

VALUATION REPORT FOR

**PROPERTY DETAILS: - N. A. LAND ON S. NO. 412 LOCATED IN NANAVALI, NEAR SAWRAJ
TRACTOR HOUSE, KANNAMWAR BRIDGE, MUMBAI – AGRA
HIGHWAY, DWARKA NASHIK – 422 001.**

Belonging To Customer:- **“M/S. DEEPAK HOTELS INFRA PVT. LTD.”**

REPORTED BY



Harshal C. Dhande

B E Civil, M Tech Valuation, MIE, AIV, Chartered Engineer
Govt. Registered Valuer, Consulting Engineer

Head Office : 5, 2nd Floor, Siddhi Pooja Business Centre, Lane No. 5, New Pandit Colony,
Nashik-422 002. **E-mail** : harshaldhande9@gmail.com, **Mob**: +91 9923136183

Mumbai Office : Office No. 508, 5th Floor, Bldg. No. 3, Navjivan Commercial Premises,
Dr. D. B. Marg, Mumbai Central, Mumbai-400 008.



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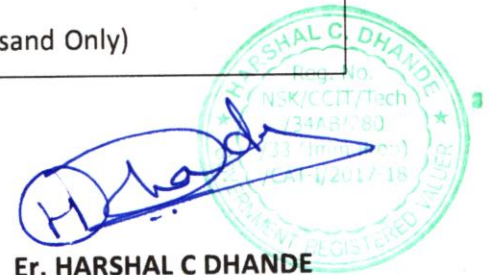
Mumbai Office : Office No. 508, 5th Floor, Bldg. No. 3, Navjivan Commercial Premises,
Dr. D. B. Marg, Mumbai Central, Mumbai-400 008. **Mob**: +91 98211 39550

Date:- 21/12/2024

TO,
THE MANAGER,
BANK OF INDIA,
INDIRA NAGAR BRANCH,
NASHIK.

VALUATION REPORT OF LAND & BUILDING

Valuation of The Property Belonging To	M/S. Deepak Hotels Infra Pvt. Ltd.
Name of Borrower	M/S Devashree Infrastructure
Purpose	To Obtaining Fair Market Value of The Property.
Address of Property	N. A. Land on S. No. 412 Located in Nanavali, Near Sawraj Tractor House, Kannamwar Bridge, Mumbai – Agra Highway, Dwarka Nashik – 422 001
Fair Market Value	Rs. 12,22,96,000/- (Rs. Twelve Crore Twenty-Two Lakh Ninety-Six Thousand Only)
Realizable Value	Rs. 11,00,66,000/- (Rs. Eleven Crore Sixty-Six Thousand Only)
Distress Value	Rs. 09,78,37,000/- (Rs. Nine Crore Seventy-Eight Lakh Thirty-Seven Thousand Only)
Government Value	Rs. 8,46,30,000/- (Rs. Eight Crore, Forty-six Lakh, Thirty Thousand Only)



Er. HARSHAL C DHANDE

GOVT. REGD. VALUER

34 AB REGN. NO. CCIT/1/280/33(I.P.)/17-18

IBBI REGN. NO - IBBI/RV/07/2018/10503



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Date:- 21/12/2024

VALUATION REPORT

TO,
THE MANAGER,
BANK OF INDIA,
INDIRA NAGAR BRANCH,
NASHIK.

