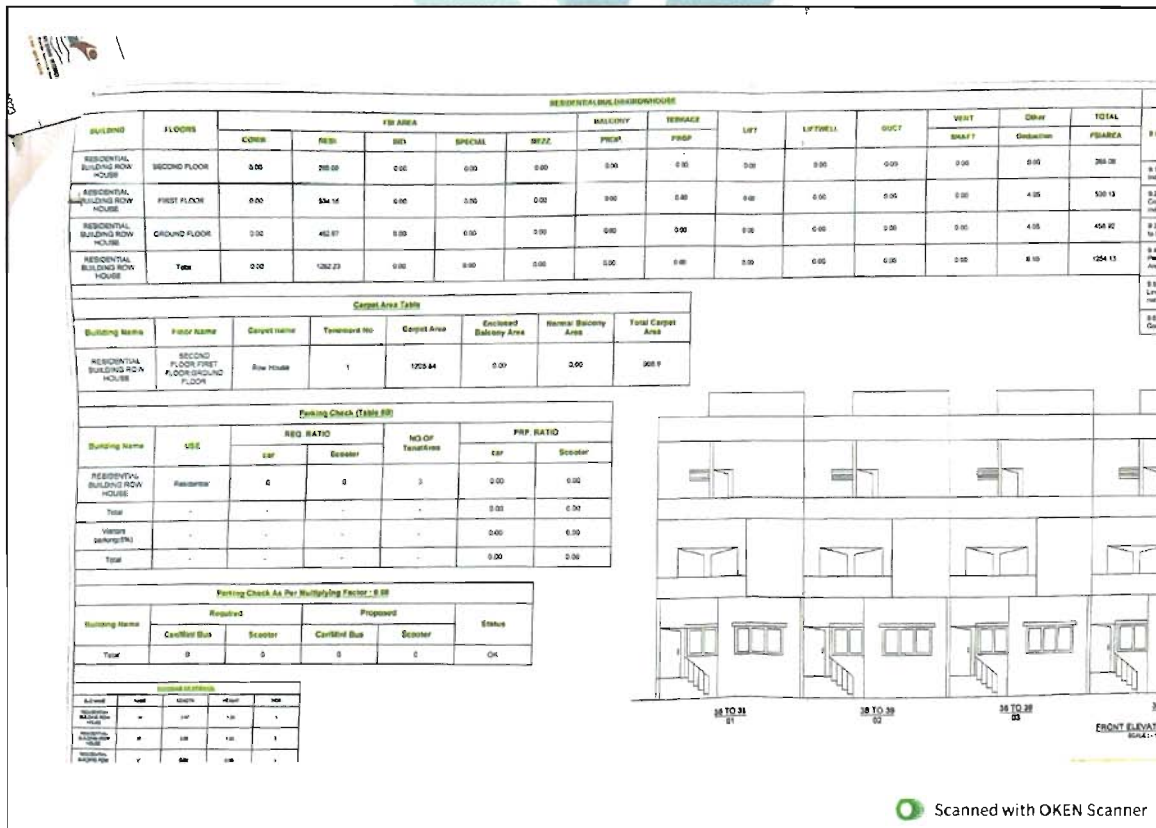
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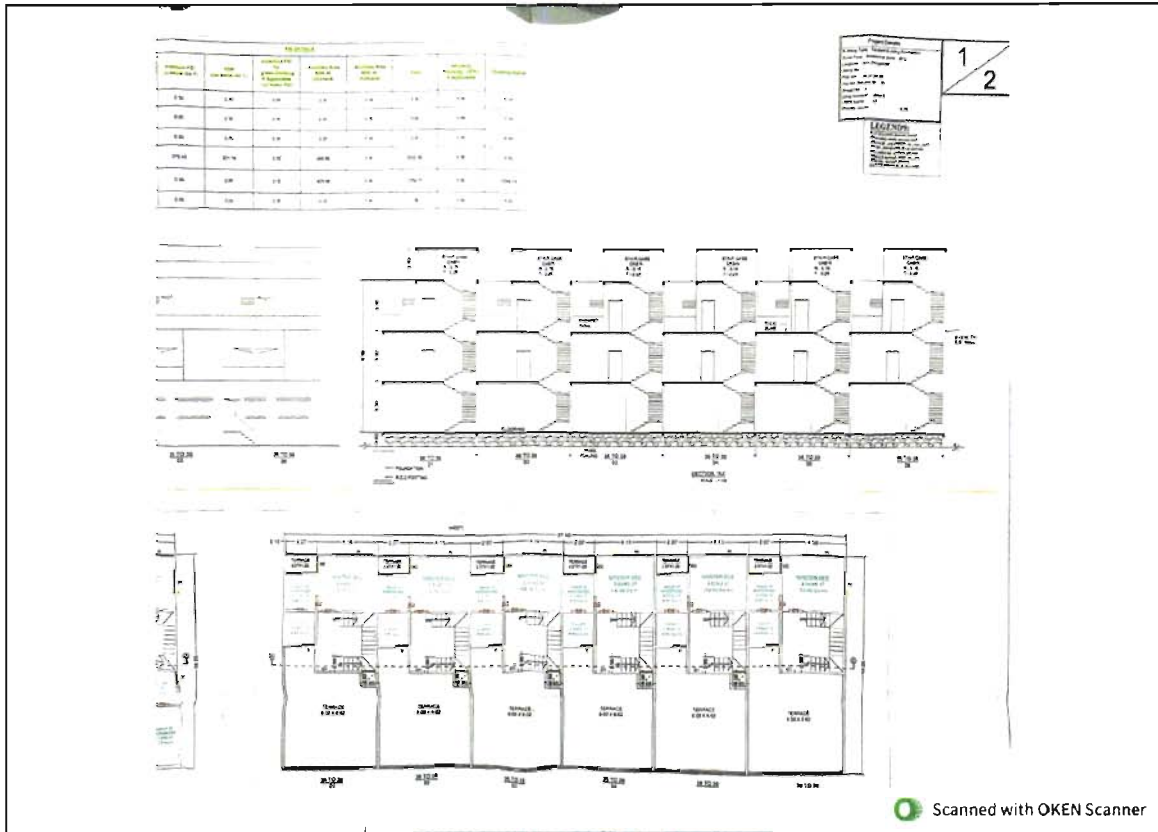


