

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Rahul Krushnarao Deshmukh & Others**

Name of Proposed Purchaser: **Sau. Pooja Mayur Bargave**

Office No. 16+17, First Floor, "**Bhagwati Trade Centre**", CTS No. 366, Near Vishwasatya College,  
Bhagwa Chowk, Viman Nagar, Vasant Vihar Colony, Nashik Road, Village - Ojhargaon, Taluka – Niphad,  
District - Nashik, PIN Code – 422206, State – Maharashtra, Country – India.

Latitude Longitude: 20°05'47.2"N 73°55'42.1"E

### Valuation Prepared for:

**Bank of Baroda**

**Regional Office Nashik Road Branch**

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

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

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#### Regd. Office

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Powai, Andheri East, **Mumbai** :400072, (M.S), India

☎ +91 22 47495919

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

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CIN: U74120MH2010PTC20786

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: BOB / R.O. Nashik Road Branch / Sau. Pooja Mayur Bargave (012922 /2309462)

Page 2 of 24

Vastu/Nashik/12/2024/012922 /2309462  
07/25-160-RPBS  
Date: 07.12.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Office No. 16+17, First Floor, "Bhagwati Trade Centre", CTS No. 366, Near Vishwasatya College, Bhagwa Chowk, Viman Nagar, Vasant Vihar Colony, Nashik Road, Village - Ojhargaon, Taluka – Niphad, District - Nashik, PIN Code – 422206, State – Maharashtra, Country – India belongs to Name of Shri. Rahul Krushnarao Deshmukh. **Name of Proposed Purchaser: Sau. Pooja Mayur Bargave.**

Boundaries of the property.

Boundaries	Building	Shop No. 16	Shop No. 17
North	Adj. CTS No. 251	CTS No. 251	CTS No. 251
South	Balveer Building	Common Passage	Common Passage
East	Adj. 6 M. Road	Office No. 17	6 M. Road & Open to Sky
West	Adj. Road	Office No. 15	Office No. 16

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 **₹ 51,10,000.00 (Rupees Fifty-One Lakh Ten Thousand 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.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.07 17:40:28 +05'30'

**Auth. Sign.**



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

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**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 SHOP)**

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	: 07.12.2024
	b) Date on which the valuation is made	: 07.12.2024
3.	List of documents produced for perusal: i. Copy of Notary Agreement for Sale Dated.28.11. 2024.between Shri. Rahul Krushnarao Deshmukh & Others (Owner) AND Sau. Pooja Mayur Bargave (Proposed Purchaser) ii. Copy of Full Occupancy Certificate No. Javak No. / NRV / 11421 / 1749 dated.03.03.2020 issued by Ozar Municipal Council, Ozar. iii. Copy of Approved Building Plan Issued by Ozar Municipal Council, Ozar.	
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. Rahul Krushnarao Deshmukh &amp; Others</b>  Name of Proposed Purchaser: <b>Sau. Pooja Mayur Bargave.</b>  <b>Address:</b> Office No. 16+17, First Floor, " <b>Bhagwati Trade Centre</b> ", CTS No. 366, Near Vishwasatya College, Bhagwa Chowk, Viman Nagar, Vasant Vihar Colony, Nashik Road, Village - Ojhargaon, Taluka – Niphad, District - Nashik, PIN Code – 422206, State – Maharashtra, Country – India.  <b>Contact Person:</b> Shri. Bhargav Sir (Owner) Contact No. +91 84839 41579  Sole Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Commercial Office No. 16+17 is located on First Floor. As per Site inspection, the composition of Shop is Amalgamated Shop. The property is at 21.7 Km. distance from nearest railway station Nashik Road.  <b>Landmark:</b> Near Vishwasatya College.
5a.	Total Lease Period & remaining period (if	: N.A. as the property is freehold.



