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CIN: U74120MH2010PTC20786

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Deepak Kalyanji Chande.**

Commercial Office No. 205 & 207 on Second Floor, 306,307,308,309,310,311,312,313,316,317,320 on Third Floor, 402,404,405,406,407,408,409,410,411,412,413,415 on Fourth Floor " **Shri Kalika Plaza** ", Survey No. 547/ B/ 2B/ 3/ 1/ 2/ 3, Plot No. 82, C.T.S. No. 7063/ 1A + 7063/ 1B+7063/ 1C. TPS - II, Opp. to Kalika Mandir, Gadkari Chowk, Old Mumbai Agra Road, Village - Nashik, Nashik PIN Code - 422001, Taluka & District – Nashik, State – Maharashtra, Country – India.

Latitude Longitude: 19°59'29.3"N 73°46'59.4"E

Intended User:

**Bank of Maharashtra
Dwarka Branch Nashik**

Kharbanda Park, Dwarka Circle, Nashik Pune Road, Nashik 422001,
State - Maharashtra, Country - India.



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

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Regd. Office

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

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Valuation Report - ROM / Dwarka Branch / Mr. Deepak Kalyanji Chande Page 2 of 31

Vastu/Nashik/01/2025/013/56 /2310117

20/1/236-PYBS

Date: 13.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 205 & 207 on Second Floor, Office No. 306,307,308,309,310,311,312,313,316,317,320 on Third Floor, Office No. 402,404,405,406,407,408,409,410, 411,412,413,415 on Fourth Floor " **Shri Kalika Plaza** ", Survey No. 547/ B/ 2B/ 3/ 1/ 2/ 3, Plot No. 82, C. T.S. No. 7063/ 1A + 7063/ 1B+7063/ 1C. TPS - II, Opp. to Kalika Mandir, Gadkari Chowk, Old Mumbai Agra Road, Village - Nashik, Nashik PIN Code - 422001, Taluka & District – Nashik, State – Maharashtra, Country – India, belongs to **Name of Owner: Mr. Deepak Kalyanji Chande.**

Boundaries of the property.

Boundaries		Building			
North		S.NO. 547(P)			
South		1.50 M Wide Space for Plantation			
East		18.00 M. Wide Road			
West		18.00 M. Wide Road			
Sr. No.	Office No.	North	South	East	West
As per Site & Approved Plan					
1	205	Marginal Space	Passage & Office No. 225	Terrace Area	Office No. 204
2	207	Marginal Space	Passage & Office No. 221	Staircase & Lift	Office No. 206
3	306	Marginal Space	Passage & Office No. 322	Office No. 307	Terrace Area
4	307	Marginal Space	Passage & Office No. 321	Staircase & Lift	Office No. 306
5	308	Marginal Space	Passage & Office No. 320	Office No. 309	Staircase & Lift
6	309	Marginal Space	Passage & Office No. 319	Terrace	Office No. 308
7	310	Marginal Space	Passage & Office No. 316	Office No. 311	Terrace Area
8	311	Marginal Space	Passage & Office No. 315	Staircase & Lift	Office No. 310
9	312	Toilet Block & Marginal Space	Marginal Space	Marginal Space	Office No. 313
10	313	Passage & Lift	Marginal Space	Office No. 312	Office No. 314
11	316	Passage & Office No. 310	Marginal Space	Office No. 315	Office No. 317
12	317	Passage	Marginal Space	Office No. 316	Office No. 318



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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13	320	Passage & Office No. 308	Marginal Space	Office No. 319	Terrace Area
14	402	Office No. 401	Office No. 403	Passage	Marginal Space
15	404	Marginal Space	Passage & Office No. 426	Office No. 405	Passage & Office No. 401 & 402
16	405	Marginal Space	Passage & Office No. 425	Terrace Area	Office No. 404
17	406	Marginal Space	Passage & Office No. 422	Office No. 407	Terrace Area
18	407	Marginal Space	Passage & Office No. 421	Staircase & Lift	Office No. 406
19	408	Marginal Space	Passage & Office No. 420	Office No. 409	Staircase & Lift
20	409	Marginal Space	Passage & Office No. 419	Terrace Area	Office No. 408
21	410	Marginal Space	Passage & Office No. 416	Office No. 411	Terrace Area
22	411	Marginal Space	Passage & Office No. 415	Staircase & Lift	Office No. 410
23	412	Toilet Block & Marginal Space	Marginal Space	Marginal Space	Office No. 413
24	413	Passage & Lift	Marginal Space	Office No. 412	Office No. 414
25	415	Passage & Office No. 411	Marginal Space	Office No. 414	Office No. 416

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 ₹ 29,79,51,500.00 (Rupees Twenty Nine Crore Seventy Nine Lakh Fifty One 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.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.12.13 16:37:33 +05'30'



Auth. Sign.

Director

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Bank Of Maharashtra Empanelment No.: AX-8/NZ/Panal Valuer/2022-23

Encl.: Valuation report.



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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 Maharashtra
 Dwarka Branch
 Kharbanda Park, Dwarka Circle, Nashik Pune Road,
 Nashik - 422001, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF UNIT)

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	: 12.12.2024
	b) Date on which the valuation is made	: 13.12.2024
3.	List of documents produced for perusal: 1) Copy of Title search Report dated.15.12.2023 issued by Advocate Shri. Shrikant Indrabhan Rayate. 2) Copy of Approved Building Plan Commencement Certificate No. A1/ BP/ 42 dated.30.06.2022 issued by Nashik Municipal Corporation, Nashik. 3) Copy of Commencement Certificate Vide No. LND/ BP/ A1/ BP/ 42 dated.30.06.2022, issued by issued by Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik. 4) Copy of RERA Registration Certificate No. P51600023610 dated.02.11.2022 issued by Maharashtra Real Estate Regulatory Authority. 5) Copy of Part Occupancy Certificate Vide No. Javak No. A1/ 31677 Dated.19.10.2023 issued by Nashik Municipal Corporation, Nashik 6) Copy of Part Occupancy Certificate Vide No. Javak No. A1/ 31689 Dated.05.01.2024 issued by Nashik Municipal Corporation, Nashik.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Owner: Mr. Deepak Kalyanji Chande. Address: Commercial Office No. 205 & 207 on Second Floor, Office No. 306,307,308,309,310,311,312,313, 316,317,320 on Third Floor, Office No.402,404,405, 406,407,408,409,410,411,412,413,415 on Fourth Floor " Shri Kalika Plaza ", Survey No. 547/ B/ 2B/ 3/ 1/ 2/ 3, Plot No. 82, C.T.S. No. 7063/ 1A + 7063/ 1B + 7063/ 1C. TPS - II, Opp. to Kalika Mandir, Gadkari Chowk, Old Mumbai Agra Road, Village - Nashik, Nashik PIN Code - 422 001, Taluka & District – Nashik, State – Maharashtra, Country – India. Contact Person: Shri. Balchandra Sir (CA) Contact No. +91 8208845851 Sole Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Commercial Office No. 205 & 207 on Second Floor, Office No. 306,307,308,309,310, 311,312,313,316,317,320 on Third Floor, Office No.