I	GENERAL.	:	
1.	Purposed For Which Valuation is Made.	:	For assessment of present market value of the Property.
2.	a. Date of Inspection.	:	21/12/2024
	b. Date on Which the Valuation is Made.	:	21/12/2024
3.	List of Documents Perusal 1. Sale Deed 3. 7/12 Extract 2. N.A Order No.	:	NSN-6/3369/2024 Dated- 31/03/2024 Dated – 13/03/2024 NJKM/ATP/C-1/KV/2022 Dated- 22/06/2022
4.	Name Of the Owners and his/ Their address with Phone. No. (details of Share of each owner in case of joint Ownership.	:	M/S. Deepak Hotels Infra Pvt. Ltd Single Ownership
	Name of Borrower	:	M/S Devashree Infrastructure
5.	Brief Description of the Property. (Including Leasehold/Freehold etc.)	:	Freehold hold property. M/S. Deepak Hotels Infra Pvt. Ltd., N. A. Land on S. No. 412 Located in Nanavali, Near Sawraj Tractor House, Kannamwar Bridge, Mumbai – Agra Highway, Dwarka Nashik – 422 001. The Property Consist of Vacant Plot
6.	Location of the Property.	:	Near Sawraj Tractor House, Kannamwar Bridge
	a] Plot No./Survey No.	:	S. No. 412
	b] Door No.	:	N. A
	c] T.S. No. /Village.	:	Nashik
	d] Ward/Taluka.	:	Nashik.
	e] Mandal/District.	:	Nashik.
7.	Postal Address of the Property	:	S. No. 412 Located in Nanavali, Near Sawraj Tractor House, Kannamwar Bridge, Mumbai – Agra Highway, Dwarka Nashik – 422 001.
8	City/Town.	:	Nashik.
	Residential Area.	:	Yes



	Commercial 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 Limits/ Village/Panchayat/Municipality.	Nashik Municipal Corporation.
11.	Whether Covered Under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified Under agency area/Scheduled Area /Cantonment area/	NA
12.	In case it is an agriculture land, any Conversion to house site plots is Contemplated.	NA
13.	Boundaries of the Property.	S. No. 412
	North :	Adj. S. No. 408
	South :	Adj. S. No. 411
	East :	Adj. S. No. 409/1(P) & 409/3
	West :	Adj. S. No. 408(P) & 413
		As per Approved Subdivision Plan
14.1	Dimension of the site.	(As per Approved Plan)
	North	--
	South	--
	East	--
	West	--
14.2	Latitude, Longitude & Co-Ordinates of Site.	Latitude. = 19.999404, Longitude. = 73.801164
15.	Extent of the Site.	Area of Land = 9300 Sq. Mt.
16.	Extent of the site Considered for Valuation (Least of 14A & 14B)	Area of Land = 9300 Sq. Mt.
17.	Whether Occupied by the owner/ Tenant. If occupied by tenant, since how Long Rent Received per Month.	Occupied by the owner NA
II.	CHARACTERISTICS OF THE SITE.	
1.	Classification of locality.	Middle Class
2.	Development of Surrounding areas.	Well Developed Residential Area
3.	Possibility of Frequent Flooding/sub- Merging.	The said land parcel is very near to Godavari River But blue & Orange Lines do not touch the said land percale
4.	Feasibility to the Civic amenities like School, hospital, bus stop, Market etc.	All Civic amenities available at site, like School, hospital, bus stop, Market



