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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property:

Name of Owner: **Mr. Dhanraj Parasharam Jadhav**

Bungalow Plot No. 3, Survey No. 313/2/6+7/3 (New 7/12 extract Survey No. 313/2/6/7), C.T.S. No. 7513 + 7518, Village – Pathardi, Narhari Nagar, Damodar Nagar, Pathardi Phata, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India.

Longitude Latitude: 19°56'55.2"N 73°45'53.5"E

Valuation Done for:

Union Bank of India

Gangapur Road Branch

Shree Ganesh Avenue, Gangapur Road,
Nashik - 422 013, State – Maharashtra, Country – India.



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Valuation Report Prepared For: Union Bank of India (Computer Road, Asset & Debt), 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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Vastukala Nashik 01 2025/01 1384/23/01/20
2025/01/13 10:00
Date: 20/01/2025

VALUATION OPINION REPORT

This is to certify that for property bearing Bungalow Plot No. 3, Survey No. 313/2/6+7/3 (New 7/12 extract Survey No. 313/2/6/7), C.T.S. No. 7513 + 7518, Village – Pathardi, Narhari Nagar, Damodar Nagar, Pathardi Phata Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Mr. Dhanraj Parasharam Jadhav**.

Boundaries of the property.

North : Road
South : Joy Home
East : Road & Row House
West : Road & Shree Laxmi Row House

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at:

Particulars	Fair Market Value After Completion (₹)	Realizable Value After Completion (₹)	Distress Value After Completion (₹)
Bungalow	1,03,38,000.00	98,21,100.00	82,70,400.00

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: 2025.01.20 18:25:35 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22



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Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093

To,
The Branch Manager
Union Bank of India
Gangapur Road Branch
 Shree Ganesh Avenue, Gangapur Road,
 Nashik - 422 013, State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT RESIDENTIAL BUNGALOW)

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 : 18.01.2025
	b)	Date on which the valuation is made : 20.01.2025
3.	List of documents produced for perusal	:
	i)	Copy of Sale Deed dated 06.03.2019 between Mr. Dhanraj Parasharam Jadhav (the Purchaser) AND Mr. Devdas Ramchandra Pawar (the Seller).
	ii)	Copy of Notary Construction Permission date 27.12.2022 Mr. Dhanraj Parasharam Jadhav (the Purchaser) AND Mr. Rajesh Nathoba Dhage (the Seller).
	iii)	Copy of Commencement Certificate No. NMCB / B / 2022 / APL / 03510 date 10.10.2022 issued by Nashik Municipal Corporation (Approval upto Ground + 3rd Floor)
	iv)	Copy of Land Layout Map Revenue Records No. CD / 42 date 30.03.2007 issued by Nashik Municipal Corporation
	v)	Copy of Demarcated Final Layout No. CD / 42 date 30.03.2007 issued by Asst. Director of Town Planning Nashik Municipal Corporation
	vi)	Copy of Approved Building Plan dated 09.11.2022 Digitally Signed by Uddhav Sitaram Gangurde (Nashik Municipal Corporation)
	vii)	Copy of 7/12 Extract date 16.06.2022 in the name of Mr. Dhanraj Parasharam Jadhav
	viii)	Copy of Occupancy certificate dated 11.11.2024 certificate No.NMCB/FO/2024/APL/07452 issued by Nashik Municipal Corporation.
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)	: Mr. Dhanraj Parasharam Jadhav Address: Bungalow Plot No. 3, Survey No. 313/2/6+7/3 (New 7/12 extract Survey No. 313/2/6/7), C.T.S. No. 7513 + 7518, Village – Pathardi, Narhari Nagar, Damodar Nagar, Pathardi Phata, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India. Contact Person: Mr. Kunal Wagh – (Sale person) Contact No. 7776917054 Sole Ownership