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			402,404,405,406,407,408,409,410,411,412,413,415 on Fourth Floor all have Single Unit. The property is at 6.7 Km. distance from nearest railway station Nashik Road. Landmark: Opp. to Kalika Mandir, Gadkari Chowk.
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 547/ B/ 2B/ 3/ 1/ 2/ 3, Plot No. 82, C.T.S. No. 7063/ 1A + 7063/ 1B+7063/ 1C. TPS - II
	b) Door No.	:	Commercial Office No. 205 & 207 on Second Floor, Office No. 306,307,308,309,310,311,312,313,316, 317,320 on Third Floor, Office No. 402,404,405,406, 407,408,409,410,411,412,413,415 on Fourth Floor
	c) T.S. No. / Village	:	Village – Nashik
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Commencement Certificate No. A1/ BP/ 42 dated.30.06.2022 issued by Nashik Municipal Corporation, Nashik.
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik.
	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	:	Commercial Office No. 205 & 207 on Second Floor, Office No . 306,307,308,309,310,311,312,313,316, 317,320 on Third Floor, Office No. 402,404,405,406, 407,408,409,410,411,412,413,415 on Fourth Floor " Shri Kalika Plaza ", Survey No. 547/ B/ 2B/ 3/ 1/ 2/ 3, Plot No. 82, C.T.S. No. 7063/ 1A + 7063/ 1B+7063/ 1C. TPS - II, Opp. to Kalika Mandir, Gadkari Chowk, Old Mumbai Agra Road, Village - Nashik, Nashik PIN Code - 422001, Taluka & District – Nashik, State – Maharashtra, Country – India.
8.	City / Town	:	Nashik
	Commercial 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 limit / Village PanChhayat / Municipality	:	Village – Nashik Nashik Municipal Corporation, Nashik
11.	Whether covered under any State / Central	:	No



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	Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area					
13.	Dimensions / Boundaries of the Property / Building		As per Actual Site	As per the Plan		
	North	:	S.NO. 547(P)	S.NO. 547(P)		
	South	:	1.50 M Wide Space for Plantation	1.50 M Wide Space for Plantation		
	East	:	18.00 M. Wide Road	18.00 M. Wide Road		
	West	:	18.00 M. Wide Road	18.00 M. Wide Road		
13.2	Whether Boundaries Matching with Actual		Yes			
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°59'29.3"N 73°46'59.4"E			
14.	Extent of the site					
			Built Up Area			
	Sr. No.	Office No.	Sq. M	Sq. Ft	Rate in Sq. ft	Value
	1	205	69.02	743.00	13,000	96,59,000
	2	207	69.02	743.00	13,000	96,59,000
	3	306	69.02	743.00	11,500	85,44,500
	4	307	69.02	743.00	11,500	85,44,500
	5	308	69.02	743.00	11,500	85,44,500
	6	309	69.02	743.00	11,500	85,44,500
	7	310	69.02	743.00	11,500	85,44,500
	8	311	69.02	743.00	11,500	85,44,500
	9	312	229	2465.00	11,500	2,83,47,500
	10	313	153.19	1649.00	11,500	1,89,63,500
	11	316	59.82	644.00	11,500	74,06,000
	12	317	59.82	644.00	11,500	74,06,000
	13	320	73.02	786.00	11,500	90,39,000
	14	402	267.65	2881.00	11,500	3,31,31,500
	15	404	69.02	743.00	11,500	85,44,500
	16	405	69.02	743.00	11,500	85,44,500
	17	406	69.02	743.00	11,500	85,44,500
	18	407	69.02	743.00	11,500	85,44,500
	19	408	69.02	743.00	11,500	85,44,500
	20	409	69.02	743.00	11,500	85,44,500
	21	410	69.02	743.00	11,500	85,44,500
	22	411	69.02	743.00	11,500	85,44,500
	23	412	229	2465.00	11,500	2,83,47,500
	24	413	153.19	1649.00	11,500	1,89,63,500
	25	415	59.82	644.00	11,500	74,06,000
				25715.00	Total Value	29,79,51,500
	Built up area in Sq. Ft. = 25715.00					
	(Area as per Tile Search Report & Pervious Valuation)					



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15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up area in Sq. Ft. = 25,715.00 (Area as per Tile Search Report & Pervious Valuation)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II APARTMENT BUILDING			
1.	Nature of the Apartment	:	Commercial
2.	Location	:	
	C.T.S. No.	:	Survey No. 547/ B/ 2B/ 3/ 1/ 2/ 3, Plot No. 82, C.T.S. No. 7063/ 1A + 7063/ 1B+7063/ 1C. TPS - II
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation, Nashik
	Door No., Street or Road (Pin Code)	:	Commercial Office No. 205 & 207 on Second Floor, Office No. 306,307,308,309,310,311,312,313,316, 317,320 on Third Floor, Office No. 402,404,405,406, 407,408,409,410,411,412,413,415 on Fourth Floor " Shri Kalika Plaza ", Survey No. 547/ B/ 2B/ 3/ 1/ 2/ 3, Plot No. 82, C.T.S. No. 7063/ 1A + 7063/ 1B+7063/ 1C. TPS - II, Opp. to Kalika Mandir, Gadkari Chowk, Old Mumbai Agra Road, Village - Nashik, Nashik PIN Code - 422001, Taluka & District – Nashik, State – Maharashtra, Country – India.
3.	Description of the locality Commercial / Commercial / Mixed	:	Commercial
4.	Year of Construction	:	2023 & 2024 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground + 12 Upper Floor
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	26 Office on Second Floor 26 Unit on Third Floor 26 Unit on Fourth Floor
8.	Quality of Construction	:	Excellent
9.	Appearance of the Building	:	Excellent
10.	Maintenance of the Building	:	Excellent
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
III UNIT			
1	The floor in which the Unit is situated	:	Ground Floor
2	Door No. of the Unit	:	Commercial Office No. 205 & 207 on Second Floor, Office No. 306,307,308,309,310,311,312,313,316,