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	leasehold)		
6.	Location of property	:	
	a) Plot No. / Survey No.	:	CTS No. 366
	b) Door No.	:	Office No. 01
	c) T.S. No. / Village	:	Village – Ojhargaon
	d) Ward / Taluka	:	Taluka – Niphad
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Issued by Grampanchayat Ozar.
	g) Approved map / plan issuing authority	:	Ozar Municipal Council, Ozar.
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Office No. 16+17, First Floor, "Bhagwati Trade Centre", CTS No. 366, Near Vishwasatya College, Bhagwa Chowk, Viman Nagar, Vasant Vihar Colony, Nashik Road, Village - Ojhargaon, Taluka – Niphad, District - Nashik, PIN Code – 422206, State – Maharashtra, Country – India.
8.	City / Town	:	Nashik
	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 PanChhayat / Municipality	:	Village – Ojhargaon Ozar Municipal Council, Ozar.
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
13.	Dimensions / Boundaries of the Property / Building		<b>As per Actual Site</b> <b>As per the Document</b>
	North	:	Adj. CTS No. 251      Adj. CTS No. 251
	South	:	Balveer Building      Balveer Building
	East	:	Adj. 6 M. Road      Adj. 6 M. Road
	West	:	Adj. Road      Adj. Road
13.1	Shop No. 16		<b>As per Actual Site</b> <b>As per the Document</b>
	North		CTS No. 251      CTS No. 251
	South		Common Passage      Common Passage
	East		Office No. 17      Office No. 17



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	West		Office No. 15	Office No. 15								
	<b>Shop No. 17</b>		<b>As per Actual Site</b>	<b>As per the Document</b>								
	North		CTS No. 251	CTS No. 251								
	South		Common Passage	Common Passage								
	East		6 M. Road & Open to Sky	6 M. Road & Open to Sky								
	West		Office No. 16	Office No. 16								
13.2	Whether Boundaries Matching with Actual		Yes									
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°05'47.2"N 73°55'42.1"E									
14.	Extent of the site	:	<table border="1"> <thead> <tr> <th>Particular</th> <th>Area in Sq. Ft</th> </tr> </thead> <tbody> <tr> <td>Shop No. 16</td> <td>163.00</td> </tr> <tr> <td>Shop No. 17</td> <td>348.00</td> </tr> <tr> <td><b>Total Built up Area</b></td> <td><b>511.00</b></td> </tr> </tbody> </table> <p><b>(Area as Per Agreement for Sale)</b></p>		Particular	Area in Sq. Ft	Shop No. 16	163.00	Shop No. 17	348.00	<b>Total Built up Area</b>	<b>511.00</b>
Particular	Area in Sq. Ft											
Shop No. 16	163.00											
Shop No. 17	348.00											
<b>Total Built up Area</b>	<b>511.00</b>											
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<table border="1"> <thead> <tr> <th>Particular</th> <th>Area in Sq. Ft</th> </tr> </thead> <tbody> <tr> <td>Shop No. 16</td> <td>163.00</td> </tr> <tr> <td>Shop No. 17</td> <td>348.00</td> </tr> <tr> <td><b>Total Built up Area</b></td> <td><b>511.00</b></td> </tr> </tbody> </table> <p><b>(Area as Per Agreement for Sale)</b></p>		Particular	Area in Sq. Ft	Shop No. 16	163.00	Shop No. 17	348.00	<b>Total Built up Area</b>	<b>511.00</b>
Particular	Area in Sq. Ft											
Shop No. 16	163.00											
Shop No. 17	348.00											
<b>Total Built up Area</b>	<b>511.00</b>											
16	Whether occupied by the owner / Vacant? If occupied by Vacant since how long? Rent received per month.	:	Occupied by owner									
<b>II</b>	<b>APARTMENT BUILDING</b>											
1.	Nature of the Apartment	:	Commercial									
2.	Location	:										
	C.T.S. No.	:	CTS No. 366									
	Block No.	:	-									
	Ward No.	:	-									
	Village / Municipality / Corporation	:	Village – Ojhargaon Ozar Municipal Council, Ozar.									
	Door No., Street or Road (Pin Code)	:	Office No. 16+17, First Floor, " <b>Bhagwati Trade Centre</b> ", CTS No. 366, Near Vishwasatya College, Bhagwa Chowk, Viman Nagar, Vasant Vihar Colony, Nashik Road, Village - Ojhargaon, Taluka – Niphad, District - Nashik, PIN Code – 422206, State – Maharashtra, Country – India.									
3.	Description of the locality Residential / Commercial / Mixed	:	Commercial									
4.	Year of Construction	:	2020 (As per Occupancy Certificate)									
5.	Number of Floors	:	Ground + 1 <sup>st</sup> Upper Floors									
6.	Type of Structure	:	R.C.C. Framed Structure									
7.	Number of Dwelling units in the building	:	24 Offices on First Floor									
8.	Quality of Construction	:	Good									
9.	Appearance of the Building	:	Average									
10.	Maintenance of the Building	:	Average									
11.	Facilities Available	:										
	Lift	:	N. A									