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5.	Brief description of the property (Including Leasehold / freehold etc.)	<p>Details of ownership share is not available</p> <p>The property is a residential Bungalow</p> <p>The composition of Approved plan bungalow is as under:</p> <table border="1"> <thead> <tr> <th>Flat No.</th> <th>Floors</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>101 & 301</td> <td>1 & 3</td> <td>2 Bedrooms + Living Room + Bathroom + WC + Passage + Balcony</td> </tr> <tr> <td>201</td> <td>2</td> <td>Master Bedroom + Kitchen + Family Sitting + W. C Bathroom + Passage + Balcony</td> </tr> </tbody> </table> <p>The property is at 10.5 Km. travelling distance from nearest railway station Nashik.</p>	Flat No.	Floors	Composition	101 & 301	1 & 3	2 Bedrooms + Living Room + Bathroom + WC + Passage + Balcony	201	2	Master Bedroom + Kitchen + Family Sitting + W. C Bathroom + Passage + Balcony
Flat No.	Floors	Composition									
101 & 301	1 & 3	2 Bedrooms + Living Room + Bathroom + WC + Passage + Balcony									
201	2	Master Bedroom + Kitchen + Family Sitting + W. C Bathroom + Passage + Balcony									
6.	Location of property	:									
	a) Plot No. / Survey No.	: Plot No. 3, Survey No. 313/2/6+7/3 (New 7/12 extract Survey No. 313/2/6/7)									
	b) Door No.	: -									
	c) C.T.S. No. / Village	: C.T.S. No. 7513 + 7518,									
	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 Plan dated 09.11.2022 Digitally Signed by Uddhav Sitaram Gangurde (Nashik Municipal Corporation									
	g) Approved map / plan issuing authority	:									
	h) Whether genuineness or authenticity of approved map/ plan is verified	:									
	i) Any other comments by our empanelled valuers on authentic of approved plan	: No									
7.	Postal address of the property	: Bungalow Plot No. 3, Survey No. 313/2/6+7/3 (New 7/12 extract Survey No. 313/2/6/7), C.T.S. No. 7513 + 7518, Village – Pathardi, Narhari Nagar, Damodar Nagar, Pathardi Phata, Taluka & District - Nashik, PIN Code – 422 010, 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 Panchayat / Municipality	: Village – Pathardi Nashik Municipal Corporation									
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																																							
12.	Boundaries of the property																																							
		As per Site	As per Document																																					
	North	Road	6.00 Mtr. Road																																					
	South	Joy Home	Plot No. 5																																					
	East	Road & Row House	Survey No. 313/3																																					
	West	Road & Shree Laxmi Row House	Plot No. 4																																					
13	Dimensions of the site	N. A. as property consideration is a Residential Bungalow in a building.																																						
		A	B																																					
		As per the Deed	Actuals																																					
	North	-	-																																					
	South	-	-																																					
	East	-	-																																					
	West	-	-																																					
14.	Extent of the site	<table border="1"> <thead> <tr> <th rowspan="2">Flat Nos.</th> <th colspan="2">Carpet area</th> <th colspan="2">Balcony area</th> <th>Total</th> </tr> <tr> <th>Sq. M.</th> <th>Sq. Ft.</th> <th>Sq. M.</th> <th>Sq. Ft.</th> <th>Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>101</td> <td>43.18</td> <td>465.00</td> <td>10.20</td> <td>110.00</td> <td>575.00</td> </tr> <tr> <td>201</td> <td>46.85</td> <td>504.00</td> <td>06.40</td> <td>69.00</td> <td>573.00</td> </tr> <tr> <td>301</td> <td>43.18</td> <td>465.00</td> <td>10.20</td> <td>110.00</td> <td>575.00</td> </tr> <tr> <td colspan="5" style="text-align: center;">Total Area</td> <td>1723.00</td> </tr> </tbody> </table>				Flat Nos.	Carpet area		Balcony area		Total	Sq. M.	Sq. Ft.	Sq. M.	Sq. Ft.	Sq. Ft.	101	43.18	465.00	10.20	110.00	575.00	201	46.85	504.00	06.40	69.00	573.00	301	43.18	465.00	10.20	110.00	575.00	Total Area					1723.00
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		Built Up Area in Sq. Ft. = 2068.00 (Carpet area as per Approved Plan + 20%)																																						
14.1	Latitude, Longitude & Co-ordinates of Bungalow	: 19°56'55.2"N 73°45'53.5"E																																						
15.	Extent of the site considered for Valuation (least of 13A & 13B)	: Total Carpet Area in Sq. Ft. = 1723.00 (Area as per Approved Plan)																																						
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:																																						
II APARTMENT BUILDING																																								
1.	Nature of the Apartment	: Residential Bungalow																																						
2.	Location	:																																						
	C.T.S. No.	: C.T.S. No. 7513 + 7518																																						
	Block No.	: -																																						
	Ward No.	: -																																						
	Village / Municipality / Corporation	: Village – Pathardi Nashik Municipal Corporation																																						
	Door No., Street or Road (Pin Code)	: Bungalow Plot No. 3, Survey No. 313/2/6+7/3 (New 7/12 extract Survey No. 313/2/6/7), C.T.S. No. 7513 + 7518, Village – Pathardi, Narhari Nagar, Damodar Nagar, Pathardi Phata, Taluka & District - Nashik, PIN																																						



