

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sanjay Shamrao Patil & Mrs. Usha Sanjay Patil**

Residential Land and Bungalow , Ground Floor + First Floor + Second Floor, " Hari Om Bungalow ",
On Plot No. 21, Survey No. 700/2A/21, Final Plot No. 428, Near Yajurveda Sahdev Nagar Garden,
Sahdev Nagar, Village - Nashik, Taluka - Nashik, District – Nashik, PIN Code – 422 005,
State – Maharashtra, Country – India.

Latitude Longitude: 20°01'05.0"N 73°46'06.6"E

Valuation Done for:

**Bank of Baroda
Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,
Nashik, PIN – 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

Our Pan India Presence at :

Nanded Thane Ahmedabad Delhi NCR
Mumbai Nashik Rajkot Raipur
Aurangabad Pune Indore Jaipur

Regd. Office

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

+91 22 47495818
mumbai@vastukala.co.in
www.vastukala.co.in



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CIN: U74120MH2010PTC207869

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Valuation Report Prepared For: BOB/ Ro Office /Mr Sanjay Shamrao Patil &Others (14061/2310350) Page 2 of 24

Vastu/Nashik/01/2024/14061/2310350

31/24-469-SRSP

Date: 31.01.2025

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow , Ground Floor + First Floor + Second Floor, " Hari Om Bungalow ", On Plot No. 21, Survey No. 700/2A/21, Final Plot No. 428, Near Yajurveda Sahdev Nagar Garden, Sahdev Nagar, Village - Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 005, State - Maharashtra, Country - India belongs to **Mr.Sanjay Shamrao Patil Mrs. Usha Sanjay Patil**

Boundaries of the property.

Boundaries	Plot No. 21	Actual
North	Plot No.20	Plot No.20
South	Plot No.22	Plot No.22
East	Plot No.12	Plot No.12
West	6.00 M. Wide Colony Road	6.00 M. 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 and Fair Market Value for this particular purpose at **₹ 94,10,952.00 (Rupees Ninety Four Lakh Ten Thousand Nine Hundred Fifty Two Only)**

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

Hence certified

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

Manoj Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation Report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.01 11:18:45 +05'30'

Auth. Sign.



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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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

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

VALUATION REPORT (IN RESPECT OF LAND AND ROW HOUSE)

I		General
1.	Purpose for which the valuation is made	: As per the request from Bank of Baroda, Regional Office to assess Fair market value of the property for banking purpose
2.	a) Date of inspection	: 17.01.2025
	b) Date on which the valuation is made	: 31.01.2025
3.	List of documents produced for perusal	
	1. Copy of Sale Deed No. 9933/2004 Dated.02.11.2004	
	2. Copy Previous Valuation Report dated 18.05.2021 Issued by Prashant Patil and Associates	
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)	<p>Name of Owner: Mr.Sanjay Shamrao Patil Mrs. Usha Sanjay Patil</p> <p>Address: Residential Land and Bungalow , Ground Floor + First Floor + Second Floor, " Hari Om Bungalow ", On Plot No. 21, Survey No. 700/2A/21, Final Plot No. 428, Near Yajurveda Sahdev Nagar Garden, Sahdev Nagar, Village - Nashik, Taluka - Nashik, District – Nashik, PIN Code – 422 005, State – Maharashtra, Country – India.</p> <p>Contact Person: Shri. Sanjay Patil (Owner) Contact No. + 91 7045837405 Joint Ownership.</p>
5.	Brief description of the property (Including Freehold / freehold etc.):	



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The property is located in a developing Residential area having good infrastructure, well connected by road and train. The immovable property comprises of Freehold Residential land and structures thereof. It is located at about 12.9 km. travelling distance from Nashik Road Railway Station.

Plot:

The plot under valuation is Freehold Residential plot. **As per Sale deed Plot area is 170.50 Sq. M, which is considered for valuation.**

As per Previous Valuation Report Built Up area is 138.71 Sq. M., which is considered for valuation.

5a	Total Lease Period & remaining period (if Freehold)	:	N.A., the land is Freehold	
6.	Location of property	:		
	a) Plot No. / Survey No.	:	Survey No. 700/2A/21 Plot No.21	
	b) Door No.	:	Residential Land and Bungalow Plot No. 21	
	c) C.T.S. No. / Village	:	Village - Nashik	
	d) Ward / Taluka	:	Taluka - Nashik	
	e) Mandal / District	:	District - Nashik	
7.	Postal address of the property	:	Residential Land and Bungalow , Ground Floor + First Floor + Second Floor, " Hari Om Bungalow ", On Plot No. 21, Survey No. 700/2A/21, Final Plot No. 428, Near Yajurveda Sahdev Nagar Garden, Sahdev Nagar, Village - Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 005, State - Maharashtra, Country - India.	
8.	City / Town	:	Nashik	
	Residential area	:	Yes	
	Commercial area	:	No	
	Residential area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Higher Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Nashik Nashik Municipal Corporation, Nashik	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Dimensions / Boundaries of the property (Plot No. 21)		A	B
			Actual	As per the Document
	North		Plot No.20	Plot No.20
	South		Plot No.22	Plot No.22