s	Protected Water Supply	:	Municipal Water supply								
	Underground Sewerage	:	Connected to Municipal Sewerage System								
	Car parking - Open / Covered	:	Covered Car Parking								
	Is Compound wall existing?	:	Yes								
	Is pavement laid around the building	:	Yes								
<b>III</b>	<b>SHOP</b>										
1	The floor in which the Shop is situated	:	First Floor								
2	Door No. of the Shop	:	Office No. 16+17								
3	Specifications of the Shop	:	Single Unit								
	Roof	:	R.C.C. Slab								
	Flooring	:	Mosaic tile Flooring								
	Doors	:	Teak Wood door framed								
	Windows	:	MS Glazed Ventilators								
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring								
	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 Shop?	:	Average								
7	Sale Deed executed in the name of	:	Name of Owner: <b>Shri. Rahul Krushnarao Deshmukh &amp; Others.</b>  Name of Proposed Purchaser: <b>Sau. Pooja Mayur Bargave</b>								
8	What is the undivided area of land as per Sale Deed?	:	Details not available								
9	What is the plinth area of the Shop?	:	<table border="1"> <thead> <tr> <th>Particular</th> <th>Area in Sq. Ft</th> </tr> </thead> <tbody> <tr> <td>Shop No. 14</td> <td>163.00</td> </tr> <tr> <td>Shop No. 15</td> <td>348.00</td> </tr> <tr> <td><b>Total Built up Area</b></td> <td><b>511.00</b></td> </tr> </tbody> </table> <p><b>(Area as Per Agreement for Sale)</b></p>	Particular	Area in Sq. Ft	Shop No. 14	163.00	Shop No. 15	348.00	<b>Total Built up Area</b>	<b>511.00</b>
Particular	Area in Sq. Ft										
Shop No. 14	163.00										
Shop No. 15	348.00										
<b>Total Built up Area</b>	<b>511.00</b>										
10	What is the floor space index (app.)	:	As per NMC norms								
11	What is the Carpet Area of the Shop?	:	-								
12	Is it Posh / I Class / Medium / Ordinary?	:									
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose								
14	Is it Owner-occupied or let out?	:	Occupied by owner								
15	If rented, what is the monthly rent?	:	₹ 17,000.00 Expected rental income per month								
<b>IV</b>	<b>MARKETABILITY</b>	:									
1	How is the marketability?	:	Average								
2	What are the factors favouring for an extra Potential Value?	:	Located in developing 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,	:	₹ 9,500.00 to ₹ 10,500.00 per Sq. Ft. on Built Up Area								

	what is the composite rate for a similar Shop 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)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the Shop under valuation after comparing with the specifications and other factors with the Shop under comparison (give details).	: ₹ 10,000.00 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	: ₹ 8,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	: ₹ 52,500.00 per Sq. M. ₹ 4,877.00 per Sq. Ft
	Guideline rate obtained (after Depreciation)	: -
5	Registered Value (if available)	: -
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	: N.A. Age of Property below 5 year
	Replacement cost of Shop with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 04 Years
	Life of the building estimated	: 56 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A. Age of Property below 5 year
	Depreciated Ratio of the building	:
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 8,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 10,000.00 per Sq. Ft.</b>