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		Code 422 010 State Maharashtra Country - India
3.	Description of the locality Residential / Industrial / Mixed	Residential Bungalow
4.	Year of Construction	: 2024
5.	Number of Floors	: Ground (Parking Floor) + 3 rd Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling Bungalows in the building	: Bungalow on Ground (Parking Floor) + 3 rd Upper Floors
8.	Quality of Construction	:
9.	Appearance of the Building	: Copy of Approved Plan dated 09.11.2022 Digitally Signed by Uddhav Sitaram Gangurde (Nashik Municipal Corporation)
10.	Maintenance of the Building	:
11.	Facilities Available	:
	Lift	: No Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Along with One Car Parking Space
	Is Compound wall existing?	:
	Is pavement laid around the building	:

III	BUNGALOW	
1	The floor in which the Bungalow is situated	: Ground (Parking Floor) + 3 rd Upper Floors
2	Door No. of the Bungalow	: Bungalow Plot No. 3
3	Specifications of the Bungalow	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring
	Doors	: Teak wood door frame with flush doors
	Windows	: Powder Coated Aluminum Sliding Windows
	Fittings	: Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	: Cement Plastering
4	House Tax	:
	Assessment No.	:
	Tax paid in the name of:	:
	Tax amount:	:
5	Electricity Service connection No.:	:
	Meter Card is in the name of:	:
6	How is the maintenance of the Bungalow?	:
7	Sale Deed executed in the name of	: Mr. Dhanraj Parasharam Jadhav
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Bungalow?	: Built Up Area in Sq. Ft. = 2068.00 (Carpet area as per Approved Plan + 20%)
10	What is the floor space index (app.)	: As per NMC norms
11	What is the Carpet Area of the Bungalow?	: Total Carpet Area in Sq. Ft. = 1723.00 (Area as per Approved Plan)



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12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Residential Bungalow purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 20,000.00 Expected rental income per month.
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
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 Bungalow 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 Bungalow under valuation after comparing with the specifications and other factors with the Bungalow under comparison (give details).	:	₹ 6,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000.00 per Sq. Ft.
	II. Land + others	:	₹ 4,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 36,000.00 per Sq. M. i.e. ₹ 3344.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	
	Replacement cost of Bungalow with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	2024 (as per Occupancy Certificate)
	Life of the building estimated	:	60 years (Subject to proper, preventive periodic maintenance & structural repairs).
	Depreciation percentage assuming the salvage value as 100%	:	N.A.
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 6,000.00 per Sq. Ft.
	Remark:	:	



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Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Bungalow (incl. car parking)	1723.00 Sq. Ft.	6,000.00	1,03,38,000.00
2	Showcases /			
3	Kitchen arrangements			
4	Superfine finish			
5	Interior Decorations			
6	Electricity deposits / electrical fittings, etc.			
7	Extra collapsible gates / grill works etc.			
8	Potential value, if any			
9	Others			
Total Value of the property				1,03,38,000.00
Realizable value of the property				98,21,100.00
Distress value of the property				82,70,400.00
Insurable value of the property (2068.00 X 2,000.00)				41,36,000.00
Guideline value of the property (2068.00 X 3344.00)				69,15,392.00

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 Bungalow, where there are typically many comparables available to analyze. As the property is a residential Bungalow, we have adopted Sale



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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, Bungalow size, location, upswing in real estate prices, sustained demand for Residential Bungalow, all round development of commercial and residential application in the locality etc. We estimate ₹ 6,000.00 per Sq. Ft. on Carpet Area for valuation.