5.	Level of Land with topographical Conditions.	Leveled Land.
6.	Shape of Land.	Trapezoid
7.	Type of used to which it can be put.	NMC Nashik.
8.	Any Usage Restriction.	N.A.
9.	Is plot in town Planning approved layout?	The Plan is Approved by NMC, Nashik.
10.	Corner Plot or Intermittent Plot.	Intermittent Plot.
11.	Road Facilities.	Yes.
12.	Type of road available at present.	Asphalt Colony Road.
13.	Type of road-is it below 20Ft. or More than 20 Ft.	15.00 Mt. Wide Road
14.	Is it a land- locked Land.	No.
15.	Water Potentiality.	Good.
16.	Underground sewerage system.	No.
17.	Is power supply available at the site.	No.
18.	Advantage of the Site.	NA
	1. prime Locality	Yes
	2. Ease of access	The plot is good Connectivity and is easily accessible
19.	Special Remark, if Any like Threat of acquisition of land for public service purposes, road widening or Applicability of CRZ Provisions etc. (Distance from sea-coast/tidal level must be Incorporated.)	N.A.
Part-A (Valuation of Land)		NA
1.	Size of plot.	Total land Area = 9300 Sq. Mt.
	North & South	
	East & West	
2.	Total Extent of the plot	Total land Area = 9300 Sq. Mt.
3.	Prevailing Market rate (Along with details/reference of at least Two latest deals/transactions with respect to adjacent Properties in the areas.	Rate Rs. 12,000/- to Rs. 15,000/- Per Sq. Mt. For Plot rate
4.	Guideline rate obtained from the Register's office (an evidence thereof to be enclosed)	Guideline Rates as per Ready Reckoner Plot rate Rs. 9,100/- Per Sq. Mt.
Government Valuation Rs. N A Land = 9300 X 9,100/- = 8,46,30,000/- Say Rs. 8,46,30,000/- (Rs. Eight Crore, Forty-six Lakh, Thirty Thousand Only)		
5.	Assessed/Adopted rate of Valuation.	Rate Rs. 13,150/- per Sq. Mt. for Plot.
6.	Estimated Value of land.	Land Cost = 9300 Sq. Mt. X Rs. 13,150/- = Rs. 12,22,95,500/-



Part-B ()		
1.	Technical details of the Building.	--
	a] Type of Building (Residential/ Commercial/Industrial)	NA
	b] Type of Construction. (Load Bearing/R.C.C./Steel Frame)	Vacant Land
2.	What is the Floor Space index Permissible and Percentage of Actually Utilized?	NA
	c] Year of Construction.	NA
	d] Number of Floors and Heights of each floor including basement, if any	NA
	f] Condition of the Building.	NA
	i] Exterior-Excellent, Good/Normal, Poor.	NA
	ii] Interior- Excellent, Good/Normal, Poor.	NA
	g] Date of Issue and validity of layout of approved Map/Plan.	The Layout is Approved by NMC Nashik
	h] Approved Map/Plan Issuing authority.	Executive Engineer, NMC, Nashik.
	i] Whether genuines or Authenticity of Approved map/Plan is verified.	Yes.
	j] Any other Comments by our empanelled Valuers on authentic of Approved Plan.	No.

Specification of Construction (Floor-wise) in Respect of.

S. No.	Description	Ground Floor.	Other Floors.
1.	Foundation	NA	NA
2.	Basement	NA	NA
3.	Superstructure	NA	NA
4.	Joinery/Doors & Windows (Please Furnish details about size of frames, shutters, Glazing, fitting etc. and Specify the Species of timber)	NA	NA
5.	R.C.C. Works.	NA	NA
6.	Plastering.	NA	NA
7.	Flooring, Skirting, Dadoing.	NA	NA
8.	Special Finish as Marble, granite,	NA	NA



	wooden Paneling, Grills, etc.		
9.	Roofing including weather proof Course.	NA	NA
10.	Drainage.	NA	
S.No.	Description.		
2.	Compound Wall	NA	
	Height	NA	
	Length.	NA	
	Type of Construction	NA	
3.	Electrical Installation.		
	Type of Wiring.	NA	
	Class of Fitting (Superior/Ordinary/Poor)	NA	
	Number of Light Points.	NA	
	Fan Point	NA	
	Spare Plug Point.	NA	
	Any Other item.	--	
4.	Plumbing Installation		
a	No. of Water Closets and their types.	NA	
b.	No. of Wash Basin.	NA	
c.	No. of Toilets	NA	
d	No. of bath	NA	
e	Water meter, taps, etc.	NA	
f	Any Other Fixtures.	--	
5.	House Tax Receipt.	NA	
	Assessment No.	NA	
	Tax Paid in the name of	NA	
	Tax Amount.	NA	
6.	Electricity Service Connection no.	NA	
	Meter Card is in the name of	NA	
	Amount Rs.	NA	

DETAILS OF VALUATION (PART-B)

