

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Deepak Builder & Developers Through Proprietor Shri.Deepak Kalyanji Chande**

Residential Land Bearing **Gat No.30/3**, Near Sula Vineyards ,
Gangapur Savargaon Link Road, Village – Govardhan , Taluka- Nashik ,
District – Nashik, Pin Code - 422 222, State - Maharashtra, Country - India

Latitude Longitude: 20°00'30.2"N 73°41'39.7"E

Valuation Done for:

Bank of India

Indira Nagar Branch

Land No 23, Shree Samartha Kripa, Gurukrinear Rathachakara Chowk,
Indira Nagar, Nashik-422 009, State - Maharashtra, Country - India



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Valuation Report Prepared For: BOI/ Indira Nagar Branch / Deepak Builder & Developers / (013019 /2309566)

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Vastu/Nashik/12/2024/013019 /2309566
12/10-264-CHBS
Date: 12.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land Bearing **Gat No.30/3**, Near Sula Vineyards, Gangapur Savargaon Link Road, Village – Govardhan , Taluka- Nashik , District – Nashik, Pin Code - 422 222, State - Maharashtra, Country - India belongs to **Deepak Builder & Developers Through Proprietor Shri.Deepak Kalyanji Chande**

Boundaries of the property.

North : Gat No.30/2
South : Gat No.30/4
East : Road
West : Gat No.30/1

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 at **₹ 17,43,62,500.00 (Rupees Seventeen Crore Forty-Three Lakh Sixty-Two Thousand Five Hundred 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

BOI Empanelment No.: MNZ:C&I:VAL19-20

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: 2024.12.12 16:27:40 +05'30'

Auth. Sign.



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Our Pan India Presence at :

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

To,
The Branch Manager,
Bank of India
Indira Nagar Branch
 Land No 23, Shree Samartha Kripa,
 Gurukrinar Rathachakara Chowk,
 Indira Nagar, Nashik-422 009,
 State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF RESIDENTIAL LAND)

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Banking Purpose.
2.	a) Date of inspection	: 12.12.2024
	b) Date on which the valuation is made	: 12.12.2024
3.	List of documents produced for perusal	:
	1) Copy of Sale deed Vide No.6331/2024 Dated.11.06.2024 2) Copy of NA Order (Residential) Letter No.Jama-1/42-C/SR/27/2024 Dated.10.09.2024 issued by Tahsil Office, Nashik. 3) Copy of Sanad No. Jama-1/42-C/SR/27/2024 Dated.13.09.2024 issued by Tahsil Office, Nashik. 4) Copy of Layout Plan Dated.26/07/2024, Issued by Assistant Director of Town Planning Department, 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)	: Deepak Builder & Developers Through Proprietor Shri.Deepak Kalyanji Chande Address – Residential Land Bearing Gat No.30/3 , Near Sula Vineyards, Gangapur Savargaon Link Road, Village – Govardhan, Taluka- Nashik , District – Nashik, Pin Code - 422 222, State - Maharashtra, Country - India Contact Person – Shri.Deepak Kalyanji Chande (Owner's Representative) Contact No. – +91 9021337843 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:
	The property is located in a developed area well connected by road. The immovable property comprises of freehold N.A. land. It is located at about 20.1 Km. distance from Nashik Road Railway Station. Land: The Land under valuation is Freehold Residential Land. As per NA Order Letter & Sale deed Land Area is 12025.00 Sq. M, which is considered for valuation.	
6.	Location of property	:



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	a)	Gat No	:	Gat No.30/3
	b)	Door No.	:	---
	c)	T.S. No. / Village	:	Village – Govardhan
	d)	Ward / Taluka	:	Taluka- Nashik
	e)	Mandal / District	:	District – Nashik
7.		Postal address of the property	:	Residential Land Bearing Gat No.30/3 , Near Sula Vineyards, Gangapur Savargaon Link Road, Village – Govardhan , Taluka- Nashik , District – Nashik, Pin Code - 422 222, State - Maharashtra, Country - India
8.		City / Town	:	Village – Govardhan
		Residential area	:	Yes
		Residential area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Assistant Director of Town Planning Department, Nashik
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 Lands is contemplated	:	N.A.
13.		Boundaries of the property		As per Site As per Document
		North	:	Gat No.30/2 Gat No,30/2
		South	:	Gat No.30/4 Gat No.30/4
		East	:	Road Road
		West	:	Gat No.30/1 Gat No.30/1
14.1		Dimensions of the site		N. A. as the land is irregular in shape
				A B
				As per the Deed Actuals
		North	:	- -
		South	:	- -
		East	:	- -
		West	:	- -
14.2		Latitude, Longitude & Co-ordinates of Land	:	20°00'30.2"N 73°41'39.7"E
15.		Extent of the site	:	Land area - 12025.00 Sq. M. (Area as per NA Order & Sale deed)
16.		Extent of the site considered for Valuation (least of 14A& 14B)	:	Land area - 12025.00 Sq. M. (Area as per NA Order & Sale deed)
17.		Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent	:	Vacant Land