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	
i) Saleability	Good
ii) Likely rental values in future in	₹ 20,000.00 Expected rental income per month after building completion.
iii) Any likely income it may generate	Rental Income



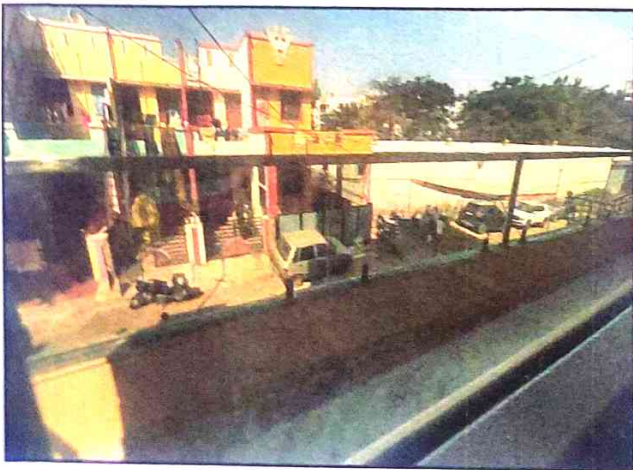
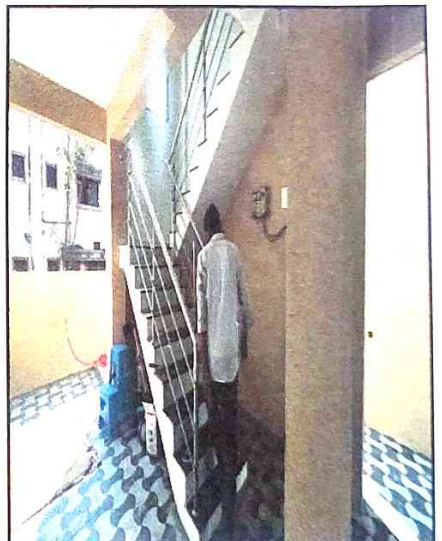
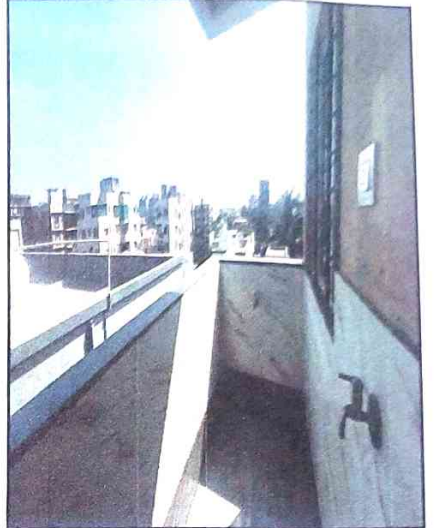
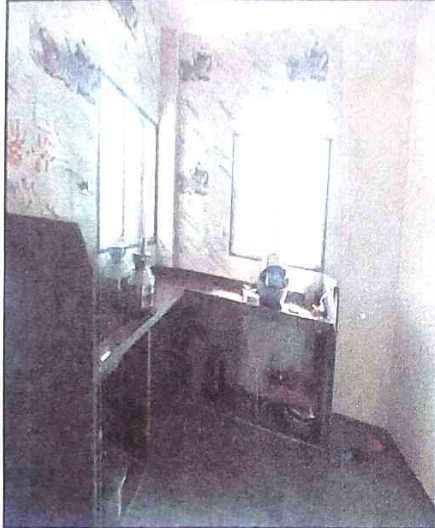
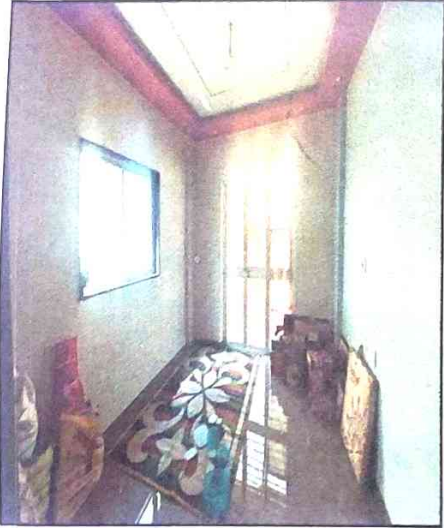
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Actual Site Photographs