	East	Plot No.12	Plot No.12
	West	6.00 M. Wide Colony Road	6.00 M. Wide Colony Road
	Dimensions / Boundaries of the property	A Actual	B As per the Document
	North	-	-
	South	-	-
	East	-	-
	West	-	-
13.1	Whether Boundaries Matching with Actual	Yes	
13.2	Latitude, Longitude & Co-ordinates of the site		
14.	Extent of the site	Plot Area = 170.50 Sq. M.	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	(As per Agreement For Sale & Approved Building Plan)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Owner Occupied	
II CHARACTERISTICS OF THE SITE			
1.	Classification of locality	Good	
2.	Development of surrounding areas	Developing	
3.	Possibility of frequent flooding/ submerging	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	All available near by	
5.	Level of land with topographical conditions	Plain	
6.	Shape of land	Rectangular	
7.	Type of use to which it can be put	For Residential purpose	
8.	Any usage restriction	Residential	
9.	Is plot in town planning approved layout?	N.A.	
10.	Corner plot or intermittent plot?	Intermittent	
11.	Road facilities	Yes	
12.	Type of road available at present	B.T. Road	
13.	Width of road – is it below 20 ft. or more than 20 ft.	Above 20 Ft	
14.	Is it a Land – Locked land?	No	
15.	Water potentiality	Connected to Municipal Supply Line	
16.	Underground sewerage system	Connected to Septic Tank	
17.	Is Power supply is available in the site	Yes	
18.	Advantages of the site	Located in developing area	
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No	

Part – A (Valuation of land And Bungalow)		
1	Size of plot	: Plot Area = 170.50 Sq. M (As per Sale Deed & Approved Building Plan)
	North & South	: --
	East & West	: --
2	Total extent of the plot	: As per valuation table
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 40,000.00 to ₹ 50,000.00 per Sq. M.
4	Guideline rate obtained from the Registrar's Office	: ₹ 28,000.00 per Sq. M
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	: It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation	: ₹ 45,000.00 per Sq. M.
6	Estimated value of land	: ₹ 76,72,500.00
Part – B (Valuation Of Load and Bungalow)		
1	Technical details of the Row House	:
	a) Type of Load an Bungalow (Residential / Commercial / Residential)	: Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	: As per Brief Description
	c) Year of construction	: 2006 (As per Occupation Certificate)
	d) Age of the Bungalow	: 19 Years
	e) Life of the Bungalow estimated	: 41 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	f) Number of floors and height of each floor including basement, if any	: As per Brief Description
	g) Plinth area floor-wise	: As per valuation table
	h) Condition of the Load an Bungalow	: Normal
	i) Exterior – Excellent, Good, Normal, Poor	: Normal
	ii) Interior – Excellent, Good, Normal, Poor	: Normal
	i) Date of issue and validity of layout of approved map	: Copy of Approved Building Plan Not Provided & Not Verified.
	j) Approved map / plan issuing authority	: -
	k) Whether genuineness or authenticity of approved map / plan is verified	: No
	l) Any other comments by our empanelled valuers on authentic of approved plan	: Yes,

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: R.C.C Footing
2.	Basement	: Yes
3.	Superstructure	: R.C.C. Framed Structure



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4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Teak wood door framed with flush doors, Aluminum. Sliding Windows.
8.	RCC Works	:	RCC Framed Structure
9.	Plastering	:	Cement Plastering
10.	Flooring, Skirting, dado	:	Kota Stone Flooring
11.	Special finish as marble, granite, wooden paneling, grills etc.	:	Yes
13.	Roofing including weatherproof course	:	As per Brief Description
14.	Drainage	:	Underground Sewerage Connected to Municipal Drain Lines
15.	Compound Wall	:	
	Height	:	5' BBM
	Length	:	
	Type of construction	:	
16.	Electrical installation	:	
	Type of wiring	:	Concealed Electrical Wiring
	Class of fittings (superior / ordinary / poor)	:	C.P. Fittings.
	Number of light points	:	Provided as per requirement
	Fan points	:	Provided as per requirement
	Spare plug points	:	Provided as per requirement
	Any other item	:	Provided as per requirement
17.	Plumbing installation	:	
	a) No. of water closets and their type	:	Provided as per requirement
	b) No. of wash basins	:	Provided as per requirement
	c) No. of urinals	:	Provided as per requirement
	d) No. of bath tubs	:	Provided as per requirement
	e) Water meters, taps etc.	:	Provided as per requirement
	f) Any other fixtures	:	Provided as per requirement

Details of Valuation: -

Items	Area In Sq. M.	Year Of Const.	Total Life of Structure	Full Rate	Age Of Build	Rate to be considered	Value to be considered	Value / Full Value
Ground Floor + First Floor + Second Floor	138.71	2006	41	21,500.00	19	12,533.00	17,38,452.00	29,82,265.00
TOTAL							17,38,452.00	29,82,265.00

Part - C (Extra Items)

		Amount in ₹
1.	Portico	Included in the Cost of Construction
2.	Ornamental front door	
3.	Sit out / Verandah with steel grills	
4.	Overhead water tank	