	received per month.		
II	CHARACTERISTICS OF THE SITE		
1.	Classification of locality	:	Located in Middle class locality
2.	Development of surrounding areas	:	Underdevelopment
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	:	Triangle
7.	Type of use to which it can be put	:	Residential Purpose
8.	Any usage restriction	:	Residential Purpose
9.	Is Land in town planning approved layout?	:	Yes
10.	Corner Land or intermittent Land?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	B. T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Above 20 ft.
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Available
16.	Underground sewerage system	:	N.A. as the property is a Land
17.	Is Power supply is available in the site	:	N.A. as the property is a Land
18.	Advantages of the site	:	Located in developed Residential area
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of Land	:	Land area - 12025.00 Sq. M. (Area as per N.A Order & Sale deed)
	North & South	:	-
	East & West	:	-
2	Total extent of the Land	:	Land area - 12025.00 Sq. M. (Area as per NA Order & Sale deed)
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 13,000.00 to ₹ 15,000.00 per Sq. M. for land adopted the rate on the basis of market enquiry,
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 4,900.00 per Sq. M.
	Guideline Value	:	₹ 5,89,22,500.00
5	Assessed / adopted rate of valuation	:	₹ 14,500.00 per Sq. M.
6	Estimated value of land	:	₹ 17,43,62,500.00
Part – B (Valuation of Building)			



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1	Technical details of the building	:	
	a) Type of Land(Residential / Residential / Industrial)	:	N.A. as the property is a Land
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. as the property is a Land
	c) Year of construction	:	N.A. as the property is a Land
	d) Number of floors and height of each floor including basement, if any	:	N.A. as the property is a Land
	e) Plinth area floor-wise	:	N.A. as the property is a Land
	f) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. as the property is a Land
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. as the property is a Land
	g) Date of issue and validity of layout of approved map	:	Copy of Layout Plan Dated.26/07/2024, Issued by Assistant Director of Town Planning Department, Nashik.
	h) Approved map / plan issuing authority	:	Assistant Director of Town Planning Department, Nashik
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	N.A. as the property is a Land
2.	Basement	:	N.A. as the property is a Land
3.	Superstructure	:	N.A. as the property is a Land
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	N.A. as the property is a Land
5.	RCC Works	:	N.A. as the property is a Land
6.	Plastering	:	N.A. as the property is a Land
7.	Flooring, Skirting, dado	:	N.A. as the property is a Land
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. as the property is a Land
9.	Roofing including weather proof course	:	N.A. as the property is a Land
10.	Drainage	:	N.A. as the property is a Land

2.	Compound Wall	:	
	Height	:	N.A. as the property is a Land
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	
	Type of wiring	:	N.A. as the property is a Land



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	Class of fittings (superior / ordinary / poor)	:	N.A. as the property is a Land
	Number of light points	:	N.A. as the property is a Land
	Fan points	:	N.A. as the property is a Land
	Spare plug points	:	N.A. as the property is a Land
	Any other item	:	N.A. as the property is a Land
4.	Plumbing installation		
	a) No. of water closets and their type	:	N.A. as the property is a Land
	b) No. of wash basins	:	N.A. as the property is a Land
	c) No. of urinals	:	N.A. as the property is a Land
	d) No. of bath tubs	:	N.A. as the property is a Land
	e) Water meters, taps etc.	:	N.A. as the property is a Land
	f) Any other fixtures	:	N.A. as the property is a Land

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	N.A. as the property is a Land
2.	Ornamental front door	:	N.A. as the property is a Land
3.	Sit out / Verandah with steel grills	:	N.A. as the property is a Land
4.	Overhead water tank	:	N.A. as the property is a Land
5.	Extra steel / collapsible gates	:	N.A. as the property is a Land
	Total		N.A. as the property is a Land

Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	N.A. as the property is a Land
2.	Glazed tiles	:	N.A. as the property is a Land
3.	Extra sinks and bath tub	:	N.A. as the property is a Land
4.	Marble / ceramic tiles flooring	:	N.A. as the property is a Land
5.	Interior decorations	:	N.A. as the property is a Land
6.	Architectural elevation works	:	N.A. as the property is a Land
7.	Paneling works	:	N.A. as the property is a Land
8.	Aluminum works	:	N.A. as the property is a Land
9.	Aluminum hand rails	:	N.A. as the property is a Land
10.	False ceiling	:	N.A. as the property is a Land
	Total		

Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	N.A. as the property is a Land
2.	Separate lumber room	:	N.A. as the property is a Land
3.	Separate water tank / sump	:	N.A. as the property is a Land
4.	Trees, gardening	:	N.A. as the property is a Land
	Total		

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. as the property is a Land
2.	Drainage arrangements	:	N.A. as the property is a Land
3.	Compound wall	:	N.A. as the property is a Land
4.	C.B. deposits, fittings etc.	:	N.A. as the property is a Land
5.	Pavement	:	N.A. as the property is a Land
	Total		

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	12025.00	4900.00	5,89,22,500.00
Total			5,89,22,500.00

Total abstract of the entire property

Part – A	Land	:	₹ 17,43,62,500.00
Part – B	Building	:	---
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
	Fair Market Value	:	₹ 17,43,62,500.00
	Realizable Value	:	₹ 16,56,44,375.00
	Distress Sale Value		₹ 13,94,90,000.00
	Value as per Circle Rate		₹ 5,89,22,500.00
	Insurable value (Full Replacement Cost – Subsoil Structure cost (15%))		---
	Remark:		

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 Land (construction costs) minus the physical and functional depreciation.

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 Land (construction costs) minus the physical and functional depreciation.

This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property. Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property. There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Land, Residential Land properties mentioned above. As the property is an Residential land and Land thereof, we have adopted Cost approach / Land and LandMethod for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 13,000/- to ₹ 15,000/- per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Residential Land/ Land, all round development of Residential and Residential application in the locality etc.

We estimate ₹ 14,500/- per Sq. M. for Land with appropriate cost of construction for valuation.

The salability of the property is: Good
Likely rental values in future in: N.A.
Any likely income it may generate



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Actual Site Photographs

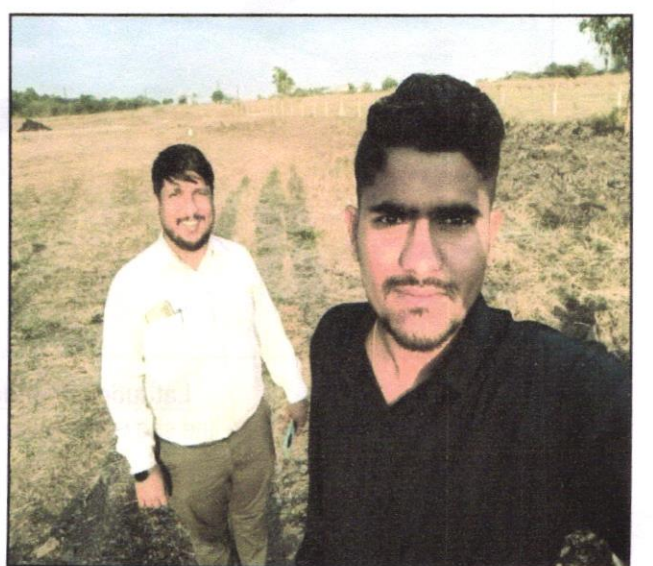
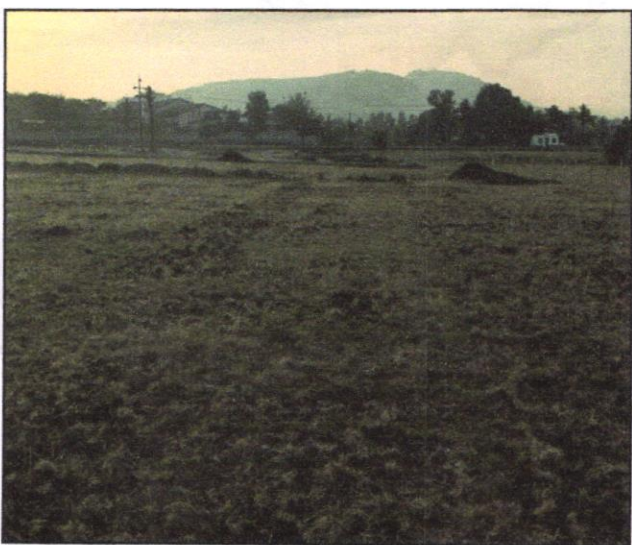