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		317,320 on Third Floor, Office No. 402,404,405,406, 407,408,409,410,411,412,413,415
3	Specifications of the Unit	: 2BHK
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tile Flooring
	Doors	: MS Rolling Shutter
	Windows	: N.A.
	Fittings	: Concealed Plumbing, Concealed Electrical wiring
	Finishing	: Cement Plastering
	Paint	: Lustre 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 Unit?	: Excellent
7	Sale Deed executed in the name of	: Name of Owner: Mr. Deepak Kalyanji Chande
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Unit?	: Built up area in Sq. Ft. = 25,715.00 (Area as per Tile Search Report & Pervious Valuation)
10	What is the floor space index (app.)	: As per NMC Norms
11	What is the Carpet Area of the Unit?	: -
12	Is it Posh / I Class / Medium / Ordinary?	:
13	Is it being used for Commercial or Commercial purpose?	: Commercial purpose
14	Is it Owner-occupied or let out?	: Vacant
15	If rented, what is the monthly rent?	: ₹ 6,20,000.00 Expected rental income per month
IV	MARKETABILITY	:
1	How is the marketability?	: Excellent
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
V	Rate	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar Unit 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)	: ₹ 10,000.00 to ₹ 15,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details).	: ₹ 13,000.00 per Sq. Ft. on Built Up on Office No. 205 & 207 ₹11,500.00 per Sq. Ft. on Built Up on Office No. 306,307,308,309,310,311,312,313,316,317,320 on 3 rd floor & 402,404,405,406,407,408,409, 410,411, 412,413,415 on 4 th floor.
3	Break – up for the rate	:



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		Office No. 205 & 207	Office No.306,307,308,309, 310,311,312,313,316,317,3 20,402,404,405,406,407,40 8,409,410,411,412,413,415
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 11,000.00 per Sq. Ft.	₹ 7,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 83,400.00 per Sq. M. (for office) ₹ 7,748.00 per Sq. Ft.	
	Guideline rate obtained (after Depreciation)	: N.A. as the age of the property is below 5 years	
5	Registered Value (if available)	: -	
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	: N.A. as the age of the property is below 5 years	
	Replacement cost of Unit with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.	₹ 2,000.00 per Sq. Ft.
	Age of the building	: 02 Years	01 Years
	Life of the building estimated	: 58 years Subject to proper, preventive periodic maintenance & structural repairs.	
	Depreciation percentage assuming the salvage value as 10%	: N.A. as the age of the property is below 5 years	
	Depreciated Ratio of the building	: N.A. as the age of the property is below 5 years	
b	Total composite rate arrived for Valuation	:	
		Office No. 205 & 207	Office No.306,307,308,309, 310,311,312,313,316,317,3 20,402,404,405,406,407,40 8,409,410,411,412,413,415
	Depreciated building rate VI (a)	: ₹ 2,000.00 per Sq. Ft.	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 11,000.00 per Sq. Ft.	₹ 9,500.00 per Sq. Ft.
	Total Composite Rate	: ₹ 13,000.00 per Sq. Ft.	₹ 11,500.00 per Sq. Ft.
	Remarks: The Above-Mentioned Rate is Given As Per Unit Cost.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the office No. 205 & 207	1,486.00 Sq. Ft.	13,000.00	1,93,18,000.00
1.1	Present value of the Office No. 306,307,308,309,310,311,312,313,316,317,320,402,404,405,406,407,408,409,410,411,412,413,415	24,229.00 Sq. Ft.	11,500.00	27,86,33,500.00
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 Unit (if Unit is under construction)			
	Total			29,79,51,500.00



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Value of Unit

Fair Market Value	29,79,51,500.00
Realizable value	26,81,56,350.00
Distress Value	25,32,58,755.00
Insurable value of the property (25715.00 Sq. Ft. X ₹ 2,000.00)	5,14,30,000.00
Guideline value of the property (25715.00 Sq. Ft. X ₹ 7,748.00)	19,92,39,820.00

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 Commercial Unit, where there are typically many comparables available to analyze. As the property is a Commercial Unit, 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 ₹ 10,000.00 to ₹ 15,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Unit size, location, upswing in real estate prices, sustained demand for Commercial Unit, all-round development of commercial and Commercial application in the locality etc. We estimate ₹ 13,000.00 per Sq. Ft. on Built Up Area on Office No. 205 & 207 ₹ 11,500.00 per Sq. Ft. on Built Up Area on Office No.306,307,308,309,310,311,312,313,316,317,320 & 402,404, 405,406,407,408,409,410,411,412,413,415 for valuation after depreciation.

Impending threat of acquisition by government for road widening / public 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	Excellent
ii) Likely rental values in future in and	₹ 6,20,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