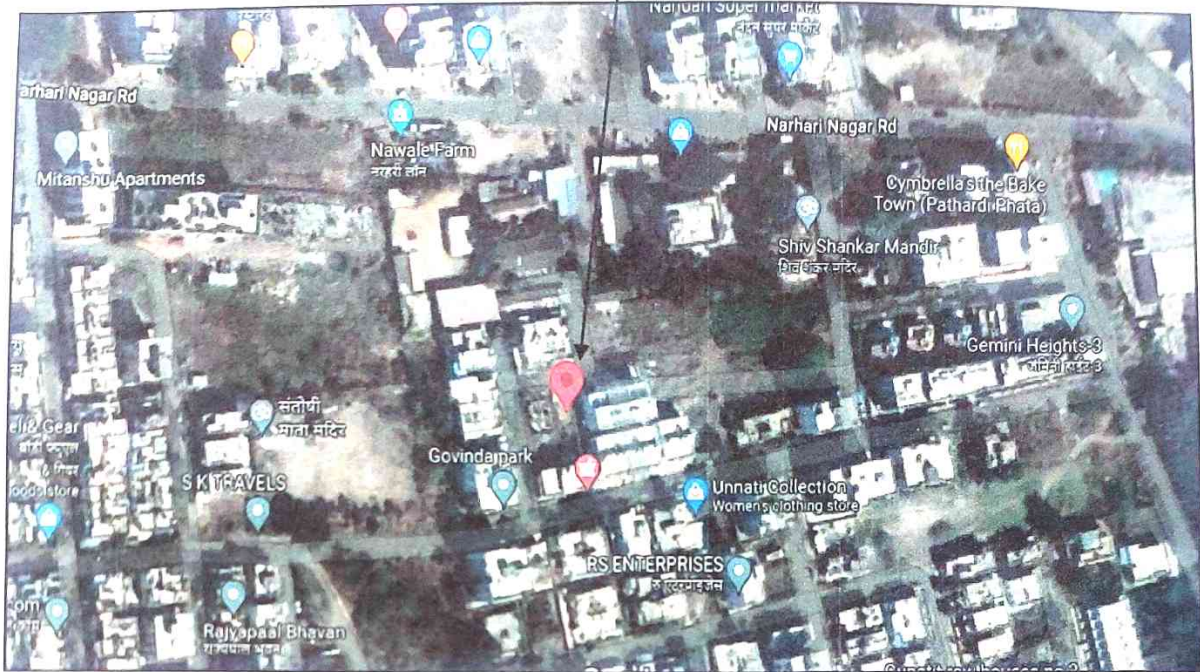
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Route Map of the property

site/ur



Longitude Latitude: 19°56'55.2"N 73°45'53.5"E

Note: The Blue line shows the route to site from nearest Railway station (Nashik – 10.5 Km.)



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Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

Home
Valuation Rates
User Manual
Close
Feedback

Annual Statement of Rates

Year: 2022/23

Language: English

Selected District: नाशिक

Select Taluka: नाशिक

Select Village: मीने पायरी

Search By: Survey No Location

Enter Survey No: 313 Search

उपविभाग	कुली जमीन	निवासी सवनिष्ठा	बॉझीस	डुकाने	बौद्योगिक	एकक (Rs.)	Attribute
19.5-औद्योगिक विभागाच्या दक्षिणेकडील पूर्व पश्चिम रकबावरील दृष्टिमात्र व हातम विभागातील मिळकती	13300	36000	41400	45000	0		चौ. मीटर सर्व्हे नंबर