Sr. No	Particulars of Items	Plinth Area. Sqmtr.	Roof Height Mt.	Age of Building. Years	Estimated Replacement Rate of Const. Rs.	Replacement Cost. Rs.	Depreciation In Rs.	Net Value After Depreciation Rs.
1.	NA	NA	NA	NA	NA	NA	NA	NA
2.	NA	NA	NA	NA	NA	NA	NA	NA
3.	NA	NA	NA	NA	NA	NA	NA	NA
Total Building Value.								--

Total Building Value. --



Part C- (Extra Items)

1.	Portico			NA
2.	Ornamental Front door.			NA
3.	Site Out/Verandah With Steel Grills.			NA
4.	Overhead Water tank.			NA
5.	Extra Steel/Collapsible gates.			NA
	Total			NA

Part-D- (Amenities)

1.	Furniture			NA
2.	Glazed Tiles.			NA
3.	Extra Sink and bath Tub.			NA
4.	Marble/Ceramic tiles flooring.			NA
5.	Interior decorations			NA
6.	Architectural Elevation Works.			NA
7.	Laminated Doors & Shutters/Paneling Works.			NA
8.	Kitchen Trolleys & Kitchen Cabinet			NA
9.	S.S. & T. W. Rails with Glass Panel			NA
10.	False Ceiling			NA
	Total			--

Part E - (Miscellaneous) (Amount in Rs.)

1.	Separate toilet room			NA
2.	Separate Lumber room			NA
3.	Separate Water tank/Sump			NA
4.	Trees, Gardening.			NA
	Total.			NA

Part F-(Services) (Amount in Rs.)

1.	Water Supply arrangements.			NA
2.	Drainage arrangements			NA
3.	Compound Wall			NA
4.	C.B. Deposits, Fitting etc.			NA
5.	Pavement. – Tremix Flooring			NA
	Total.			NA



Total Abstract of the entire Property.

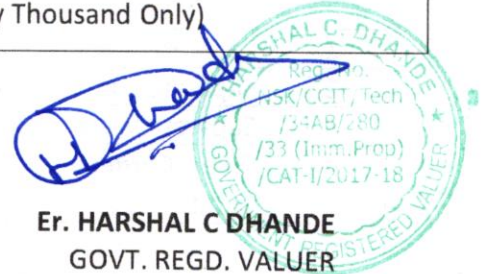
Part-A	Land.	12,22,95,500/-
Part-B	Building.	--
Part-C	Extra Items	--
Part-D	Amenities.	--
Part-E	Miscellaneous	--
Part-F	Services	--
	Total Market Value.	12,22,95,500/-
	Say Rs.	12,22,96,000/-

As a result of my appraisal and analysis, it is my Considered Opinion that the,

The Market Value	Rs. 12,22,96,000/- (Rs. Twelve Crore Twenty-Two Lakh Ninety-Six Thousand Only)
The Realizable Value	Rs. 11,00,66,000/- (Rs. Eleven Crore Sixty-Six Thousand Only)
The Distressed sale value	Rs. 09,78,37,000/- (Rs. Nine Crore Seventy-Eight Lakh Thirty-Seven Thousand Only)
The Government Valuation	Rs. 8,46,30,000/- (Rs. Eight Crore, Forty-six Lakh, Thirty Thousand Only)

Place : Nashik.

Date : 21/12/2024.



Er. HARSHAL C DHANDE
GOVT. REGD. VALUER

34 AB REGN. NO. CCIT/I/280/33(I.P.)/17-18

IBBI REGN. NO - IBBI/RV/07/2018/10503

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 Rs. _____ (Rs. _____ Only)

Signature.
(Name of the Branch Manager with Office Seal)