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Actual site photographs



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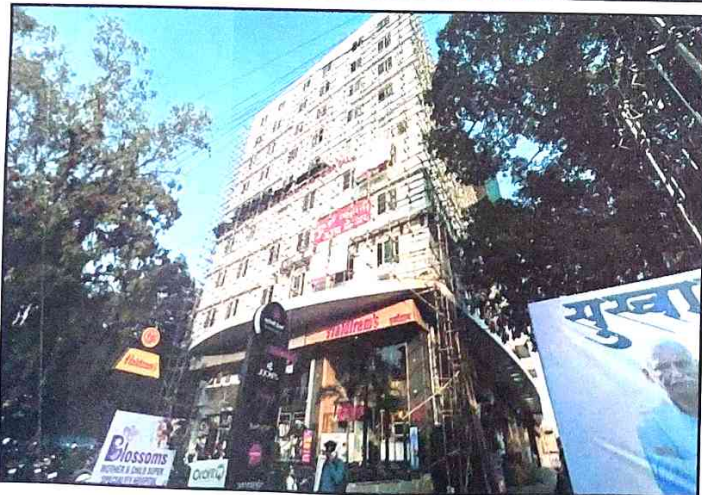
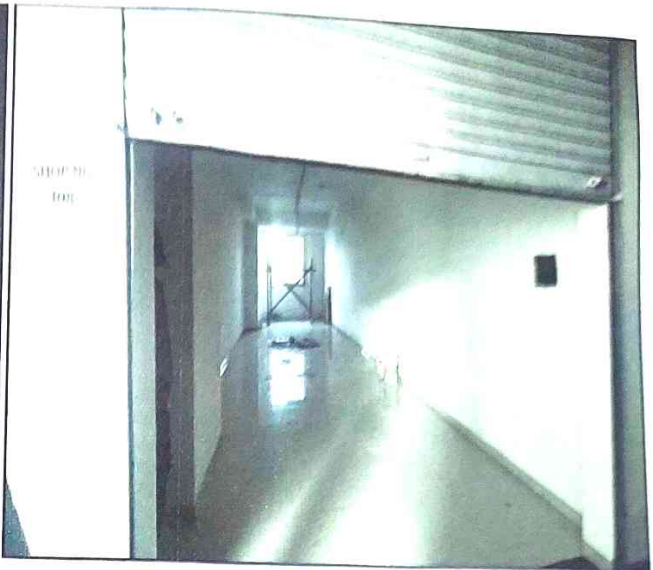
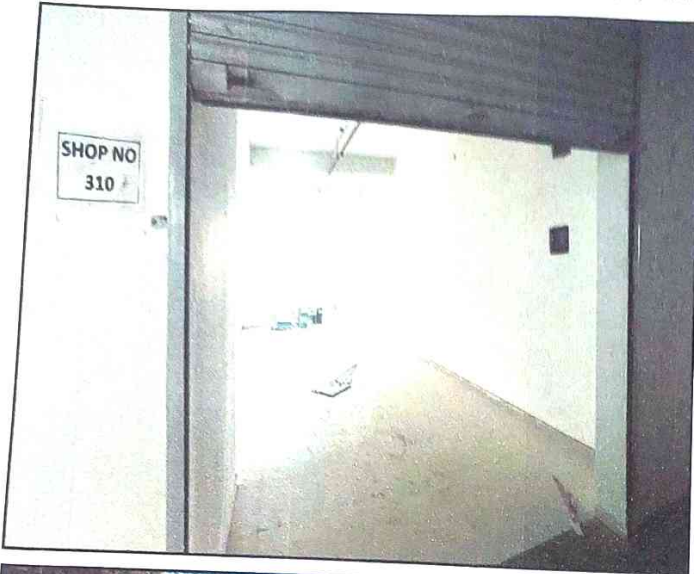


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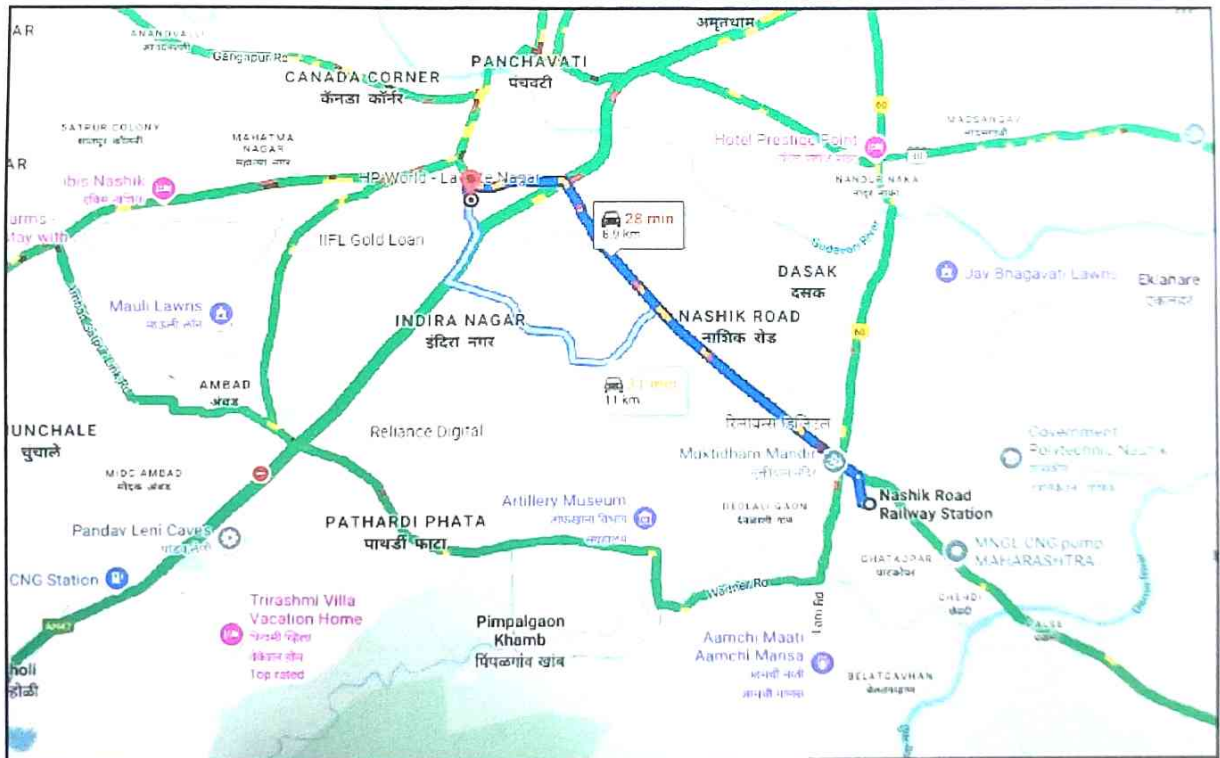
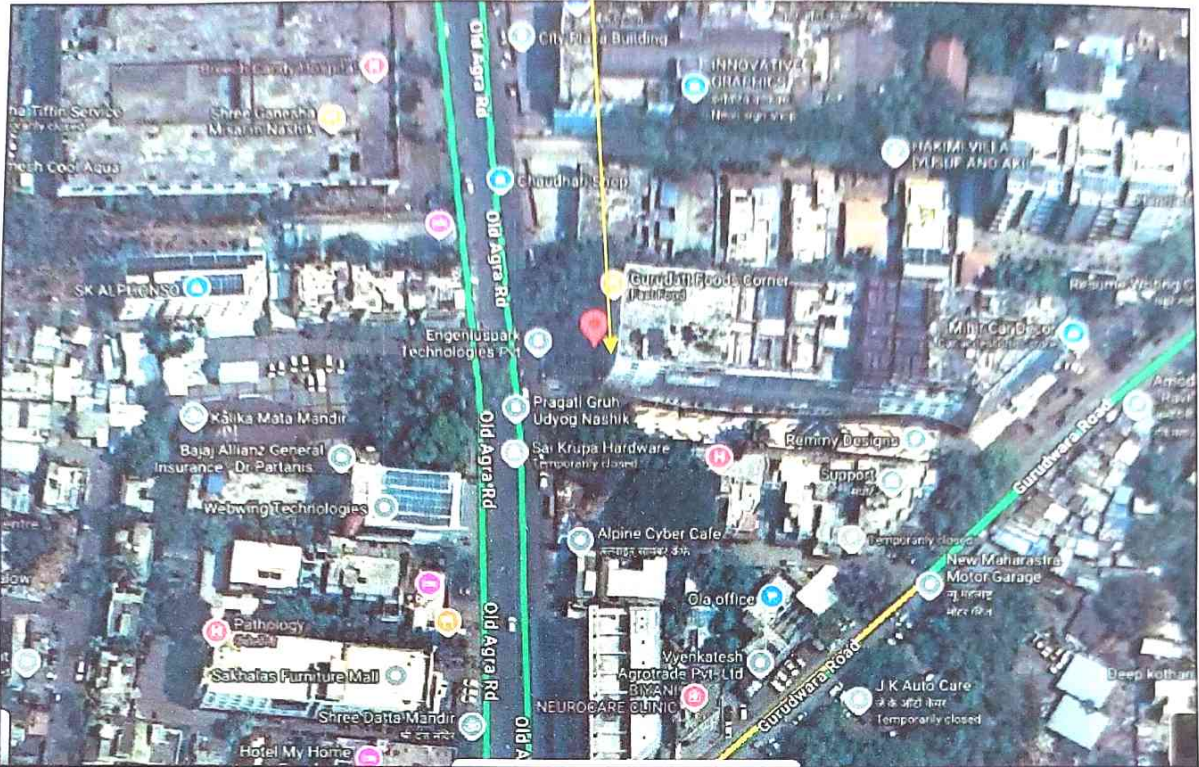
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Route Map of the property

