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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Dyaneshwar Narayanrao Kamble & Smt. Manda Dnyaneshwar Kamble**

Name of Owner: **Shri. Vijay Hiralal Bhavsar**

Residential Row Bungalow No. 01, Ground Floor + 2 upper Floor, E – 1 Type, "**Shree Ganesh Sankul - 3**",
Gat No. 611 / 3 / 56, Plot No. 40 to 49, 50, 50A, 51, 51A, 52 to 61, Behind MHADA Building, Off
Mhasrul Adgaon Road, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 207,
State – Maharashtra, Country – India.

Latitude Longitude: 20°02'08.4"N 73°50'24.8"E

Intended User :

Bank of Baroda

Regional Office Nashik Road Branch

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

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

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Regd. Office

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

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Valuation Report / BOB / R.O. Nashik Road Branch / Shri. Dyaneshwar Narayanrao Kamble (013769 /2310130) Page 2 of 27

Vastu/Nashik/01/2025/013769 /2310130
20/14-249- PBS
Date: 20.01.2025

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow No. 01, Ground Floor + 2 upper Floor, E – 1 Type, "Shree Ganesh Sankul - 3", Gat No. 611 / 3 / 56, Plot No. 40 to 49, 50, 50A, 51, 51A, 52 to 61, Behind MHADA Building, Off Mhasrul Adgaon Road, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 207, State – Maharashtra, Country – India belongs to Name of Proposed Purchaser: **Shri. Dyaneshwar Narayanrao Kamble & Smt. Manda Dnyaneshwar Kamble**. Name of Owner: **Shri. Vijay Hiralal Bhavsar**.

Boundaries of the property.

Boundaries	As per Plot No.	As per Row Bungalow
North	9.00 Mtr. Wide Colony Road	Row Bungalow no. 02 & remaining portion of Plot No. 56
South	7.50 Mtr. Wide Colony Road	Plot No. 55 & Shree Ganesh Sankul – 2 Row Bungalow
East	7.50 Mtr. Wide Colony Road	Adjacent Plot No. 45
West	7.50 Mtr. Wide Colony Road	7.50 Mtr. Wide Colony Road

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 ₹ 52,86,260.00 (Rupees Fifty Two Lakh Eighty Six Thousand Two Hundred Sixty Only).


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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
Chalikwar**
Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=C.M.D, email=cmd@vastukala.org, c=IN
Date: 2025.01.21 10:19:46 +05'30'


Auth. Sign.



Sharadkumar B. Chalikwar

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

Nashik: 4, 1st Floor, Madhusha 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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Regd. Office

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

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

To,

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

BSNL Building, Datta Mandir Road, Nashik Road,

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

VALUATION REPORT (IN RESPECT OF ROW HOUSE)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 16.01.2025
	b) Date on which the valuation is made	: 20.01.2025
3.	List of documents produced for perusal: i. Copy of Notarized Agreement for Sale Dated 03.01.2025. ii. Copy of Part Occupancy Certificate Document No. Javak No. / NRV / 21990 / 3645 dated.12.06.2018 issued by Nashik Municipal Corporation, Nashik. iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. C2 / 387 / 4562 Dated. 08.09.2017 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 Proposed Purchaser: Shri. Dyaneshwar Narayanrao Kamble & Smt. Manda Dnyaneshwar Kamble Name of Owner: Shri. Vijay Hiralal Bhavsar Address: Residential Row Bungalow No. 01, Ground Floor + 2 upper Floor, E – 1 Type, " Shree Ganesh Sankul - 3 ", Gat No. 611 / 3 / 56, Plot No. 40 to 49, 50, 50A, 51, 51A, 52 to 61, Behind MHADA Building, Off Mhasrul Adgaon Road, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 207, State – Maharashtra, Country – India. Contact Person: Shri. Dyaneshwar Narayanrao Kamble (Proposed Purchaser) Contact No. +91 9657676357 Proposed Joint Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Row Bungalow No. 01 is located on Ground Floor + 2 upper Floor. The composition of Row House as per Approved Building Plan is: Ground Floor – Parking Area + 1 Room + Staircase. First Floor – Living Room + Kitchen + Toilet + Staircase + Balcony Area Second Floor – 2 Bedrooms + Toilet + Balcony Area.