DECLARATION FROM VALUERS

I hereby declare that,

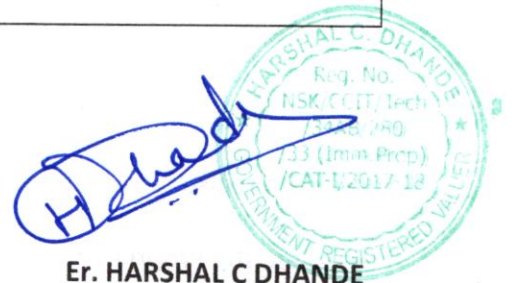
- a) The Information furnished in my Valuation report Dated. 21/12/2024.
- b) Is true and correct to the best of my Knowledge and belief and I have made an impartial and true Valuation of the Property.
- c) I have no direct or Indirect Interest in the Properly Valued.
- d) I have personally inspected the Property on 21/12/2024 the work is not sub-Contracted to any other Valuer and Carried out by myself.
- e) I have not been convicted of any offence and Sentenced to a term of Imprisonment.
- f) I have not been found guilty of Misconduct in my Professional Capacity.
- g) 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.
- h) 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 Standard as enshrined for Valuation in the IVS in General Standard's and Assets standard as applicable.
- i) I abide by the Model code of conduct for Empanelment of Valuers in The Bank
- j) I am registered Under Section 34 AB of the Wealth tax 1957.
- k) I am the Proprietor/Partners/Authorized official of the Firm/Company who is Competent to sign this Valuation Report.
- l) Further, I hereby provide the Following Information.



SR. NO.	PARTICULARS	VALUER COMMENT
1.	Background Information of the asset being Valued.	S. No. 412 Located in Nanavali, Near Sawraj Tractor House, Kannamwar Bridge, Mumbai – Agra Highway, Dwarka Nashik – 422 001.
2.	Purpose of Valuation and appointing authority.	Bank Loan Purposed & Appointing Authority
3.	Identity of the valuer and any other experts involved in the Valuation.	Valuer
4.	Disclosure of Valuer interest or conflict if any.	No.
5.	Date of appointment, Valuation date and date of report.	Appointment Date. 21/12/2024 Visit date. 21/12/2024 Valuation Report date. 21/12/2024
6.	Inspections and/or Investigation undertaken	With Manager - Accounts Mr. Deepak Dixit of M/S. Deepak Hotels Infra Pvt. Ltd., Mo. No. 7722064441
7.	Nature and sources of the Information used or Relied upon.	Market Survey.
8.	Procedures adopted in Carrying out the Valuation and Valuation Standards Followed.	As Per Valuation Standards.
9.	Restrictions on use report, if any.	For Bank Loan Purpose Only.
10.	Major Factors that were taken into account during the Valuation.	All Factors Consider in Valuation Report.
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 Valuation Report.	The report is submitted as per the bank Format.

Date: 21/12/2024

Place: Nashik.