Site u/r



Latitude Longitude: 19°59'29.3"N 73°46'59.4"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 6.7 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)

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

Year: 2024-2025 Language: English

Selected District: Nashik

Select Taluka: Nashik

Select Village: Mauje Nashik - Nagararachna Yojna No-2

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	फाने	श्रीद्वैयिक एकक (Rs./)	Attribute
1.2.13-जुना मुंबई आग्रा मार्ग (मुंबई नाका ते गडकरी चौक)	54100	71900	83400	7900	0	चौ. मीटर अंतीम प्लॉट नंबर



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Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property

₹ 1.20 Cr EMI: 23,441 | Get the EMI sheet here

Office Space For Sale in Nashik Business Park | **Mumbai Naka, Nashik**

Unfurnished 2 Car Parking

Commercial Complex
Samraat Nucleus Carpet Area: **1006 sqft** ~ ₹ 1192/sqft

Floor: **1 (Out of 5 Floors)**

Pantry: **No Personal Pantry** Washroom: **2** Overlooking: **Main Road Facing**

Contact Owner
Vaishnavi Deshmukh
9192111111
Get Phone No.

Download Brochure

2 Covered Parking(s) Available

Contact Owner **Get Phone No.**

More Details

Price: ₹ 1.2 Cr

Facilities: Lift, Reserved Parking, Fire Sprinklers

magicbricks Buy Rent Sell Home Loans Login Post Property

₹ 40.0 Lac ₹ 12579/sqft EMI: ₹ 7,786 | How much loan can I get?

Office Space For Sale in Nashik Business Park | **Mumbai Naka, Nashik**

Unfurnished

Commercial Complex
Nashik Business Park Super Area: **318 sqft** ~ ₹ 12579/sqft Carpet Area: **240 sqft** ~ ₹ 16687/sqft

Floor: **2 (Out of 5 Floors)** Pantry: **No Personal Pantry** Washroom: **1**

Contact Owner
dr mahesh Ahire -9198000000
Get Phone No.

Last contact made 3 days ago

Contact Owner **Get Phone No.**

More Details

Price: ₹ 40 Lac

Facilities: Power Back Up, Lift, Security, Maintenance Staff

Address: mumbai naka in front of shatabdhi hospital, Mumbai Naka, Nashik, Maharashtra



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Sale Instances

सूची क्र.2		दस्तावेज क्र. सह दु.नि. नाशिक 3
674340 30-03-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		दस्तावेज क्र. 674/2024 नोंदणी Regn 63m
गावाचे नाव : नाशिक शहर		
(1) विलेखाचा प्रकार	विक्री करारनामा	
(2) मोबदला	50500000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	25927500	
(4) भू.मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नाशिक म.न.पा.इतर वर्णन : , इतर माहिती: , इतर माहिती: तुकडी व जिल्हा नाशिक पैकी नाशिक महानगरपालिका नाशिक हद्दीतील (1) मौजे नाशिक या गावचे शिवारातील सर्व्हे नंबर 547/ब/2ब/3/1 यांसी क्षेत्र 1899.65 चौ.मी. यांसी सिटी सर्व्हे नंबर 7063/1 ब यांसी सि.स. नंबर प्रमाणे क्षेत्र 1871.70 चौ.मी. यांसी टीपी टू प्रमाणे फायनल प्लॉट नंबर 82(2) मौजे नाशिक या गावचे शिवारातील सर्व्हे नंबर 547/ब/2ब/3/2 यांसी क्षेत्र 1159.07 चौ.मी. यांसी सिटी सर्व्हे नंबर 7063/1 क यांसी सि.स. नंबर प्रमाणे क्षेत्र 1159.00 चौ.मी. यांसी टीपी टू प्रमाणे फायनल प्लॉट नंबर 82(3) मौजे नाशिक या गावचे शिवारातील सर्व्हे नंबर 547/ब/2ब/3/3 यांसी क्षेत्र 3288.35 चौ.मी. यांसी सिटी सर्व्हे नंबर 7063/1 अ यांसी सि. स. नंबर प्रमाणे क्षेत्र 3288.35 चौ.मी. यांसी टीपी टू प्रमाणे फायनल प्लॉट नंबर 82 या मिळकतीवर एकत्रितरित्या बांधण्यात येत असलेल्या श्री कालिका प्लाझा अपार्टमेंट या इमारतीतील तळ मजल्यावरील शॉप क्रमांक 09 यांसी चर्टई क्षेत्र 179.55 चौ.मी व मॅझेनाईन क्षेत्र 134.66 चौ.मी असे एकूण क्षेत्र 314.21 चौ.मी ((Survey Number : 547/ब/2ब/3/1, 547/ब/2ब/3/2, 547/ब/2ब/3/3 ; C.T.S. Number : 7063/1 ब, 7063/1 क, 7063/1 अ ;))	
(5) क्षेत्रफळ	314.21 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- दिपक बिल्डर्स अँड डेव्हलपर्स ए प्रोप्रायटरी फर्म तर्फे प्रोप्रायटर श्री. दिपक कल्याणजी चंदे तर्फे स्पेशल मुखत्यार म्हणून मीना श्रीपाद कुलकर्णी वय:- 45 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- 101 पहिला मजला आनंद प्लाझा नाशिक पुणे रोड नाशिक रोड नाशिक, ब्लॉक नं:-, रोड नं:-, पिन कोड:- 422101 पॅन नं:- AAYPCH156H	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मनीषा शशिकांत धात्रक वय:- 51; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- 63, सोनचाफा बंगाल, पेठ रोड, जयंती हॉस्पिटल जवळ, आर.टी.ओ ऑफिस जवळ, पंचवटी, नाशिक, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, नासईक्र. पिन कोड:- 422003 पॅन नं:- ATMPD8185A	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	18/01/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	674/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3030000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		