			The property is at 12.5 Km. distance from nearest railway station Nashik Road. Landmark: Behind Mhada Building
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Gat No. 611 / 3 / 56, Plot No. 40 to 49, 50, 50A, 51, 51A, 52 to 61
	b) Door No.	:	Residential Row Bungalow No. 01
	c) T.S. No. / Village	:	Village – Adgaon
	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 Accompanying Commencement Certificate No. C2 / 387 / 4562 Dated. 08.09.2017 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	:	Residential Row Bungalow No. 01, Ground Floor + 2 upper Floor, E – 1 Type, " Shree Ganesh Sankul - 3 ", Gat No. 611 / 3 / 56, Plot No. 40 to 49, 50, 50A, 51, 51A, 52 to 61, Behind MHADA Building, Off Mhasrul Adgaon Road, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 207, State – Maharashtra, Country – India.
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 limit / Village PanChhayat / Municipality	:	Village – Adgaon 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	:	No
13.	Dimensions / Boundaries of the Property / Plot No.		As per Actual Site As per Deed of Apartment
	North	:	9.00 Mtr. Wide Colony Road 9.00 Mtr. Wide Colony Road
	South	:	7.50 Mtr. Wide Colony Road 7.50 Mtr. Wide Colony Road
	East	:	7.50 Mtr. Wide Colony Road 7.50 Mtr. Wide Colony Road

	West	:	7.50 Mtr. Wide Colony Road	7.50 Mtr. Wide Colony Road
13.1	Row House		As per Actual Site	As per Deed of Apartment
	North		Row Bungalow no. 02 & remaining portion of Plot No. 56	Row Bungalow no. 02 & remaining portion of Plot No. 56
	South		Plot No. 55 & Shree Ganesh Sankul – 2 Row Bungalow	Plot No. 55 & Shree Ganesh Sankul – 2 Row Bungalow
	East		Adjacent Plot No. 45	Adjacent Plot No. 45
	West		7.50 Mtr. Wide Colony Road	7.50 Mtr. Wide Colony Road
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°02'08.4"N 73°50'24.8"E	
14.	Extent of the site	:	<p>Carpet Area as per Actual Site Measurement is mentioned below: Ground Floor = 396.00 Sq. Ft. Open Space Area on Ground Floor = 131.00 Sq. Ft. 1st Floor = 313.00 Sq. Ft. Balcony Area = 44.00 Sq. Ft. 2nd Floor = 272.00 Sq. Ft. Balcony Area = 40.00 Sq. Ft.</p> <p>Carpet Area in Sq. Ft. = 854.00 (Area as per Notarized Agreement for Sale)</p> <p>Built up Area in Sq. Ft. = 1025.00 (Area as per Notarized Agreement for Sale)</p>	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	Carpet Area in Sq. Ft. = 854.00 (Area as per Notarized Agreement for Sale)	
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	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Gat No. 611 / 3 / 56, Plot No. 40 to 49, 50, 50A, 51, 51A, 52 to 61	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Adgaon Nashik Municipal Corporation.	
	Door No., Street or Road (Pin Code)	:	Residential Row Bungalow No. 01, Ground Floor + 2 upper Floor, E – 1 Type, "Shree Ganesh Sankul - 3", Gat No. 611 / 3 / 56, Plot No. 40 to 49, 50, 50A, 51, 51A, 52 to 61, Behind MHADA Building, Off Mhasrul Adgaon Road, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 207, State – Maharashtra, Country – India.	

3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2018 (As per Part Occupancy Certificate)
5.	Number of Floors	:	Ground Floor + 2 upper Floor
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	06 Row Bungalow
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	N. A
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Parking
	Is Compound wall existing?	:	No
	Is pavement laid around the building	:	Yes
III	ROW HOUSE		
1	The floor in which the Row House is situated	:	Ground Floor + 2 upper Floor
2	Door No. of the Row House	:	Residential Row Bungalow No. 01
3	Specifications of the Row House	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	
	Assessment No.	:	Details not provided
	Tax paid in the name of:	:	Details not provided
	Tax amount:	:	Details not provided
5	Electricity Service connection No.:	:	Details not provided
	Meter Card is in the name of:	:	Details not provided
6	How is the maintenance of the Row House?	:	Good
7	Sale Deed executed in the name of	:	Name of Owner: Shri. Vijay Hiralal Bhavsar Name of Proposed Purchaser: Shri. Dyaneshwar Narayanrao Kamble & Smt. Manda Dnyaneshwar Kamble
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Row House?	:	Built up Area in Sq. Ft. = 1025.00 (Area as per Notarized Agreement for Sale)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Row House?	:	Carpet Area as per Actual Site Measurement is mentioned below: Ground Floor = 396.00 Sq. Ft. Open Space Area on Ground Floor = 131.00 Sq. Ft. 1 st Floor = 313.00 Sq. Ft. Balcony Area = 44.00 Sq. Ft. 2 nd Floor = 272.00 Sq. Ft.