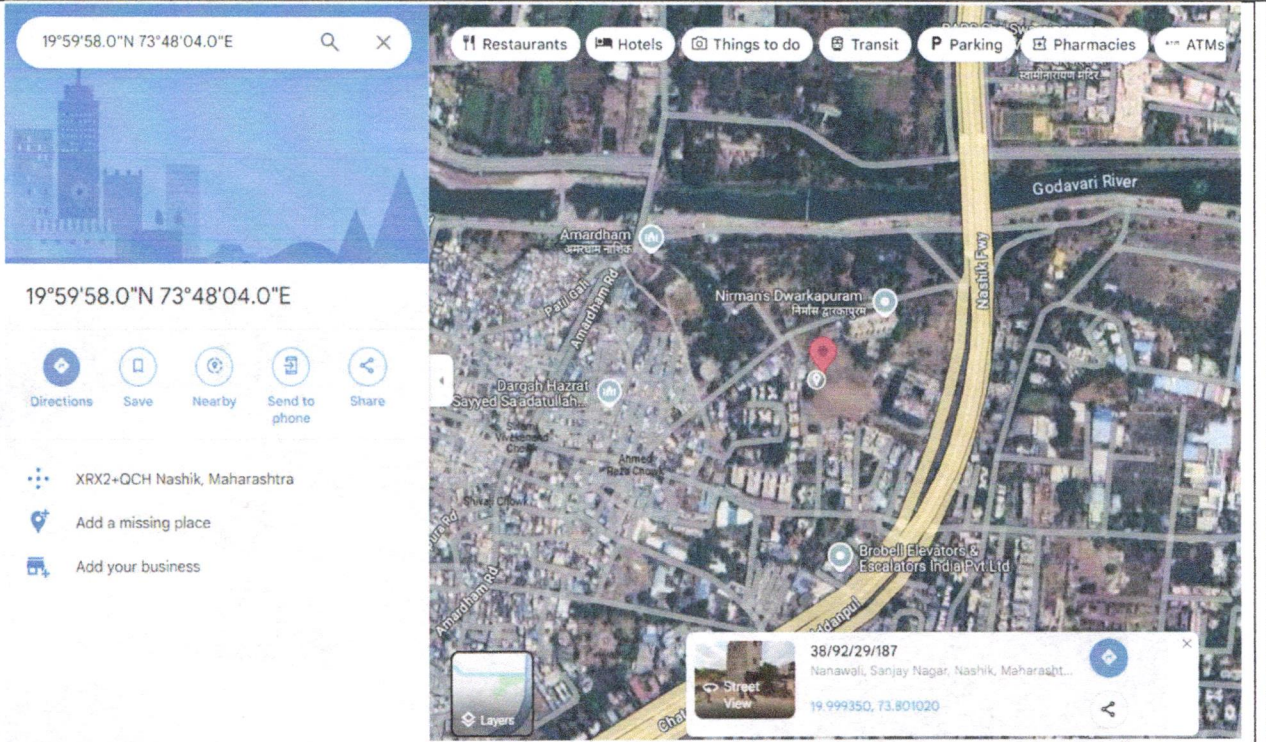


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READY RECKONER :-



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

Year: 2024-2025 Language: English

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No: Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने औद्योगिक	एकक (Rs.)	Attribute
1.3.26 - नविन मुंबई आग्रा मार्गाच्या पश्चिमेकडील गावठाणापर्यंतच्या अंतर्गत मिळकती	9100	31800	35870 39750	0	चौ. मीटर सर्वेक्षण नंबर







- वाचले :-
- 1) महाराष्ट्र जमिन महसूल अधिनियम, 1966 चे कलम 42 व अन्ये.
 - 2) मुंबईचा तुकडे पाडण्यास प्रतिबंधक व जमिन एकत्रिकरण करण्याबाबत अधिनियम-1947
 - 3) शासनाकडील महसूल विभाग परिपत्रक क्रमांक : कॉन / 3355 दिनांक 01/10/1955 व क्रमांक : कॉन / 3556 / एल दिनांक 29/05/1956
 - 4) शासन परिपत्रक क्रमांक : एनएपी-2021/प्र.क्र.118/ज-1 अ दिनांक 13 एप्रिल 2022
 - 5) महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील तुकडे बंदी तुकडे जोड अधिनियमाचे राजपत्र दिनांक 08/08/2023
 - 6) उप अभियंता, सहाय्यक संचालक, नाशिक मनपा नाशिक यांनी त्यांचेकडील जा.क्र.मनपा/नविवि/वशि/277/2024 दिनांक 24/05/2024
 - 7) तलाठी नाशिक - 3 यांचेकडील जा.क्र.451/2024 दिनांक 18/05/2024 रोजीचा स्थळ निरीक्षण दाखला.
 - 8) अर्जदार दिपक बिल्डर्स अॅण्ड डेव्हलपर्स तर्फे प्रोप्रायटर श्री. दिपक कल्याणजी चंदे रा. 101, आनंद प्लाझा, पहिला मजला, विद्युत भवन जवळ, नाशिक-पुणे रोड, नाशिक ता.जि.नाशिक यांचा दिनांक 19/06/2024 रोजीचा अर्ज.
 - 9) अर्जदार यांचा दिनांक 25/05/2024 रोजीचा करारनामा / शपथपत्र.