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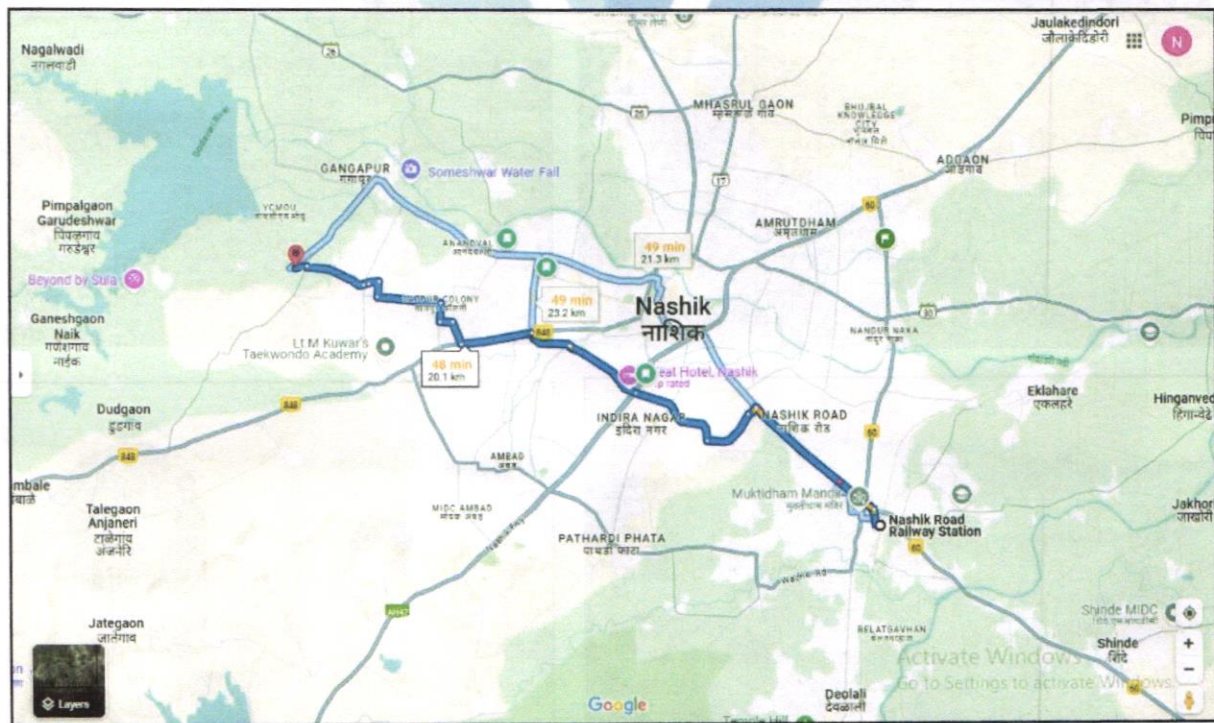
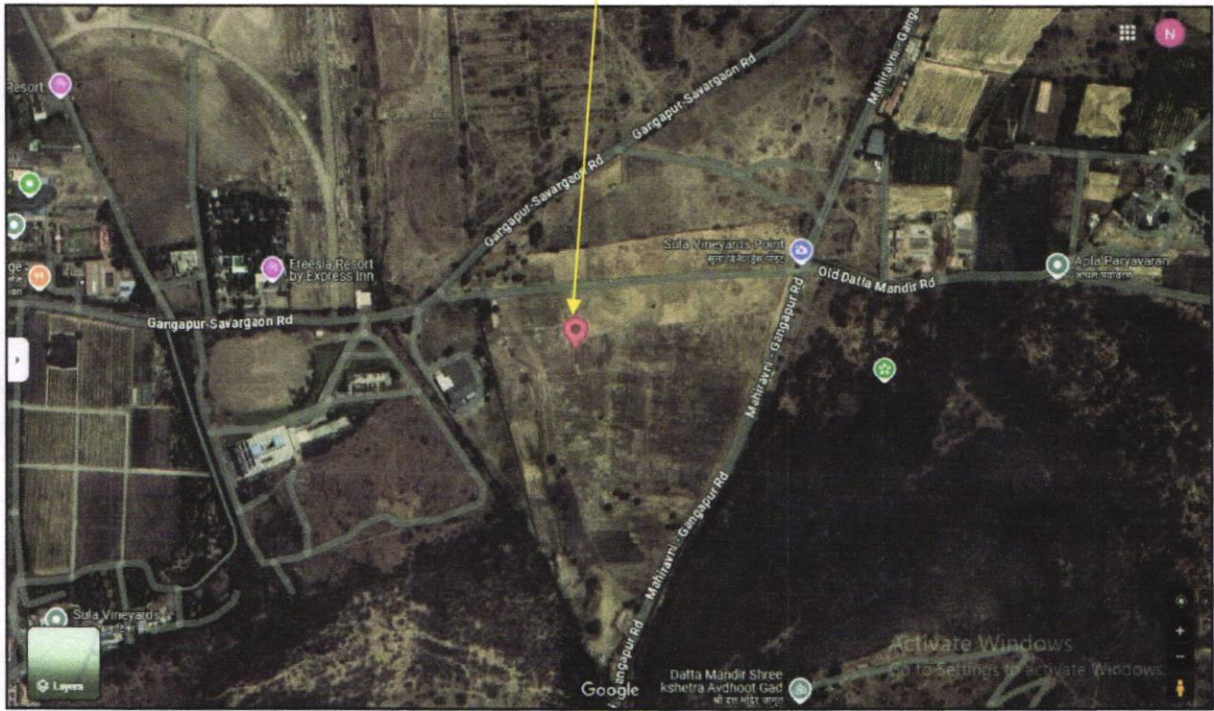
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Route Map of the property