		Balcony Area = 40.00 Sq. Ft. Carpet Area in Sq. Ft. = 854.00 (Area as per Notarized Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Vacant
15	If rented, what is the monthly rent?	: ₹ 11,000.00 Expected rental income per month
IV	MARKETABILITY	:
1	How is the marketability?	: Good
2	What are the factors favoring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
V	Rate	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar Row House with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 5,500.00 to ₹ 6,500.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).	: ₹ 6,400.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 4,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 31,500.00 per Sq. M. i.e. ₹ 2,926.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	: ₹ 29,848.00 per Sq. M. i.e. ₹ 2,773.00 per Sq. Ft.
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 Row House with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 07 Years
	Life of the building estimated	: 53 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 10.50%
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,790.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 4,400.00 per Sq. Ft.
	Total Composite Rate	: ₹ 6,190.00 per Sq. Ft.
	Remarks:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	854.00 Sq. Ft.	6,190.00	52,86,260.00
2	Furniture			
3	POP			
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			
	Total Value of the Property			52,86,260.00

Value of Row House

Fair Market Value	52,86,260.00
Realizable value	50,21,947.00
Distress Value	42,29,008.00
Insurable value of the property (1025.00 Sq. Ft. X ₹ 2,000.00)	20,50,000.00
Guideline value of the property (1025.00 Sq. Ft. X ₹ 2,773.00)	28,42,325.00

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 Residential Row House, where there are typically many comparables available to analyze. As the property is a Residential Row House, 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 ₹ 5,500.00 to ₹ 6,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc. We estimate ₹ 6,400.00 per Sq. Ft. on Carpet Area and ₹ 6,190.00 per Sq. Ft. on Carpet Area after depreciation for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Sale ability	Good
ii) Likely rental values in future in and	₹ 11,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



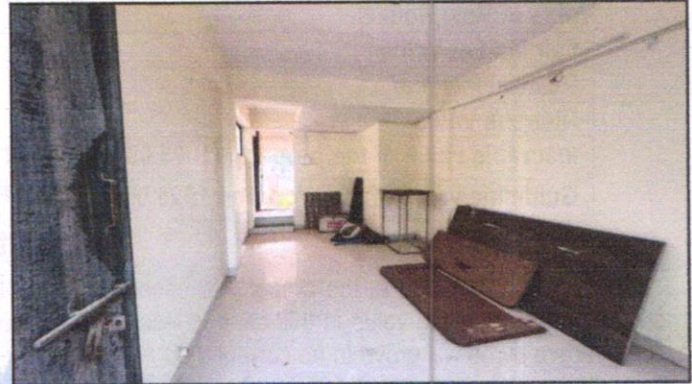
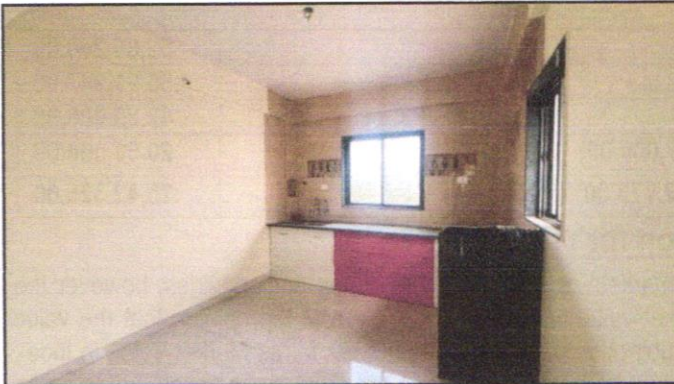
Since 1989