तहसिल कार्यालय, नाशिक
क्र.जमा-1/42-ब/एस.आर./253/2024
नाशिक दिनांक :- 03/07/2024

अकृषिक रुपांतरण नोटीस

अर्जदार दिपक बिल्डर्स अॅण्ड डेव्हलपर्स तर्फे प्रोप्रायटर श्री. दिपक कल्याणजी चंदे रा. 101, आनंद प्लाझा, पहिला मजला, विद्युत भवन जवळ, नाशिक-पुणे रोड, नाशिक ता.जि.नाशिक यांनी मौजे नाशिक - 3 ता. जि. नाशिक येथिल स.नं/गट नं. 412 यांसी 7/12 नुसार एकूण क्षेत्र 9300.00 चौ.मी. यांस निवासी / रहिवासी प्रयोजनाय वापरात बदल करणेबाबत विनंती केली आहे.

ज्याअर्थी महानगरपालिका व नगर विकास विभागाच्या प्रस्तावित विकास आराखड्याची/नियोजन प्राधिकारी यांचेकडील झोन नकाशाची पाहणी केली असता आपल्या जमिन/स.नं/ग.न/प्लॉट चा (रहिवास) झोनमध्ये अंतर्भाव येत आहे. त्यामुळे आपला यांनी मौजे नाशिक - 3 ता. जि. नाशिक येथिल स.नं/गट नं. 412 यांसी 7/12 नुसार एकूण क्षेत्र 9300.00 चौ.मी. हे क्षेत्र निवासी / रहिवासी कारणासाठी अकृषिक करण्यास पात्र आहे.

त्याअर्थी, या नोटीसीद्वारे आपल्या मिळकतीची खालील प्रमाणे प्रकरणी सादर केलेल्या कागदपत्राचे अधिनराहून आकारणी केलेली असून ती आपणास सादर नोटीसीद्वारे कळविणेत येत असून, सादरची अकृषिक रुपांतरण नोटीस खालील अटी व शर्तीस अधिन राहून देण्यात येत आहे.

गावाचे नांव	स. नं.	क्षेत्र	अकृषिक प्रमाणदर	अकृषिक कर रूपये	रुपांतरीत कर रू.	एकूण रू (5+6)
नाशिक - 3	412	एकूण क्षेत्र 9300.00 चौ.मी.	1.32 पै	12276/- (9300.00 चौ.मी. x 1.32पै)	61380/- (12276/- x 5 पट)	73656/-

सादरची रक्कम ज्या दिनांकापासून शासनाकडे अदा केली जाईल, त्या दिनांकापासून संबंधीत जमिन ही विकास आराखड्यानुसार दर्शविण्यात आलेल्या वापर विभागातील प्रयोजनाकरीता अकृषिक वापरात रुपांतरीत झाल्याचे मानण्यात येईल. तसेच सादरहू जमिनीच्या अकृषिक वापरासाठी अकृषिक परवानगीची आवश्यकता राहणार नाही.

- 1) अर्जदार यांनी नियोजन प्राधिकरणाच्या नियमानुसार आवश्यक त्या परवानग्या घेणे बंधनकारक राहिल. तसेच सहाय्यक संचालक/कार्यकारी अभियंता नगर रचना यांनी मंजूर केलेल्या अभिन्यांसाठी खुली जागा (Open Space) तसेच रस्ते स्थानिक प्राधिकरणाकडे वर्ग करणे आवश्यक राहिल.
- 2) सादर मिळकतीबाबत कोणताही वाद अथवा दावा प्रलंबित असल्यास, तसेच मिळकतीबाबत भविष्यात वाद उपस्थित झाल्यास त्यास भोगवटदार (मालक) यांचे जबाबदारी राहिल असे मानले जाईल.