Title Search Report

Shri. Shrikant Indrabhan Rayate
L.L.M., (London, UK) D.C.L., D.C.G.
ADVOCATE

Shri. Indrabhan Ramchandra Rayate
B.A., L.L.B., D.L.B., D.C.L.
ADVOCATE

Niphad Office: 211, Advocate Chambers, Niphad Court, Al Post, Tal. Niphad, Dist. Nashik - 422 003.
Nashik Office: 404, 4th Floor, Space Coombes Building, Near Mahar Signal, Ashok Blumbh, Al Post Tal. Dist. Nashik

Title Investigation Report (Search Report)

To,
The Branch Manager,
Bank of Maharashtra,
Branch - Dwarka Branch,
Tal. & Dist. Nashik.

Legal Opinion:

- 1) Subject : Title report on property owned by M/s Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande
- 2) Name of the Branch : Dwarka Branch
- 3) Name of the Borrower : M/s Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande

4) Description of Documents Scrutinized:

Sr. No	Date of Execution of Documents	Details of registration of Documents / Conveyance	Place Sub Regd. Office	Property Falls Under Sub-Registrar	Remarks
1)		7/12 extract	Nashik	Nashik	Original
2)		6/0 Mutation entry	Nashik	Nashik	Xerox
3)	02/11/2019	Commercial NA Order	Nashik	Nashik	Xerox
4)	30/09/2022	Building Commencement Certificate	Nashik	Nashik	Xerox
5)	14/10/2022	Part Completion Certificate	Nashik	Nashik	Xerox
6)	08/11/2023	Part Completion Certificate	Nashik	Nashik	Xerox
7)		RERA Certificate	Nashik	Nashik	
8)		Building Plan	Nashik	Nashik	
9)	27/06/2022	TDR Sale Deed vide Sr. No. NSN 5/ 7546/ 2022	Nashik	Nashik	Original
10)	29/03/2022	Sale Deed vide Sr. No NSN 2/8877/2022	Nashik	Nashik	Original
11)	20/09/2019	Sale Deed vide Sr. No NSN 2/1838/2019	Nashik	Nashik	Original
12)	11.12.2019	Sale Deed vide Sr. No NSN 2/8894/2019	Nashik	Nashik	Original
13)	03/03/2019	Sale Deed vide Sr. No NSN 2/ 2824/ 2019	Nashik	Nashik	Original
14)	03/01/2020	Confirmation Deed vide Sr. No NSN-2-74-2020	Nashik	Nashik	Xerox
15)	07/05/2018	Development Agreement vide Sr. No. NSN 6/1349/2018 & 1347/2018 & 1343/2015	Nashik	Nashik	Xerox



Area 743 Sq. feet, Shop No. 098, Adm Area 743 Sq. feet, Shop No. 099, Adm Area 743 Sq. feet, Shop No. 111, Adm Area 743 Sq. feet, Shop No. 112, Adm Area 2465 Sq. feet, Shop No. 113, Adm Area 1649 Sq. feet, Shop No. 115, Adm Area 614 Sq. feet on P. Block Survey No. 547 (2/2001) - Survey No. 547 (2/2001) - Survey No. 547 (2/2001)	
e) Survey No. / Survey No. / CBT No. / House No.	
f) Boundaries	As per mentioned in search report
g) Type of land	Freehold N/A Residential
h) Nature of Property	Non Agricultural Residential
i) Location	Nashik Shahr - 4, Tal. & Dist. Nashik
j) Appears in Land Acquisitions / Reservation / Reservations	No
k) Plans for Construction area sanctioned.	Yes
l) Taxes paid to date	Yes
m) Trace of Title / History of passing of title deed (Detailed of antecedent of title deed).	Traced.
n) Encumbrance Statues	No

CERTIFICATE OF TITLE AND NO ENCUMBRANCES

I have examined the original title deeds relating to the properties situated at Nashik Shahr - 4, Tal. & Dist. Nashik And offered as security by way of Registered Mortgage. I have also taken search with the Sub Registrar of Assurances and Record of Rights for last 30 years (Original for receipt enclosed). I certify that M/s Deepak Builders & Developers through Prop. Mr. Deepak Kalyanji Chande has an absolute, clear and marketable title over the properties shown above. I further certify that the documents of title referred to under the opinion are perfect evidence of right, title and interest of the borrower/mortgagor and that if the said registered Mortgage by deposit of title deeds created in the manner required by law. It will satisfy the requirements of creation of Registered Mortgage.

Place : Niphad.
Date : 15th December, 2023.