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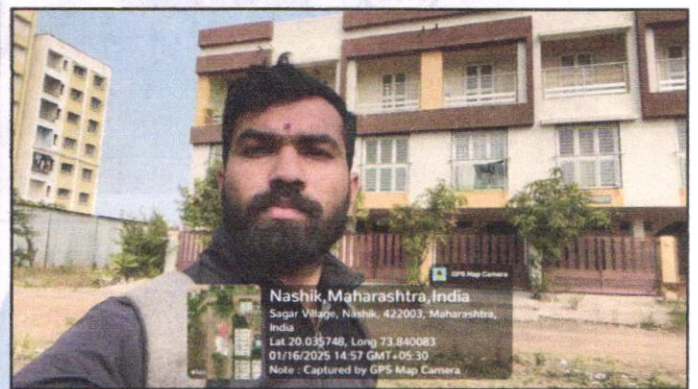
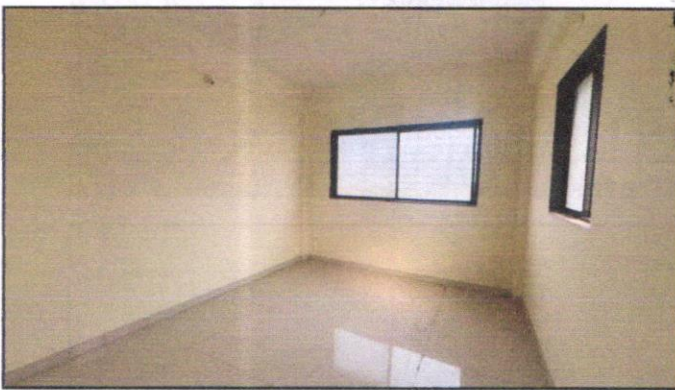
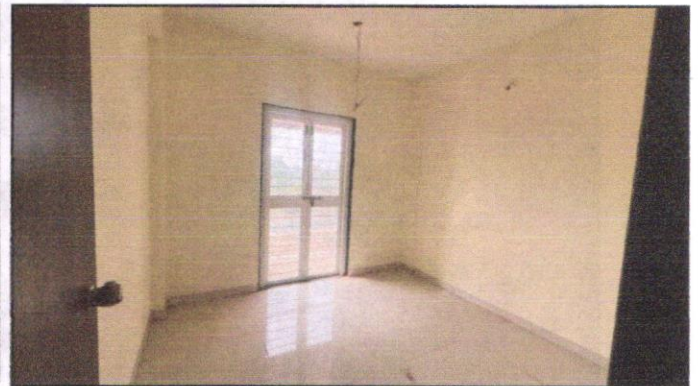
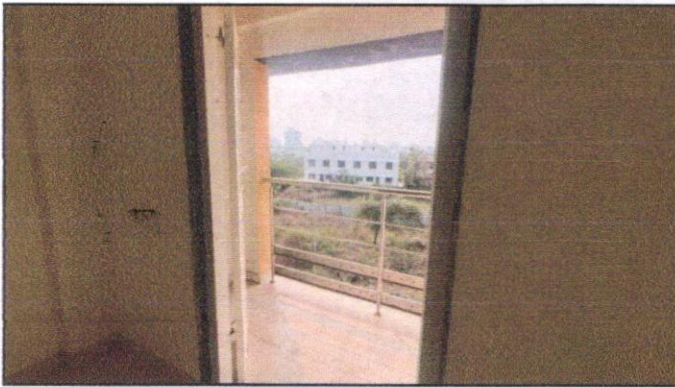
An ISO 9001 : 2015 Certified Company



Actual site photographs



Actual site photographs



Route Map of the property


Site u/r



Longitude Latitude: 20°02'08.4"N 73°50'24.8"E


Note: The Blue line shows the route to site from nearest Railway Station (Nashik – 12.5 Km)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year: 2024-2025 Language: English

Selected District: Nashik

Select Taluka: Nashik

Select Village: Mauje Adgaon (Nashik Mahanagarpalika)

Search By: Survey No. SubZones

Enter Survey No: 611 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
2.15-विभाग क्र 2.1, 2.2, 2.4, 2.5, 2.6, 2.8, 2.11, वगळता हायवेच्या उत्तरेकडील अंतर्गत मिळकती.	7900	31500	35620	39370	0	चौ. मीटर गट नंबर