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Shop	511.00 Sq. Ft.	10,000.00	51,10,000.00
2	Wardrobes			
3	Showcases			
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			
11	Parking			
12	As per current stage of work completion the value of the Shop (if Shop is under construction)			



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13	After 100% completion final value of Shop			
	<b>Total</b>			<b>51,10,000.00</b>

### Value of Office

<b>Fair Market Value</b>	<b>51,10,000.00</b>
<b>Realizable value</b>	<b>45,99,000.00</b>
<b>Distress Value</b>	<b>40,88,000.00</b>
<b>Insurable value of the property (511.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>10,22,000.00</b>
<b>Guideline value of the property (511.00 Sq. Ft. X ₹ 4,877.00)</b>	<b>24,92,147.00</b>
<b>Remark:</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 Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

### Method of Valuation / Approach

The 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 comparables, 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 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 Shop, where there are typically many comparables available to analyze. As the property is a Residential Shop, 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 ₹ 9,500.00 to ₹ 10,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Shop size, location, upswing in real estate prices, sustained demand for Residential Shop, all-round development of commercial and residential application in the locality etc. We estimate ₹ 10,000.00 per Sq. Ft. on Built Up Area for valuation after depreciation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Average
ii) Likely rental values in future in and	₹ 17,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



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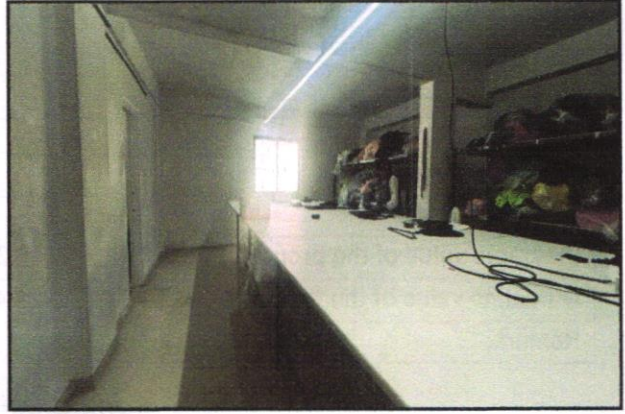
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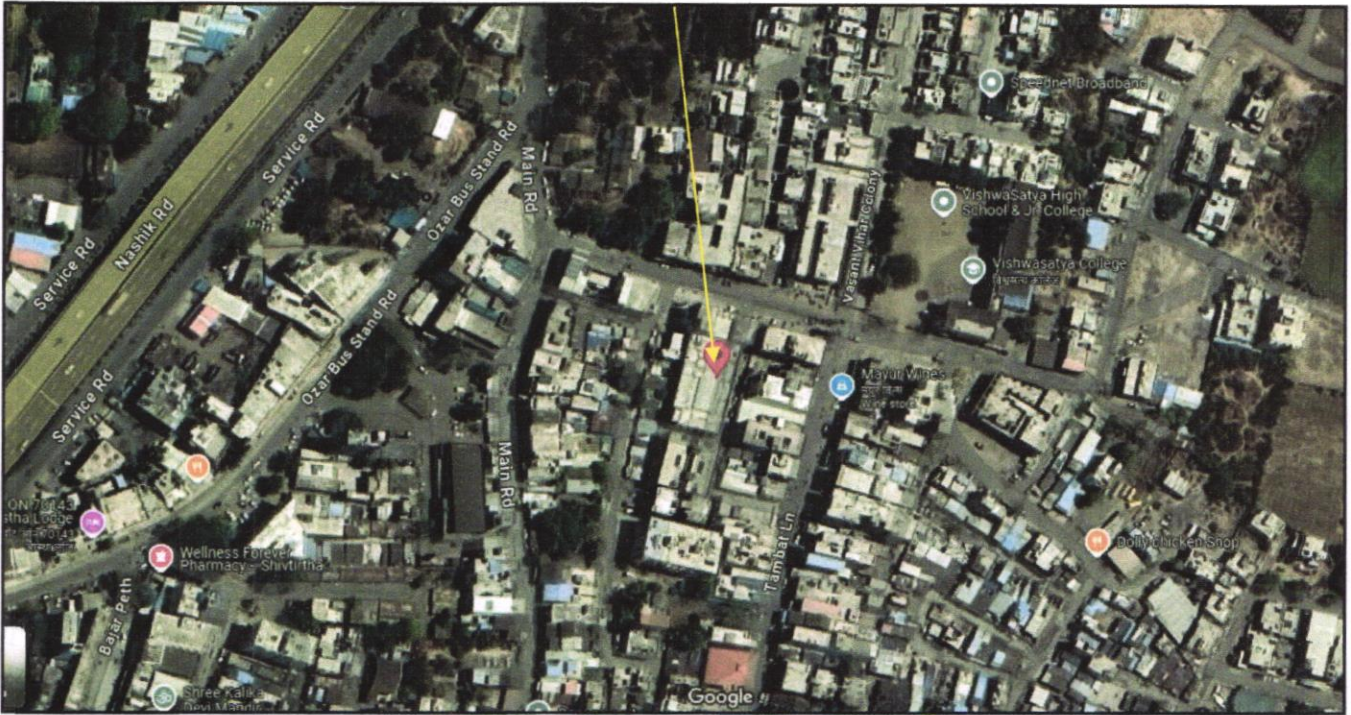