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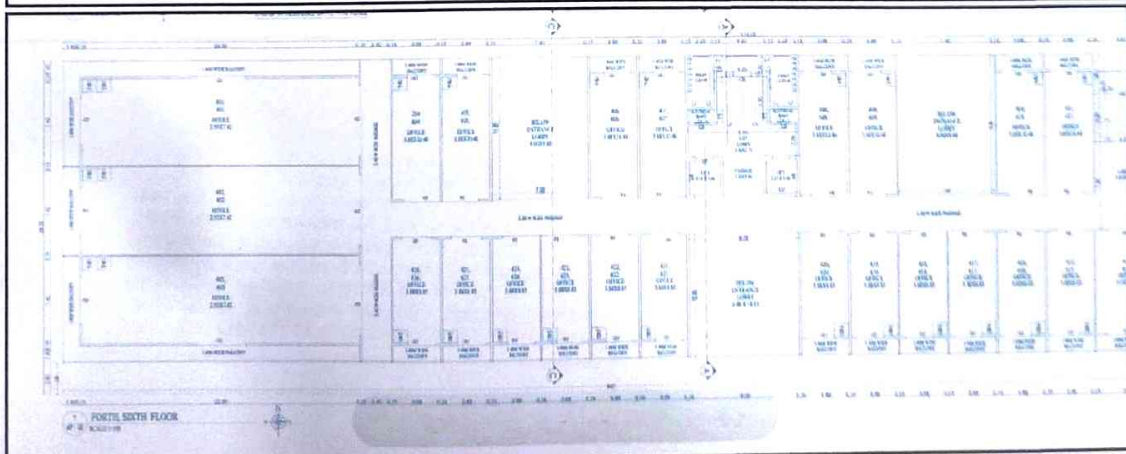
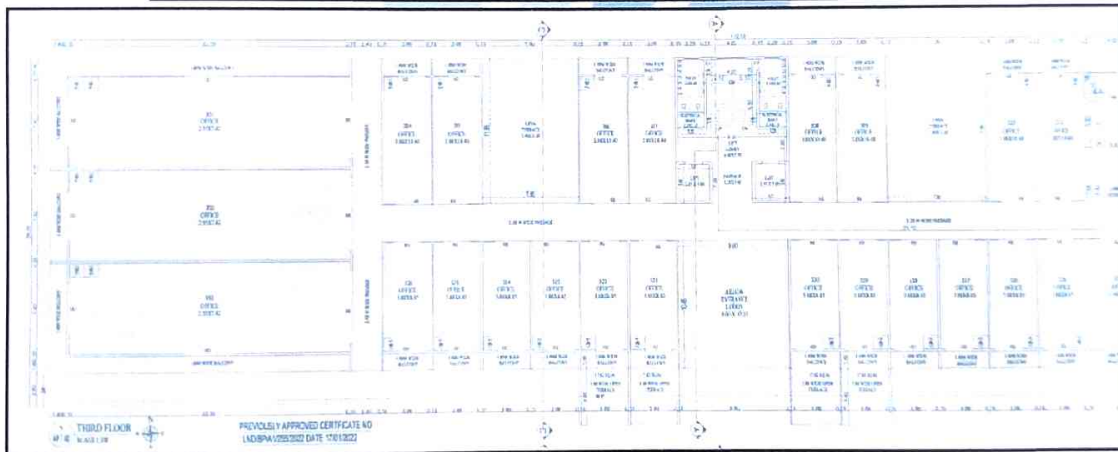
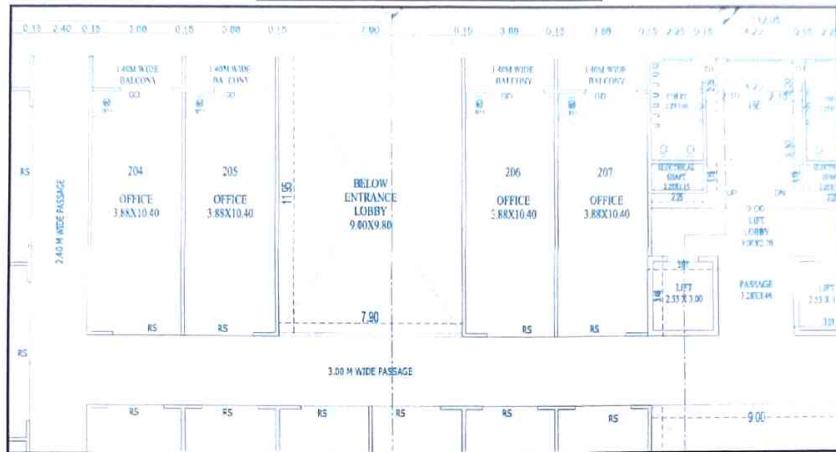


Approved Plan

APPROVED

The Plans amended in
As per the conditions mentioned in
the accompanying Development
Certificate No. **A1/BP/42** of date **30/6/2024**

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik



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Commencement Certificate



NASHIK MUNICIPAL CORPORATION

NO. LND/BP/A/114

DATE: 31/05/2022

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, Deepak Builders & Developers Through Prop. Mr. Deepak Kalyanji Chande.

C/o. Architect Dhiraj Walunj & Stru.Engg. Sanjeev Patel Of Nashik.

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No. 82 of S.No./G. No. 547/B/2B/3/1/2/3 of Nashik Shiwar Nashik.

Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan/ Dated:- 27/12/2021 Inward No. A1/BP/414.
2) Previously Approved Building permission No. LND/BP/A/1255/2022 Dt. 17/01/2022

Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for **Commercial** Purpose as per plan duly amended in subject to the following conditions

CONDITIONS (1 to 62)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
- 3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1956]
- 7) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on-the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid



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Occupancy Certificate

नाशिक महानगरपालिका, नाशिक ARC No-1449-7
 इमारत वापराचा दाखला
 (क्रमांक/प्रमाण): जाचक क्र./नं.वि/अ/१३१९६०७
 दिनांक: १९/१०/२०१३
 No. **31677**

श्री./श्रीमती दिपक बिन्हरसे अंजु डेवकरपर्स प्रोप्रा-दिपक कल्याण
 प्रकल्पाचा ठिकाण व पत्ता: - जी नॉर्द
 कार्यात्मिका मंदिर समोर नाशिक
 संदर्भ: आपला दिनांक 20/03/2013 चा अर्ज क्रमांक अ/१/ओसी/१९९

महाराज्य,
 दाखला देण्यात येतो की कार्यात्मिका शिवारातील / सि.स.नं., स. नं.५४०/६/२६/३१९+२+३/००६३
 प्लॉट नं. - अं.पू.क्र. L2 मधील इमारतीच्या त्रान्द्रुत्यामजगदिक+परीलासदुसरा+तीमहा
 मजल्याचे इकडील बांधकाम परवानगी क्र. १९४२/२०१२ दिनांक ३०/०६/२०१२ अन्वये
 दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. शिरज वांडुज रजिस्ट्रेशन क्र. श्री.पा.२००५२००५३६९
 यांचे निरीक्षणान्वारी पूर्ण झाली असून निवास/निवासेतर/संश्लेषिक/निवासेतर कारणासाठी खालील
 अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- एकूण बांधकाम क्षेत्र २८०९२.२० चौ.मी. या पैकी निवासी - निवासेतर ८५६३.९५ चौ.मी.
- एकूण घटई क्षेत्र ९५९५.५९ चौ.मी. या पैकी निवासी - निवासेतर ९५९५.९९ चौ.मी.