Site u/r



Latitude Longitude: 20°00'30.2"N 73°41'39.7"E

Note: The Blue line shows the route to site from nearest railway station (Nashik – 20.1 Km.)




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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

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महाराष्ट्र शासन



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(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. /)
SurveyNo	11/11.2	11.2-गावठाण परिषद क्षेत्रातील गंगापूर रस्त्या सन्मुख बिनशेती संभाव्यता जमिनी व्यतिरिक्त उर्बरीत जमिनी (मु.वि.क्र.11.1 या व्यतिरिक्त जमिनी)		5000 चौरस मीटर
SurveyNo	11/11.1	11.1-गावठाण परिषद क्षेत्रातील गंगापूर रस्त्या सन्मुख बिनशेती संभाव्यता जमिनी		5800 चौरस मीटर
SurveyNo	11/11.4	11.4-गावठाण परिषद क्षेत्राबाहेरील बिनशेती संभाव्यता असलेल्या उर्बरीत जमिनी		4900 चौरस मीटर
SurveyNo	11/11.3	11.3-गावठाण परिषद क्षेत्राबाहेरील बिनशेती संभाव्यता असलेल्या हायवे सन्मुख जमिनी		5700 चौरस मीटर

Price Indicator

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₹28.0 Lac
₹ 2074/sqft
EMI - ₹13k
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Plot For Sale in [Ganqapur Road, Nashik](#)
📍 [View on map](#)
📍 [Nashik MIDC Corridor](#)

🏠 Gated Colony
🏠 1 Floor allowed

Plot Area	No Of Open Sides	Any Construction Done
150 sqyrd -	2	Yes
Boundary Wall	Transaction Type	
No	Resale	

✔ Property in a Gated Locality

Contact Owner
Get Phone No.

👤 Last contact made 3 days ago

magicbricks

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₹15.3 Lac
₹ 746/sqft
EMI - ₹7k
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228 Sq-yrd Residential Plot/Land For Sale in [Ganqapur Road, Nashik](#)
📍 [View on map](#)
📍 [Nashik MIDC Corridor](#)

✔️ NDUDD Approved
✔️ North

Plot Area	Dimensions(L X B)	Any Construction Done
228 sqyrd -	10 X 22.8	No
Boundary Wall	Type Of Ownership	Overlooking
No	Freehold	Garden/Park, Main Road
Transaction Type		
Resale		

Contact Agent
Get Phone No.