Stamp Duty Ready Reckoner Market Value Rate for Residential Row Bungalow	31,500.00			
No increase for Row bungalow	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	31,500.00	Sq. Mt.	2,926.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	7,900.00			
The difference between land rate and building rate (A – B = C)	23,600.00			
Depreciation Percentage as per table (D) [100% - 7%] (Age of the Building – 7 Years)	93%			
Rate to be adopted after considering depreciation [B + (C x D)]	29,848.00	Sq. Mt.	2,773.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / Unit on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors

Price Indicators

99acres
Buy - Enter Locality / Project / Society / Landmark

Posted on Sep 24, 2024 | Ready to move

₹ 70 Lac @ 5.833 per sq.ft.


3Bedrooms 2Baths

Independent House/Villa for Sale
in Dhatrak Phata, Nashik, Maharashtra

REELS STATUS NOT AVAILABLE | website: <https://mahara.maharashtra.gov.in/>

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[Articles](#)

Property (1)



Photos (1/3)

Area
Plot area 1200 sq.ft. (111.48 sq.m.)

Price
₹ 70 Lac
@ 5.833 per sq.ft.

Total Floors
3 Floors

Configuration
3 Bedrooms, 2 Bathrooms, 1 Balcony

Address
Dhatrak Phata, Nashik

Property Age
1 to 5 Year Old

Why should you consider this property?

Close to School
Close to Hospital
Close to Market
Corner Property
24*7 Water
Parking Available
Modular Kitchen
Ceramic Flooring

Furnished

Transaction Type: Resale	Property Ownership: Freehold	Flooring: Ceramic	Furnishing: Furnished
Width of facing road: 29.5 Feet	Corner Property: Yes	Parking: 1 Covered	Water Source: Municipal corporati...
Power Backup: None	Property Code: 177606279	www.99acres.com/177606279	

99acres
Buy - Enter Locality / Project / Society / Landmark

Posted on Aug 11, 2024 | Ready to move

₹ 55 Lac @ 4.583 per sq.ft.

2Bedrooms 3Baths

Independent House/Villa for Sale
in Sharayu Park, Nashik, Maharashtra

REELS STATUS NOT AVAILABLE | website: <https://mahara.maharashtra.gov.in/>

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Area
Plot area 1200 sq.ft. (111.48 sq.m.)

Price
₹ 55 Lac
@ 4.583 per sq.ft. (negotiable)

Total Floors
2 Floors

Configuration
2 Bedrooms, 3 Bathrooms, 3 Balconies

Address
Sharayu Park, Nashik

Facing
East

Property Age
1 to 5 Year Old

Why should you consider this property?

East Facing
Private Garden
Close to School
Close to Hospital
Wheel Chair Friendly
Pet Friendly
24*7 Water
Visitor Parking Available

Close to Market
Gated Society
Corner Property
Overlooking Park/Garden
Feng Shui/Vastu Compliant
Marble Flooring

Transaction Type: Resale	Property Ownership: Freehold	Flooring: Marble	Width of facing road: 9.0 Feet
Gated Community: Yes	Corner Property: Yes	Wheel Chair Friendly: Yes	Pet Friendly: Yes
Water Source: Municipal corporati...	Power Backup: Partial	Property Code: N76650665	www.99acres.com/176650665



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Notarized Agreement for Sale

विभाग क	-	2 15
सरकारी मुल्यांकन	-	29 91,000 /-
खरेदी किंमत	-	44 00,000 /-
मुद्राक शुल्क	-	2 64,000 /-
नोंदणी फी	-	30,000 /-

साठेखत करारनामा

सदरचे साठेखत करारनामा आज दिनांक माहे इसवी सन
2025 रोजी ते दिवशी नाशिक मुक्कामी

1. श्री. ज्ञानेश्वर नारायनराव कांबळे
उ व : 41 वर्षे, घंदा : नोकरी
आधार नं. 6548 2754 6557
पॅन नं. AZJPK8483F


2. सौ. मंदा ज्ञानेश्वर कांबळे
उ व : 34 वर्षे, घंदा : गृहिणी
आधार नं. 8605 3794 6977
पॅन नं. -----

रा. 5, श्री गणेश सकूल, नं. 3, स नं 611/3
हनुमान मंदिर जवळ, म्हसरुळ लिंक रोड,
देसले पाटील नगर, नाशिक