- सदर इमारतीचा वापर निवास/निवासेतर/संश्लेषिक/निवासेतर कारणाकरिताच करता येईल.
- सदर इमारतीत म.न.पा. च्या पूर्ण परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, परस्पर वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतून तत्तुदीनुसार कडक कारवाई करण्यात येईल.
- व्हॅकंट प्लॉट / घरपट्टी इन्वेन्स नं. ८०६०९६३२
- अग्निशमन विभागाचा अंतिम दाखला क्रमांक: -
- पर्यावरण विभागाचा माहुरकत दाखला क्रमांक: -
- घरपट्टी आकारणी कार्यात्मिका संबंधित विभागात संपर्क साधावा.
- तपासणी रकम - ४९००० पा.क्र. - ५९०४ दि - १९/१०/२०१३

कार्यकारी अभियंता
 नगर नियोजन विभाग
 नाशिक महानगरपालिका, नाशिक

नाशिक महानगरपालिका, नाशिक ARC No-१४४९-९
 इमारत वापराचा दाखला
 (क्रमांक/प्रमाण): जाचक क्र./नं.वि/अ/१३१९६०९
 दिनांक: १९/१०/२०१३
 No. **31689**

श्री./श्रीमती दिपक बिन्हरसे अंजु डेवकरपर्स प्रोप्रा-श्री दिपक कल्याणजी चंदे
 प्रकल्पाचा ठिकाण व पत्ता: श्री कार्यात्मिका मंदिर समोर नाशिक
 कार्यात्मिका मंदिर समोर नाशिक
 संदर्भ: आपला दिनांक 20/03/2013 चा अर्ज क्रमांक अ/१/ओसी/१९९

महाराज्य,
 दाखला देण्यात येतो की कार्यात्मिका शिवारातील / सि.स.नं., स. नं.५४०/६/२६/३१९+२+३
 प्लॉट नं. ८८९-००६३ अं.पू.क्र. L2 मधील इमारतीच्या प्रकल्पाने बांधकामात मर्यादा मर्यादा.
 मजल्याचे इकडील बांधकाम परवानगी क्र. १९४२/२०१२ दिनांक ३०/०६/२०१२ अन्वये
 दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. शिरज वांडुज रजिस्ट्रेशन क्र. श्री.पा.२००५२००५३६९
 यांचे निरीक्षणान्वारी पूर्ण झाली असून निवास/निवासेतर/संश्लेषिक/निवासेतर कारणासाठी खालील
 अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- एकूण बांधकाम क्षेत्र २८०९२.२० चौ.मी. या पैकी निवासी - निवासेतर ८५६३.९५ चौ.मी.
- एकूण घटई क्षेत्र ९५९५.५९ चौ.मी. या पैकी निवासी - निवासेतर ९५९५.९९ चौ.मी.

- सदर इमारतीचा वापर निवास/निवासेतर/संश्लेषिक/निवासेतर कारणाकरिताच करता येईल.
- सदर इमारतीत म.न.पा. च्या पूर्ण परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, परस्पर वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतून तत्तुदीनुसार कडक कारवाई करण्यात येईल.
- व्हॅकंट प्लॉट / घरपट्टी इन्वेन्स नं. ८०६०९६३२
- अग्निशमन विभागाचा अंतिम दाखला क्रमांक: - रान-रा.म.न.पा.विभाग
- पर्यावरण विभागाचा माहुरकत दाखला क्रमांक: -
- घरपट्टी आकारणी कार्यात्मिका संबंधित विभागात संपर्क साधावा.
- तपासणी रकम - ४९००० पा.क्र. - ५९०४ दि - १९/१०/२०१३ बांधकाम पिकाय रकम २२१६५००० पा.क्र. - ५०९४६००० पा.क्र. - १९/१०/२०१३ बांधकाम रकम १३९०००० बांधकाम पिकाय रकमेची बाबत - ०२०००० पा.क्र. - १९/१०/२०१३

कार्यकारी अभियंता
 नगर नियोजन विभाग
 नाशिक महानगरपालिका, नाशिक



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Rera Certificate



Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]**

This registration is granted under section 5 of the Act to the following project under project registration number **P51600023610**

Project **SHREE KALIKA PLAZA** Plot Bearing / CTS / Survey / Final Plot No. **F P NO 82 S NO 547 B 2B 3 1 2 3rd Nashik (M Corp.), Nashik, Nashik, 422001.**

1. Mr./Ms. **Deepak Infra And Homes Private Limited Kalyanji Chande** son/daughter of Mr./Ms. **KALYANJI JAIRAMBHAI CHANDE** Tehsil: **Nashik**, District: **Nashik**, Pin: **422002**, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

 - o The Registration shall be valid for a period commencing from **20/12/2019** and ending with **30/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 03-11-2022 03:02:37

Dated: **02/11/2022**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



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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 ₹ 29,79,51,500.00 (Rupees Twenty Nine Crore Seventy Nine Lakh Fifty One Thousand Five Hundred Only). The **Realizable Value** of the above property ₹ 26,81,56,350.00 (Rupees Twenty-Six Crore Eighty-One Lakh Fifty-Six Thousand Three Hundred Fifty Only) and the **Distress Value** ₹ 25,32,58,755.00 (Rupees Twenty-Five Crore Thirty-Two Lakh Fifty-Eight Thousand Seven Hundred Fifty-Five Only).

Place: Nashik

Date: 13.12.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.12.13 16:37:55 +05'30'

Auth. Sign.

Director

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Bank Of Maharashtra Empanelment No.: AX-8/NZ/Panal Valuer/2022-23

Encl.: Valuation report.

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

- a. The information furnished in my valuation report dated 13.12.2024 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 12.12.2024. 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 was purchased by Mr. Deepak Kalyanji Chande from M/s. Bindu Land Developers & Builders as per Agreement for Sale Vide No.1583/ 2023 Dated.07.02.2023.
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Maharashtra, Dwarka Branch. to assess fair market value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharad B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Head Swapnil Wagh – Site Engineer Rashmi Jadhav – Technical Manager Rishidatt Yadav – 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 - 13.12.2024 Date of Report - 13.12.2024
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, Commercial Unit size, location, upswing in real estate prices, sustained demand for Commercial Unit, all-round development of commercial and Commercial 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



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **13th 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 and site visit conducted, we understand that the subject property is Commercial Unit, admeasuring **25,715.00 Sq. Ft. Built Up Area** in the Name of Owner: **Mr. 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 being Owned by Name of Owner: **Mr. 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.

Area

Based on the information provided by the Client, we understand that the Commercial Unit, admeasuring **25,715.00 Sq. Ft. Built Up Area**

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 Unit 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



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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 Commercial Unit, admeasuring **25,715.00 Sq. Ft. Built Up Area**

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 Excellent 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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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 first 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).



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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 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 necessarily 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: 13.12.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.12.13 16:38:12 +05'30'


Auth. Sign.

Director

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Bank Of Maharashtra Empanelment No.: AX-8/NZ/Panal Valuer/2022-23



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