## Actual site photographs



## Route Map of the property Site u/r



**Latitude Longitude: 20°05'47.2"N 73°55'42.1"E**

**Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 21.7 Km.)**




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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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Year  Language

Selected District

Select Taluka

Select Village

Search By  Survey No.  Location

Select Location

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
<a href="#">Survey/No</a>	27/27.3	27.3-दुकाने	62000	चौरस मीटर
<a href="#">Survey/No</a>	27/27.2	27.2-कार्यालये	52500	चौरस मीटर
<a href="#">Survey/No</a>	27/27.1	27.1-सदनिका	25600	चौरस मीटर

# Price Indicators

**₹ 10,00,000**  
Ground Floor Shop available for Sale  
Vasant Vihar Phase 1, Ojhar, Maharashtra  
4 days ago

**OLX User**  
Chat with seller

**Posted in**  
Vasant Vihar Phase 1, Ojhar, Maharashtra

**Details**

Furnishing	Semi-Furnished	Super Built-up area sqft	130
Project Status	Ready to Move	Listed By	Owner
Carpet area sqft	130	Car Parking	1
Maintenance (Monthly)	100	Project Name	Jadhav Complex
Washrooms	1		

AD ID 1736443540 REPORT THIS AD

**Commercial Shop 20000 Sq.Ft. in Ojhar Nashik**  
Listing ID #7719034

**1.3 Cr.**  
Semi-Furnished  
20000 Sq Ft. (Built-up Area)  
3rd Floor

WhatsApp Request for Call

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Overview Furnishing Amenities Map and Landmarks Nearby Localities



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## Agreement For Sale

भारतीय नैर न्यायिक  
भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA 2024 CS 133142

दस्तावेज/गुणक पत्राची वेळापत्रक: करारपत्राची

वि. वि. ओझर (मिग), रजि.नं. ५६३६ वि. २४/३१/२०२४

पं. २४ युजा मयूर भारगवे

पत्तणार: भा.भा.भा. मी.प.रा.रा.रा.रा.