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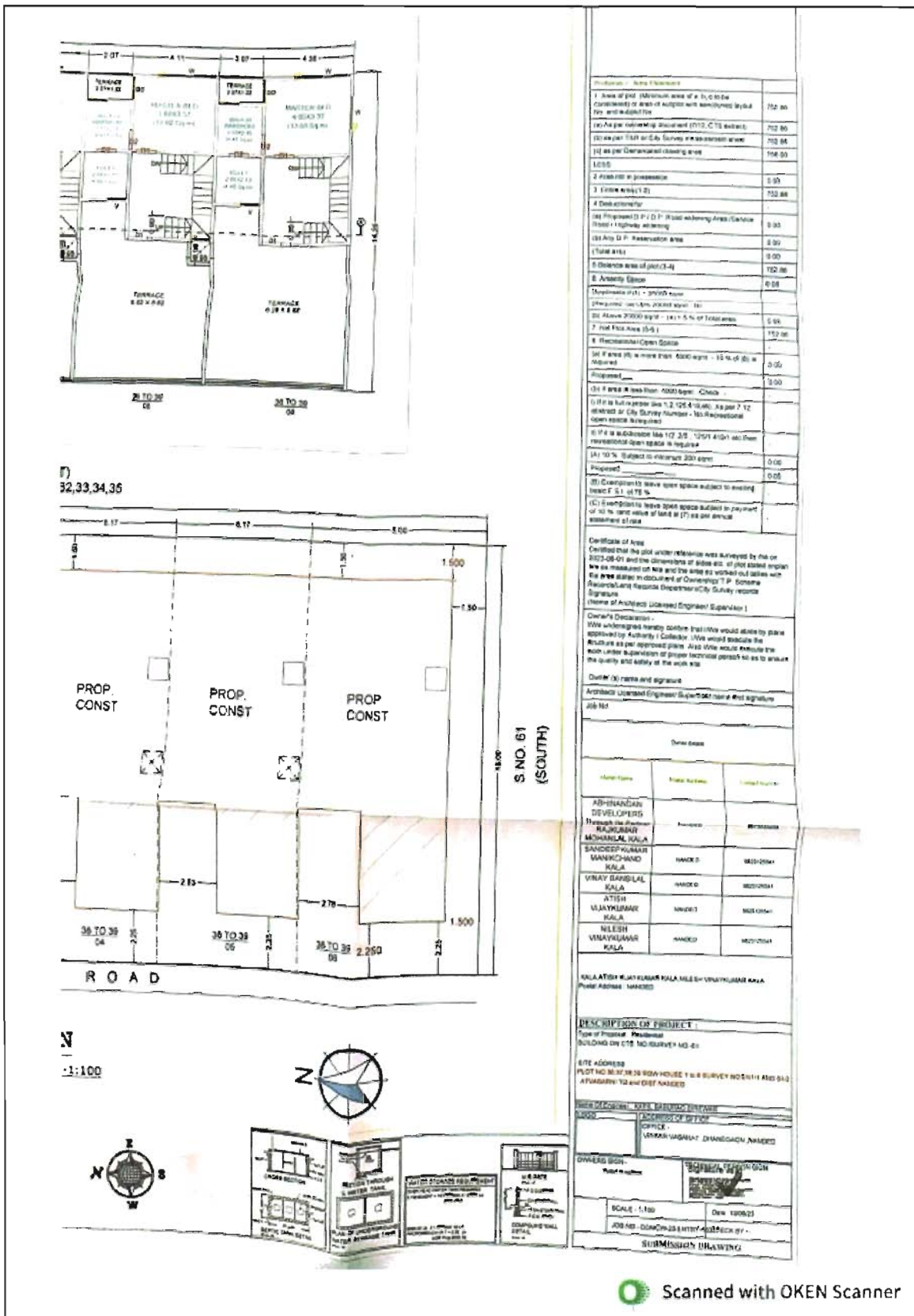