..... लिहून घेणार

यांरी

1. श्री. विजय हिरालाल भावसार
उ व : 37 वर्षे, घंदा : नोकरी
आधार नं. 7374 1339 3089



Occupancy Certificate



नाशिक महानगरपालिका, नाशिक
 इमारत बांधकामाचा वापर करणे बाबतचा दाखला
 (पूर्ण/भागशः)

पंचवटी
 जावक क्र./नॉम्ब./29000/3884
 दिनांक: 92/08/2096

No. A **21990**

श्री/श्रीमती चेअरमन कंपनी को-ऑप हौसिंग सोसायटी लि. नाशिक

संदर्भ: तुमचा दिनांक 93/08/2096 या अर्ज क्रमांक आ-2/4090

बहास्य,

दाखला देण्यात येतो की उगडुडाव शिवातील / सि.स.नं., स.नं. गट नं. 899
 प्लॉट नं. 80 ते 89 मधील इमारतीच्या महामजगान देव मजगाने
 मजल्याचे इकडील बांधकाम परवानगी क्र. आ-2/366/84E2 दिनांक 01/08/2096 अन्वये
 दिव्याप्रमाणे आर्किटेक्ट/इंजि./ सुपरवायझर, श्री मंगण ठुप्ला
 याचे निरीक्षणखाली पूर्ण झाली असून निवासी/नियामेत्तर/शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिन राहून
 इमारतीचा वापर करणेस परवानगी देण्यात येत आहे

श्याचे एकूण बांधकाम क्षेत्र	प्लॉट नं.	प्लॉट नं.	प्लॉट नं.	प्लॉट नं.	प्लॉट नं.	प्लॉट नं.	चौ.मी.
	953-08	954-28	954-28	954-28	954-28	956-09	112.85
व चढई क्षेत्र	958-68	959-08	959-08	959-08	959-08	952-04	148.14

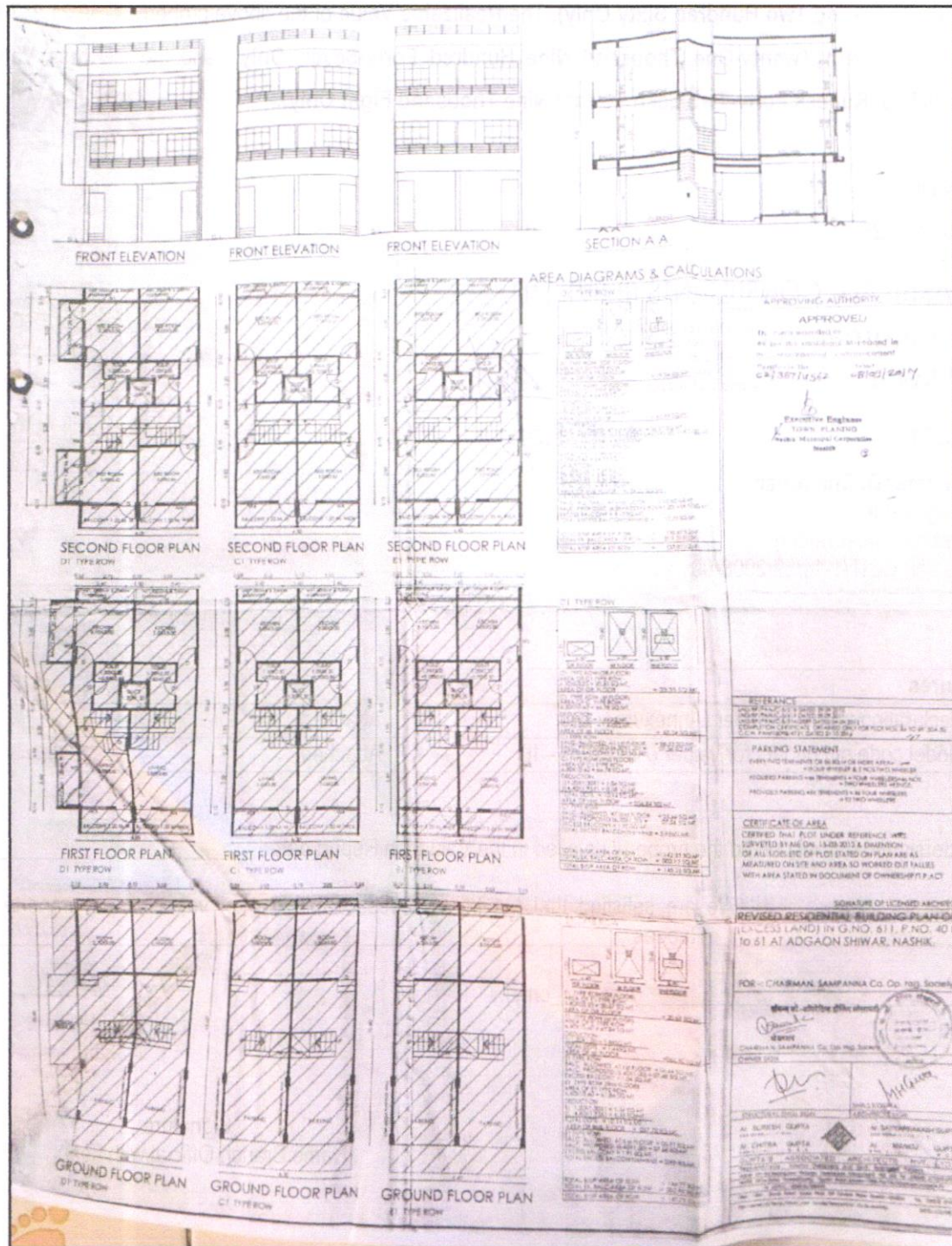
- 1) सदर इमारतीचा वापर निवासी/नियामेत्तर/शैक्षणिक कारणाकरिताच करता येईल. त्या वापरत बदल करता येणार नाही. वापरत बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- 2) घरपट्टी आकारणीसाठी आकारणी प्रत अधिका (कर) घरपट्टी विभाग याचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधित विभागाकडे त्वरीत संपर्क साधावा.
- 3) सिंगल फेज विज पुरवठा करणेस हरकत नाही.
- 4) सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.