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Occupancy Certificate

	Nashik Municipal Corporation FULL OCCUPANCY CERTIFICATE				
Approval No. : NMCB/FO/2024/APL/07452		Building Proposal Number - 134353			
Proposal Code : NMCB-22-60136		Date 11/11/2024			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Building Name</td> <td style="width: 30%;">JADHAV(Residential) Floor</td> <td style="width: 40%;">1(0.00 Sq mt), 2(65.70 Sq mt)(Typical Floor) 3(65.70 Sq mt)(Typical Floor) 4(65.70 Sq mt)</td> </tr> </table>			Building Name	JADHAV(Residential) Floor	1(0.00 Sq mt), 2(65.70 Sq mt)(Typical Floor) 3(65.70 Sq mt)(Typical Floor) 4(65.70 Sq mt)
Building Name	JADHAV(Residential) Floor	1(0.00 Sq mt), 2(65.70 Sq mt)(Typical Floor) 3(65.70 Sq mt)(Typical Floor) 4(65.70 Sq mt)			
To,					
i) Mr. Dhanraj Parasharam Jadhav, S NO 313/2/6/7 PLOT NO 03 PATHARDI SHIWAR NASHIK					
ii) Pratiksha Baviskar (Architect)					
Sir/Madam,					
<p>The FULL development work / erection re-erection / or alteration in of building / part building No / Name JADHAV(Residential) Plot No 03, Final Plot No -, City Survey No./Survey No./Khasara No./ Gut No., 313/2/6/7, Village Name/Mouje PATHARDI, Sector No. -, completed under the supervision of Architect, License No CA/2019/109362 as per approved plan vide Permission No. NMCB/B/2022/APL/03510 Date 10/10/2022 may be occupied on the following conditions.</p>					
<ol style="list-style-type: none"> 1 Authority will supply only drinking water as per availability 2 All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding. 3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system,(if applicable) 4 It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable) 					
Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No NMCB/B/2022/APL/03510 Date 10/10/2022					
		Signature valid <small>Digitally signed by GAO MOHAMMAD SAJAD JALALUDDIN Date: 2024.11.11 18:22:01 IST Reason: Approved Certificate Designation: Deputy Engineer Location: Nashik Municipal Corporation Project Code: NMCB/FO/2024/APL/07452 Application Number: Nashik/2024/134353/90267 Proposal Number: 134353 Certificate Number: NMCB/FO/2024/APL/07452</small>			
		Yours faithfully, Deputy Engineer, Nashik Municipal Corporation,			
Scan QR code for verification of authenticity.		Scan QR code for Building Details.			



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Price Indicators

HOUSING.COM Buy in Nashik

Pathardi Phata

3 BHK Independent House

₹70.0 L EMI starts at 3601/-

2037 sq ft Build Up Area

3.44 K/sq ft Avg. Price

Ready to move Possession status

Unfurnished Furnishing

Contact Seller

SHARE SAVE

99acres Buy Enter Local Project Details Landmark

Posted on Dec 13, 2022 | Ready to move

₹35 Lac @ 4.166 per sq.ft. **2BHK 2Baths**

Estimated EMI ₹22,165

NOT AVAILABLE

Overview Owner Details Recommendations

Property (17)

Area
Carpet area: 840 sq.ft.

Price
₹35 Lac
@ 4.166 per sq.ft.

Configuration
2 Bedrooms, 2 Bathrooms, 1 balcony

Address
shree arcade b wing
Damodar Nagar, Nashik

Floor Number
Ground of 4 Floors

Property Age
5 to 10 Year Old



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Price Indicators

homeonline.com Nashik Start a new search Post Property FREE

3 BHK Row House 1830 Sq- Ft



3 BHK Row House 1830 Sq- Ft for Sale

₹ 65 Lac

Pathardi Road

8 Photos

Overview Amenities Description Locality FAQ Video Call

Overview


Bed Rooms 3	Bath Rooms 3	Sale Status New
Built Up Area 1830 Sq.ft (170.01 sq.m)	Plot Area 900 Sq.ft (83.61 sq.m)	Carpet Area 1150 Sq.ft (106.84 sq.m)

99acres Buy Enter Locality / Project / Society / Landmark Post p

55.5 Lac @ 5,550 per sq.ft. 3Bedrooms 3Baths

Estimated EMR 2,44,328 Independent House/Villa for Sale

Property (4) Posted on Dec 29, 2022 | Ready to move



Area
Plot area 1100 sq.ft
(102.19 sq.m)
Built Up area: 1350 sq.ft. (125.42 sq.m)
Carpet area: 1000 sq.ft. (92.9 sq.m)