हस्तो: मयूर भारगवे

सुजित वि. अर्थद्वारकर  
मुद्रांक पत्रिका, ओझर (मिग)  
प. नं. ३/६६, वि. ३५-१-११११

१९ NOV 2024

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संपत्तीतील उल्लेखी किंमत रुपये २४,९४,०००/-  
साठेखतावर भरणा रक्कम रुपये १०,०००/-  
मुद्रांक शुल्क रुपये ५००/-

॥ श्री ॥

**\* साठेखत करारनामा \***

ओझर ता.निफाड, जि.नाशिक येथील भवती ट्रेड सेंटर या इमारतीमधील  
ऑफिस/गळान नं. १६ व १७ झा मिळकतीचे बाबतचा साठेखत करारनामा आज  
दिनांक २८ माहे नोव्हेंबर, सन २०२४ ते दिवशी, ओझर मुकामाची...

श्री. राहुल कृष्णराय देशमुख

-४-

अ) ऑफिस नंबर १६ यासी नगरपरिषद दफ्तरी असलेले बांधीय क्षेत्रफळ  
१६३.३३ चौ.फूट म्हणजेच १५.१८ चौ.मीटर इतके असून यासी  
नगरपरिषद मालमत्ता क्र. ७५८ असा आहे. सदर ऑफिस  
मिळकतीच्या चतुःसिमा खालील प्रमाणे.

पुर्वेस - ऑफिस नंबर १७  
पश्चिमेस - ऑफिस नंबर ११५  
दक्षिणेस - सामाईक पॅसेज  
उत्तरेस - सि.स.नं. २५१


ब) ऑफिस नंबर १७ यासी नगरपरिषद दफ्तरी असलेले बांधीय क्षेत्रफळ  
३४७.७६ चौ.फूट म्हणजेच ३२.३२ चौ.मीटर इतके असून यासी  
नगरपरिषद मालमत्ता क्र. ७५८ असा आहे. सदर ऑफिस  
मिळकतीच्या चतुःसिमा खालील प्रमाणे.

पुर्वेस - ६.०० मीटर रस्ता व ओपन टू स्काय  
पश्चिमेस - ऑफिस नंबर १६  
दक्षिणेस - सामाईक पॅसेज  
उत्तरेस - सि.स.नं. २५१

२) वर कलम १ मध्ये वर्णन केलेली सिटी सव्हे नंबर ३६६ यासी  
एकुन तळजागेच्या क्षेत्रांपैकी १०४७.५० चौरस मिटर इतके क्षेत्र व त्यावरील केवळ  
आर.सी.सी स्ट्रक्चरचा सांडाग्रा स्वरूपातील खालचा तळ मजला+वरचा तळ मजला  
यावरील अधिकसात पक्षीत मिळवत यासी एकुन चटई क्षेत्र ७५६.१३ चौरस मिटर  
ची मिळकत आम्ही श्री. गुरुचरणिंग अर्जुनसिंग बग्गा, सी.प्रितपालस्यौर गुरुचरणिंग  
बग्गा व श्री. गुरुप्रित गुरुचरणिंग बग्गा यांच्याकडून फरोस्त खरेदीखताने विकत  
घेतलेली आहे. सदर मिळकतीचे फरोस्त खरेदीखत मं. दुय्यम निबंधक साी.,  
निफाड-२ यांच्या कार्यालयात दिनांक ०४/०१/२०२८ रोजी दस्त श्रमांक २२/  
२०१८ अन्वये लिहून व नोंदवून दिलेले आहे. सदर खरेदीखताच्या अनुषंगाने सदर  
मिळकतीच्या सिटी सव्हे रेकॉर्डला व शासपंचायत दफ्तरी आमच्या नांवाची मालक व  
वाकजेदार सदरी नॉद झालेली आहे. सदर मालकीहक्काने जर्बरीत राहिलेले सर्व  
बांधकामे आम्ही आमच्या पदरखचाने पुर्ण केलेली आहेत. अकारितीने आम्हाला  
सदर इमारतीतील बांधीय भाग विक्री करण्याचा संपुर्ण हक्क व अधिकार आहे