👤 Last contact made 1 day ago



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NA Order (Residential)

- कायदो:-
- 1) शासन राजपत्र वि.5 जानेवारी, 2017
 - 2) महाराष्ट्र जमीन महसूल अधिनियम, 1966 चे कलम 42 क अन्वये
 - 3) मुंबईचा सुकडे वाहनवाहक प्राधिकारक व जमीन एकत्रीकरण करणकाराकाल अधिनियम-1947
 - 4) शासनकडील महसूल विभाग परिपत्रक क्रमांक : कॉन / 3355 दिनांक 01/10/130/35 व क्रमांक : यॉन / 3556 / एन दिनांक 29/05/130/36
 - 5) शासन परिपत्रक क्रमांक : एनएपी-2021/प्र.क्र.118/न-1अ दिनांक 13 एप्रिल 2022
 - 6) मा. नाशिक महानगर प्रदेश विकास प्राधिकारक, नाशिक बांधकडील ज.क्र.नामप्रतिप्र/तात्पु.अधि.बांजे गोवर्धन, ता.नाशिक,गट नं. 29/4+30/1+30/3+30/4/1128 दिनांक 26/07/2024
 - 7) तलहटी गोवर्धन बांधकडील ज.क्र.210/2024 दिनांक 04/07/2024 रोजीचे स्वतः निर्माण अहवाल
 - 8) अर्जदार विपक मिळवले अर्पड डेव्हलपर्स तर्फे प्रो.डा. श्री. विपक कल्याणजी बांजे रा. 101, आनंद प्लाना, दल मंदिर बसस्टॉप जयळ, नाशिक पुणे हायवे, नाशिक रोड, नाशिक, ता. जि. नाशिक यांचा दिनांक 03/07/2024 रोजीचा अर्ज
 - 9) अर्जदार यांचा दिनांक 27/06/2024 रोजीचा शपथपत्र.



तहविल कार्यालय नाशिक
 क्र.ज्या-1/42-क/एसआर/ 27 /2024
 नाशिक दि. 10/09/2024

अनुधिक रूपांतरीत नोटीस

अर्जदार विपक मिळवले अर्पड डेव्हलपर्स तर्फे प्रो.डा. श्री. विपक कल्याणजी बांजे रा. 101, आनंद प्लाना, दल मंदिर बसस्टॉप जयळ, नाशिक पुणे हायवे, नाशिक रोड, नाशिक, ता. जि. नाशिक बांधकडील ज.क्र.नामप्रतिप्र/तात्पु.अधि.बांजे गोवर्धन गट नं. 30/3 चे 7/12 नुसार एकूण क्षेत्र 12025.00 चौ. मी. या क्षेत्रास निवासी / रहिवासी प्रयोजनाकडे विनोदी बांधकामी शासन राजपत्र वि.5 जानेवारी 2017 प्रमाणे महाराष्ट्र जमीन महसूल अधिनियम, 1966 चे कलम 42 क अन्वये अनुधिक सारा व रूपांतरीत कर भरून घेणेकामी विनोदी केली आहे.
 त्याअर्जा या नोटीसीद्वारे आपल्या मिळकतीची खालील प्रमाणे प्रकरणी सार केलेल्या कायदपत्रचे अधिनारून आकारणी केलेली असून ती आपणास सदर नोटीसीद्वारे कळविणेत येत आहे.

गांव	म.नं.	क्षेत्र चौ. मी.	विनोदी वर प्रति चौ. मी.	विनोदी सारा	जि.प. रोक (आकाराच्या 7 पट)	प्रा.पं. सेस	रूपांतरीत कर आकाराच्या 5पट	एकूण भारताबांधी रकम (5+8)
गोवर्धन	30/3	एकूण क्षेत्र 12025.00 चौ. मी.	0.10	1203	8421	1203	6015	16842/-

- नाशिक महानगर प्रदेश विकास प्राधिकारक,नाशिक बांधकडील पत्र दिनांक 26/07/2024 नुसार प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीतील सर्व विधय व भारतीय मानक ब्युरोचे विहित केलेल्या सुरक्षा प्रमाणकांचे पालन करणे अर्जदार/विकासक/अभिन्नात्मक बांधकामी बांधकामीक राहिल (नियम क्र.7.1)