Price
₹ 55.5 Lac+ Govt Charges & Tax
@ 5,550 per sq.ft. (negotiable)

Total Floors
2 Floors

Configuration
3 Bedrooms , 3 Bathrooms, 2 Balconies

Address
Pathardi Phata, Nasik

Property Age
5 to 10 Year Old

Overview Owner Details Recommendations



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Price Indicators

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Get full support from Relationship Manager **MB Prime**
Shortlists Properties Communicates with Owners
Live Video Call
Join Prime @ 50% OFF

59.0 Lac [Get ₹17,700 cashback on Home Loan](#) ONLY ON MAGICBRICKS

2 BHK Owner Residential House For Sale [Pathardi Phata, Nashik](#)

2 Beds
 2 Baths
 1 Balcony
 Furnished

Super Built-Up Area 1535 sqft 23844 sqft	Floor Ground (Out of 2 Floors)	Transaction Type New Property
Status Ready to Move	Facing West	Furnished Status Furnished
Type Of Ownership Freehold	Age Of Construction New Construction	

Recently constructed Property

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

72.0 Lac [Get ₹21,600 cashback on Home Loan](#)

1 BHK Residential House - 1700 Sq-ft For Sale [Damodar Nagar, Nashik](#)

3 Beds
 3 Baths
 2 Balconies
 1 Covered Parking

Super Built-Up Area 1700 sqft 24235 sqft	Floor Ground (Out of 1 Floors)	Transaction Type New Property
Status Ready to Move	Additional Rooms 1 Store Room	Facing East
Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Freehold

Near Shri. Purna, Pathardi road, Pathardi phata, Nashik

Contact Agent
Get Phone No.
Last contact made 6 days ago



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As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 1,03,38,000.00 00 (Rupees One Crore Three Lakh Thirty-Eight Thousand Only). The Realizable Value of the above property is ₹ 98,21,100.00 (Rupees Ninety-Eight Lakh Twenty-One Thousand One Hundred Only) and the Distress Value is ₹ 82,70,400.00 (Rupees Eighty-Two Lakh Seventy Thousand Four Hundred Only). The building work at present, Foundation work is in progress.

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: 2025.01.20 18:25:59 +05'30'

Auth/Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22

Certificate

This is to certify that Copy of Approved Plan dated 10.10.2022 Digitally Signed by Uddhav Sitaram Gangurde of Residential Bungalow is approved by Nashik Municipal Corporation, Nashik is genuine & construction is as per copy of Approved Building Plan furnished.

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

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

only).

Date

Signature
(Name of the Branch Manager with Flat Seal)

Enclosures	
Declaration From Valuers (Annexure – I)	Attached
Model code of conduct for valuer (Annexure – II)	Attached



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Annexure – I

DECLARATION FROM VALUERS

I, hereby 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 18.01.2025 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. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - 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. Dhanraj Parasharam Jadhav from Mr. Devdas Ramchandra Pawar vide Sale Deed dated 06.03.2019
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Gangapur Road, Nashik Branch to assess fair market value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol – Technical Manager Sachin Raundal – Valuation Engineer Sachin Raundal – Technical Officer Binu Surendran – Technical Manager
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 – 18.01.2025 Valuation Date – 20.01.2025 Date of Report – 20.01.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done 18.01.2025
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 Comparative 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 Bungalow size, location, upswing in real estate prices, sustained demand for Residential Bungalow, all round development of Industrial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **20th January 2025** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Bungalow, **Total Carpet Area is 1723.00 Sq. Ft.** in the name of **Mr. Dhanraj Parasharam Jadhav**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title



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Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Dhanraj Parasharam Jadhav**. 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's representative, we understand that the Residential Bungalow, **Total Carpet Area is 1723.00 Sq. Ft.**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the shop and properties that are typically traded on a Bungalow 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



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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 Bungalow, **Total Carpet Area is 1723.00 Sq. Ft.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be 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

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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.



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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.
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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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.



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