*Dehu*

## Occupancy Certificate




॥ सत्यमेव जयते ॥

**ग्रामपंचायत कार्यालय, ओझर (मिग)**

ता. निफाड, जि. नाशिक • फोन (०२५५०) २७५०५४

जांचक क्रमांक :


दिनांक : १३/२०२०




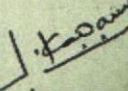
**बांधकाम पूर्णत्वाचा दाखला**

सरपंच / ग्रामविकास अधिकारी ग्रामपंचायत ओझर (मिग).  
ता. निफाड, जि. नाशिक यांचेकडून दाखला देण्यात येतो की, भगवती  
लॅन्ड डेव्हलपर्स करिता भागीदार १) श्री. राहुल कृष्णराव देशमुख  
२) सौ. वैशाली योगेश चांडक ३) श्री. मनोज पांडुरंग भालेराव  
यांनी ओझर गावठाण हद्दीतील सि. स. नं. ३६६ त्याचा ग्रामपंचायत  
मिळकत नंबर ७५८ मध्ये आर. सी. सी. इमारतीचे पहिला मजल्यावर  
१ ते २७ ऑफिसचे बांधकाम पूर्ण केले आहे.

हा दाखला दिला असे.  
ता. ०९/०३/२०२०

  
 लिपिक  
 ग्रामपंचायत, ओझर (मिग)