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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is **₹ 1,18,95,000.00 (Rupees One Crore Eighteen Lakh Ninety Five Thousand Only)**. The Realizable Value is **₹ 1,13,00,000.00 (Rupees One Crore Thirteen Lakh Only)** and the Distress value is **₹ 1,01,70,000.00 (Rupees One Crore One Lakh Seventy Thousand Only)**.

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.12.04 13:29:11 +05'30'

Sharadkumar B. Chalikwar

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS
Chairman & Managing Director
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
IBBI Reg.No. IBBI/RV/07/2019/11744
SBI Empanelment No.: SME/TCC/2017-18/942/178

Place: Nanded

Date: 04.12.2024

The undersigned has inspected the property detailed in the Valuation Report dated _____

On _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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(Annexure – I)

DECLARATION FROM VALUERS

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar declares that:

- a. The information furnished in my valuation report dated 04.12.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 23.11.2024. 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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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is being owned by Mr. Deepak Shribhagawan Gaggad.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC, New Mondha, Nanded Branch to assess Market value of the property Banking purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Akhilesh Yadav – Technical Manager
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 23.11.2024 Valuation Date 04.12.2024 Date of Report 04.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 23.11.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (For building construction) Comparative Sales Method (For Land component)
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Residential land size, location, sustained demand for Residential land, all round development of commercial and Residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **4th 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 Plot admeasuring **Plot Area 1,550.00 Sq. Ft. And Structure thereof.** in the name of **Mr. Deepak Shribhagawan Gaggad.** 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's representative, we understand that the subject property is owned by **Mr. Deepak Shribhagawan Gaggad.** 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.



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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.

Area

Based on the information provided by the Client's representative, we understand that the Plot admeasuring area **Plot Area 1,550.00 Sq. Ft. And Structure thereof.**

Condition & Repair

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

Valuation Methodology

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

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



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Property specific assumptions

Based on inputs received from the client's representative and site visit conducted, we understand that the subject property is **Plot Area 1,550.00 Sq. Ft. And Structure thereof.**

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
7. **The impact on real estate market due to pandemic Covid-19 is not considered for this valuation report**



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **4th December 2024**.

The term **Fair Market Value** is defined as

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

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.

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

Sharadkumar B. Chalikwar
Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.12.04 13:29:18 +05'30'

Sharadkumar B. Chalikwar

B.E.(Civil), M.E.(Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE(I), FIV, FIWRS
Chairman & Managing Director
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
IBBI Reg.No. IBBI/RV/07/2019/11744



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