रेखांकनातील भूखंड व निष्पत्तित इमारतीच्या कायद फक्त निवासी / रहिवासी वा प्रमाणे अनुप्रेष केलेल्या बांधकामीक करणे बांधकामीक राहिल, असे कळविणेत आले आहे:-

महाराष्ट्र जमीन महसूल अधिनियम, 1966 चे कलम 42 क व शासन राजपत्र वि.05 जानेवारी, 2017 अन्वये बांजे गोवर्धन ता. जि. नाशिक येथील गट नं. 30/3 चे 7/12 नुसार एकूण क्षेत्र 12025.00 चौ. मी. या क्षेत्रास निवासी / रहिवासी प्रयोजनाकडे अनुधिक सारा व रूपांतरीत कर भरल्याकालचे खालील बांधकामीक खालील अटी व शर्तीवर देण्यात येत आहे.

- 1) सदरचे आदेश हे अर्ज मिळकतीच्या फक्त अनुधिक सारा व रूपांतरीत कर आकारणी बाबत लागू आहे. सदरच्या आदेशाचे अर्ज मिळकतीच्या बांधकामीक प्रकारचे इतरनालय अथवा मालकी ठरक ठरकला गत नाही.
- 2) सदर मिळकत ही नाशिक महानगर प्रदेश विकास प्राधिकारक, नाशिक क्षेत्रात समविध असल्याने अर्जदार यांचा बांधकामीक उक्त पत्रावधीत अटी व शर्ती बांधकामीक राहिल.



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As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 17,43,62,500.00 (Rupees Seventeen Crore Forty-Three Lakh Sixty-Two Thousand Five Hundred Only). The Realizable Value of the above property is ₹16,56,44,375.00 (Rupees Sixteen Crore Fifty-Six Lakh Forty-Four Thousand Three Hundred Seventy-Five Only). The Distress Value is ₹ 13,94,90,000.00 (Rupees Thirteen Crore Ninety-Four Lakh Ninety Thousand only).

Place : Nashik

Date : 12.12.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Empanelment No.: MNZ:C&IC:VAL19-20

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.12 16:28:00 +05'30'

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name of the Branch Manager with Official seal)



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DECLARATION FROM VALUERS

- a. The information furnished in my valuation report dated 12.12.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. I have valued right property.
- b. I have no direct or indirect interest in the property valued;
- c. I/We have personally inspected the property on 12.12.2024 (Mr. Sachin Raundal) 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, Standard 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 Internal Valuation Standard (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in IVS in "General Standards" and "Asset Standards" as applicable.
- h. Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation purely and estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rated indicated are based on current market condition & these may vary with time.
- i. Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charged etc. if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.
- j. Bank authorities are requested to contact valuers in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- k. I abide by the Model Code of Conduct for empanelment of the valuer in the Bank.
- l. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- m. VCIPL, by reason of this report, are not required to give testimony or attendance in court or to any Government Agency with reference to the subject property unless prior arrangements and consent have been made.
- n. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	As per NA Order & Sale deed Owner is Shri. Shri. Deepak Kalyanji Chande.
2.	purpose of valuation and appointing authority	As per the request from Bank of India, Indira Nagar Branch, Nashik to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol - Regional Technical Manager Sachin Raundal - Valuation Engineer Binu Surendran– Technical Manager Chintamani Chaudhari – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 12.12.2024 Valuation Date – 12.12.2024 Date of Report - 12.12.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 12.12.2024
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 • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales 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 Office size, location, upswing in real estate prices, sustained demand for Residential Office, all round development of Residential and Residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **12th 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 contiguous and non-agricultural land parcel admeasuring **12025.00 Sq. M.** thereof. The property is owned by **Shri.Deepak Kalyanji Chande**. 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 owned by **Shri.Deepak Kalyanji Chande**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property, contiguous and non-agricultural land parcel admeasuring **12025.00 Sq. M.** there of

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



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properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **12025.00 Sq. M.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **12th 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 knowledgeable 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.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and **Fair Market Value** for this particular purpose **₹ 17,43,62,500.00** (Rupees Seventeen Crore Forty-Three Lakh Sixty-Two Thousand Five Hundred Only)

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Empanelment No.: MNZ:C&IC:VAL19-20

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.12 16:27:50 +05'30'

Auth. Sign.



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