  
 ग्रामविकास अधिकारी  
 ग्रामपंचायत, ओझर (मिग)  
 ता. निफाड, जि. नाशिक

  
 सरपंच  
 ग्रामपंचायत ओझर (मिग)  
 ता. निफाड, जि. नाशिक

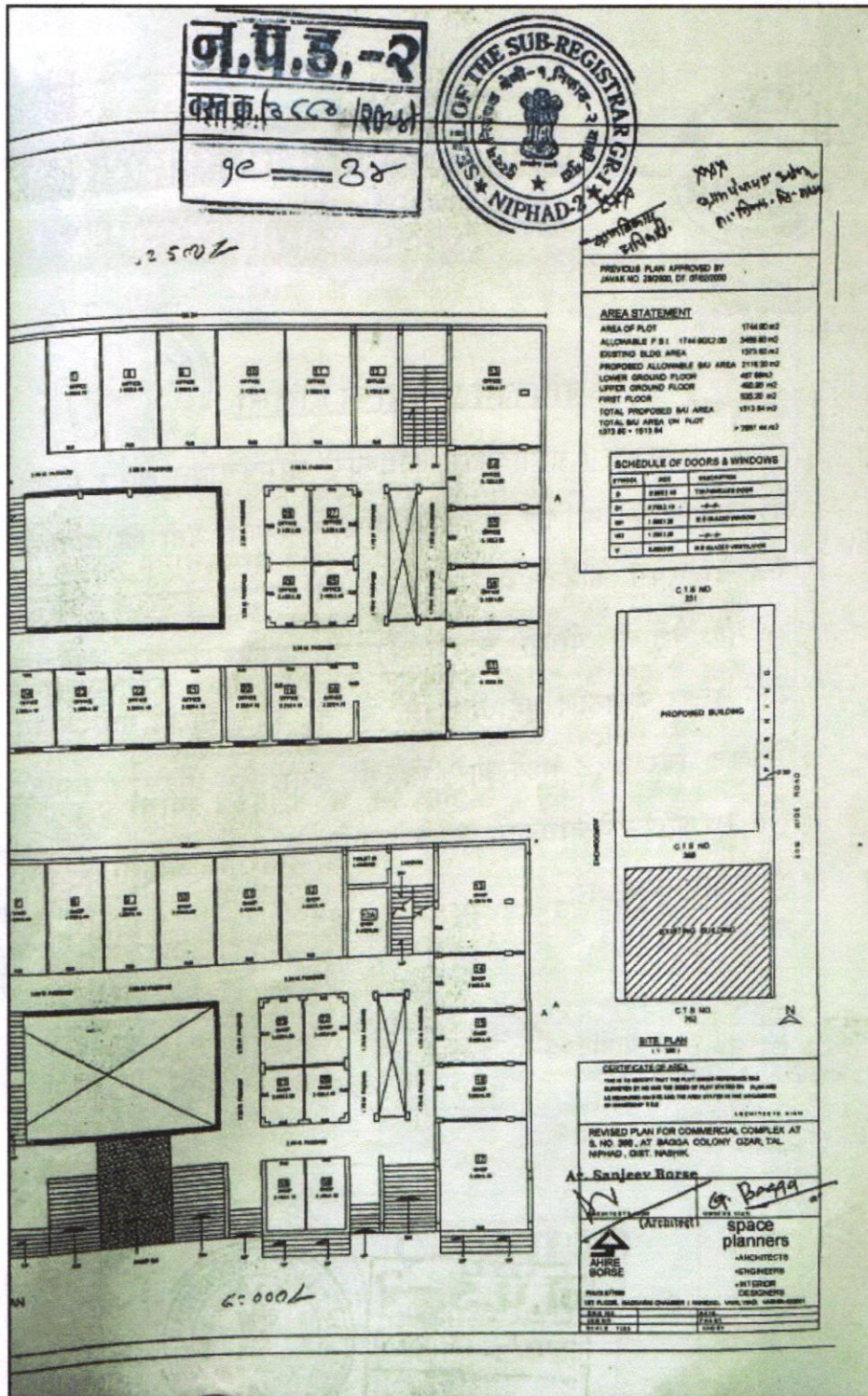
**न.प.ड.-२**

दस्तावेज क्र. ३८८०/२०५५

२० — ३६



# Approved Plan



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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 **₹ 51,10,000.00 (Rupees Fifty-One Lakh Ten Thousand Only)**. The **Realizable Value** of the above property **₹ 45,99,000.00 (Rupees Forty-Five Lakh Ninety-Nine Thousand Only)**. and the **Distress Value** **₹ 40,88,000.00 (Rupees Forty Lakh Eighty-Eight Thousand Only)**.

Place: Nashik

Date: 07.12.2024

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

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Reg. No. IBBI/RV/07/2018/10366  
BOB Empanelment No.: ZO:MZ:ADV:46:941

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.07 17:40:42 +05'30'

Auth. Sign.



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)



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(Annexure – I)

## DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 07.12.2024 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 07.12.2024. 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.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property is being purchased by Sau. Pooja Mayur Bargave From Shri. Rahul Krushnarao Deshmukh & Others.
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh– Site Engineer Binu Surendran – Technical Manager Rushikesh Pingle – 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 – 07.12.2024 Valuation Date - 07.12.2024 Date of Report - 07.12.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 07.12.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison 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, Residential Shop size, location, upswing in real estate prices, sustained demand for Residential Shop, 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 **7<sup>th</sup> 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 nec Nayaray 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 nec Nayaray 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 and site visit conducted, we understand that the subject property is Residential Shop, admeasuring **Total Built Up Area = 511.00 Sq. Ft.** in the Name of **Shri. Rahul Krushnarao Deshmukh & Others.** Name of Proposed Purchaser: **Sau. Pooja Mayur Bargave.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal



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## Property Title

Based on our discussion with the Client, we understand that the subject property is being Name of **Shri. Rahul Krushnarao Deshmukh Others**. Name of Proposed Purchaser: **Sau. Pooja Mayur Bargave**. 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.

## Area

Based on the information provided by the Client, we understand that the Residential Shop, admeasuring **Total Built Up Area = 511.00 Sq. Ft.**

## 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 Current use / Existing use premise is considered for this assignment.

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 Shop 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.



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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 Residential Shop, admeasuring **Total Built Up Area = 511 Sq. Ft.**

### **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 Average 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.

**(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 conduct the valuation independent of external influences.



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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 becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

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

### Information Management

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

### Gifts and hospitality:

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

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

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



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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 Necessary and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Place: Nashik

Date: 07.12.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.07 17:40:53 +05'30'

Auth. Sign.



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