

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Duplex Bungalow Unit No. 02, Ground + First Floor, Survey No. 23/ 4/ A, Plot No. 17+18, Near Vikhe Patil Memorial School, Kewal Park, Off Ambad - Kamatwade Road, Village – Kamatwade, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India, belongs to Name of Owner: **Shri. Dilip Vasntrao Pardeshi.**

Boundaries of the property.

Boundaries	Plot No. 17+18 / Duplex Bungalow Unit No. 02
North	Parking & Building Marginal Space
South	Side Margin & Plot No. 19
East	Side Margin & Road
West	Building Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ **31,44,840.00 (Rupees Thirty One Lakh Forty Four Thousand Eight Hundred Forty Only).**

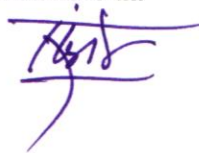
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

**Sharadkumar  
Chalikwar**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.12.06 11:57:42 +0530



**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.

**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

**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 Consultants (I) Pvt. Ltd.

Valuation Report / BOB / R.O. Nashik Road Branch / Shri. Dilip Vasntrao Pardeshi (012873 /2309400)

Page 2 of 24

Vastu/Nashik/06/2023/012873 /2309400

06/2-98-RYBS

Date: 06.12.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Duplex Bungalow Unit No. 02, Ground + First Floor, Survey No. 23/ 4/ A, Plot No. 17+18, Near Vikhe Patil Memorial School, Kewal Park, Off Ambad - Kamatwade Road, Village – Kamatwade, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India. belongs to Name of Owner: **Shri. Dilip Vasntrao Pardeshi.**

Boundaries of the property.

Boundaries	Plot No. 17+18 / Duplex Bungalow Unit No. 02
North	Parking & Building Marginal Space
South	Side Margin & Plot No. 19
East	Side Margin & Road
West	Building Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 31,44,840.00 (Rupees Thirty One Lakh Forty Four Thousand Eight Hundred Forty Only).**

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

Hence certified

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

**Sharadkumar  
Chalikwar**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.12.06 11:57:42 +0530



**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.



**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

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

To,

**The Chief Manager,****Bank of Baroda****Regional Office Nashik Road Branch**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik -422 101, State - Maharashtra, Country - India

**VALUATION REPORT (IN RESPECT OF ROW HOUSE)**

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 05.12.2024
	b) Date on which the valuation is made	: 06.12.2024
3.	List of documents produced for perusal:	
	i. Copy of Agreement for Sale Sr. No. 3830 Dated.23.04.2012.	
	ii. Copy of Occupancy Certificate Javak No. NNRV/ CIDCO/ 4377/ 4659 dated.15.12.2005 issued by Nashik Municipal Corporation, Nashik.	
	iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. CD/ 93 Dated.13.05.2002 issued by Nashik Municipal Corporation, Nashik.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Owner: <b>Shri. Dilip Vasntrao Pardeshi.</b> <b>Address:</b> Residential Duplex Bungalow Unit No. 02, Ground + First Floor, Survey No. 23/ 4/ A, Plot No. 17+18, Near Vikhe Patil Memorial School, Kewal Park, Off Ambad - Kamatwade Road, Village – Kamatwade, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India. <b>Contact Person:</b> Shri. Dilip Vasntrao Pardeshi (Owner) Contact No. +91 9209148968 Joint Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Duplex Bungalow Unit No. 02 is located on Ground Floor + First Floor The composition of Row House As per Approved Building Plan is: <b>Ground Floor</b> - Porch Area + Hall + Kitchen + Bedroom + WC + Bath + Staircase. <b>First Floor</b> - 2 Bedrooms + WC + Bath + Staircase + Balcony i.e. (3BHK). The property is at 14.5 Km. distance from nearest railway station Nashik Road. <b>Landmark:</b> Near Vikhe Patil Memorial School
5a.	Total Lease Period & remaining period (if leasehold)	: N.A. as the property is freehold.
6.	Location of property	:
	a) Plot No. / Survey No.	: Survey No. 23/ 4/ A, Plot No. 17+18
	b) Door No.	: Residential Duplex Bungalow Unit No. 02



Since 1989

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

An ISO 9001 : 2015 Certified Company



	Flooring	:	Verified tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	M.S. Grills window
	Fittings	:	Open Plumbing, Open Casing Capping
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	
	Assessment No.	:	Details not provided
	Tax paid in the name of:	:	Details not provided
	Tax amount:	:	Details not provided
5	Electricity Service connection No.:	:	Details not provided
	Meter Card is in the name of:	:	Details not provided
6	How is the maintenance of the Row House?	:	Good
7	Sale Deed executed in the name of	:	Name of Owner: <b>Shri. Dilip Vasntrao Pardeshi.</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Row House?	:	<b>Built Up Area in Sq. Ft. = 628.00 (Area as per Agreement for Sale)</b>
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Row House?	:	Carpet Area in Sq. Ft. = 485.00 Balcony Area in Sq. Ft = 118.00 Open Space Area in Sq. Ft = 138.00 (Area as per Actual Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 6,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Row House with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).	:	₹ 5,100.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,100.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 35,700.00 per Sq. M. i.e. ₹ 3,317.00 per Sq. Ft.

	Guideline rate obtained (after Depreciation)	:	₹ 31,102.00 per Sq. M. i.e. ₹ 2,889.00 per Sq. Ft.
5	Registered Value (if available)	:	Purchaser Value - 14,46,832/- Register No. 3830/ 2012 Dated.23.04.2012
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	₹ 1,430.00 per Sq. Ft.
	Replacement cost of Row House with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	19 Years
	Life of the building estimated	:	41 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	:	N.A. as the age of the property is below 5 years
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,430.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,100.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 4,530.00per Sq. Ft.</b>
	<b>Remarks:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	628.00 Sq. Ft.	4,530.00	<b>28,44,840.00</b>
2	Furniture	Lum Sump	Lum Sump	<b>2,00,000.00</b>
3	POP	Lum Sump	Lum Sump	<b>1,00,000.00</b>
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	<b>Total Value of the Property</b>			<b>31,44,840.00</b>

**Value of Row House**

<b>Fair Market Value</b>	<b>31,44,840.00</b>
<b>Realizable value</b>	<b>28,30,356.00</b>
<b>Distress Value</b>	<b>25,15,872.00</b>
<b>Insurable value of the property (628.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>12,56,000.00</b>
<b>Guideline value of the property (628.00 Sq. Ft. X ₹ 2,889.00)</b>	<b>18,14,292.00</b>

**Justification for price / rate**

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



Since 1989

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

An ISO 9001 : 2015 Certified Company



(Annexure – I)

### DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 05.12.2024 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 has personally inspected the property on 05.12.2024. 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 Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



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 **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ **31,44,840.00 (Rupees Thirty One Lakh Forty Four Thousand Eight Hundred Forty Only)**. The **Realizable Value** of the above property ₹ **28,30,356.00 (Rupees Twenty Eight Lakh Thirty Thousand Three Hundred Fifty Six Only)**. and the **Distress Value** ₹ **25,15,872.00 (Rupees Twenty Five Lakh Fifteen Thousand Eight Hundred Seventy Two Only)**.

Place: Nashik

Date: 06.12.2024

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

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09

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

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 Branch Official with seal)



Since 1989

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

An ISO 9001 : 2015 Certified Company