5) आन्वयिणी गॅर मजगाने क्र. 32000 व मजगाने दे.क्र. 925001-पान 51/093
पान. 31/092 मा. 8/092 अन्वये अर्ज आहेत.

उपरोक्त अटी शर्तीस अधिन राहून (अ)
 नाशिक महानगरपालिका, नाशिक.



Approved Plan



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 **₹ 52,86,260.00 (Rupees Fifty-Two Lakh Eighty-Six Thousand Two Hundred Sixty Only)**. The **Realizable Value** of the above property **₹ 50,21,947.00 (Rupees Fifty Lakh Twenty-One Thousand Nine Hundred Forty-Seven Only)**. and the **Distress Value** **₹ 42,29,008.00 (Rupees Forty-Two Lakh Twenty-Nine Thousand Eight Only)**.

Place: Nashik

Date: 20.01.2025

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

**Sharadkumar
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=C.M.D, email=cmd@vastukala.org, c=IN
Date: 2025.01.21 10:20:03 +05'30'



Director

Auth. Sign.

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

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____

_____ only).

Date

Signature
(Name Branch Official with seal)



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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 20.01.2025 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 16.01.2025. 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 under consideration is being purchased by Shri. Dyaneshwar Narayanrao Kamble & Smt. Manda Dnyaneshwar Kamble vide Notarized Agreement for Sale Dated 03.01.2025
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh– Site Engineer Binumon Moozhickal– Technical Manager Prajakta Patil– 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 – 16.01.2025 Valuation Date - 20.01.2025 Date of Report - 20.01.2025
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 16.01.2025
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 Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Property Title

Based on our discussion with the Client, we understand that the subject property is being purchased by for the purpose of this appraisal exercise, we have assumed that the Name of Proposed Purchaser: **Shri. Dyaneshwar Narayanrao Kamble & Smt. Manda Dnyaneshwar Kamble**. Name of Owner: **Shri. Vijay Hiralal Bhavsar**. Subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client, we understand that the Residential Row House, admeasuring **854.00 Sq. Ft. Carpet 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 Row House 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 Residential Row House, admeasuring **854.00 Sq. Ft. Carpet 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 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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(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.



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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).

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.



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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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Director

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

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=C.M.D, email=cmdj@vastukala.org, c=IN
Date: 2025.01.21 10:20:13 +05'30'

Auth. Sign.