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5.	Extra steel / collapsible gates	:	
	Total		
Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	Included in the Cost of Construction
2.	Glazed tiles	:	
3.	Extra sinks and bathtub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum handrails	:	
10.	False ceiling	:	
	Total		
Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	Included in the Cost of Construction
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		
Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Included in the Cost of Construction
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	170.50	28,000.00	47,74,000.00
Structure	As per valuation table		17,38,452.00
Total			65,12,452.00

2. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part – A	Land	:	₹ 76,72,500.00
Part – B	Bungalow	:	₹ 17,38,452.00
Part – C	Extra Items	:	
Part – D	Amenities	:	
Part – E	Miscellaneous	:	
Part – F	Services	:	
	Total	:	₹ 94,10,952.00

Fair Market Value	:	₹ 94,10,952.00
Realizable Value	:	₹ 84,69,857.00
Distress Value	:	₹ 75,28,761.00
Value as per Circle Rate	:	₹ 28,63,752.00
Insurable value (Full Replacement Cost – Subsoil Structure cost (15%))	:	₹ 25,34,925.25
Remark:		



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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

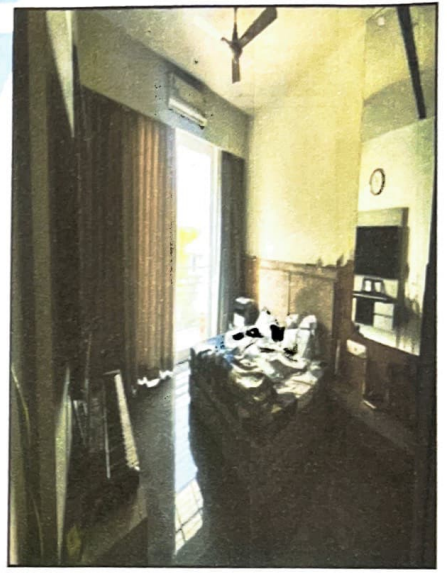
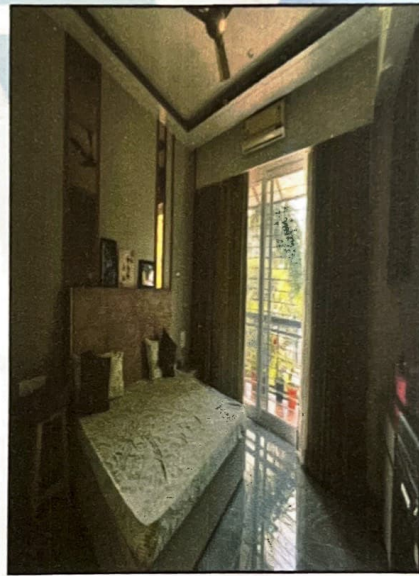
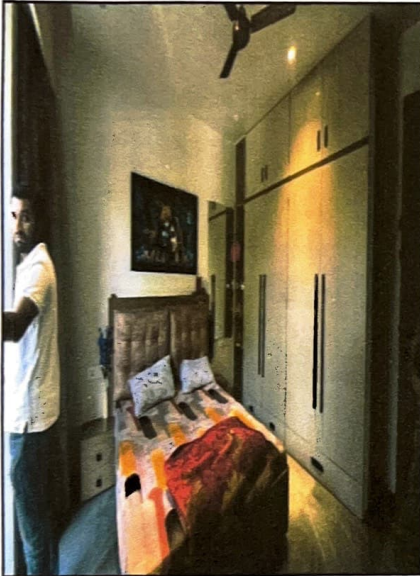
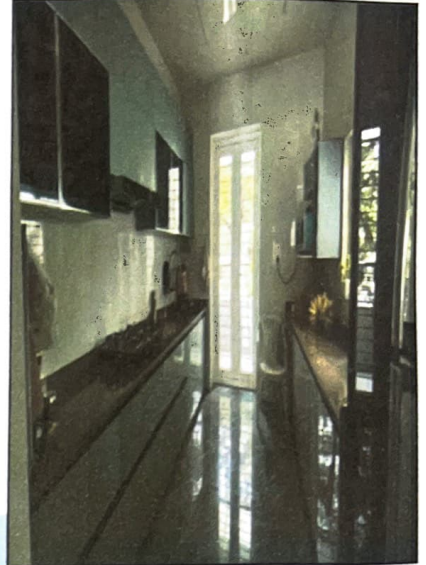
The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the Row House (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government Land and Bungalow and above type of property.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the Row House. The cost approach is commonly used for Residential Land and Bungalow, Residential Land and Bungalow and properties mentioned above. As the property is an Residential Land and Bungalow thereof, we have adopted Cost approach / Land and Bungalow Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 40,000.00 to ₹ 50,000.00 per Sq. M. for land and Structure thereof Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Residential Land and Bungalow / Plot, all round development of commercial and Residential application in the locality etc. We estimate ₹ 45,000.00 per Sq. M. for Land with appropriate cost of construction for valuation.

i)	Sale ability	Good
ii)	Likely rental values in future in and	-
iii)	Any likely income it may generate	-

3. ACTUAL SITE PHOTOGRAPHS



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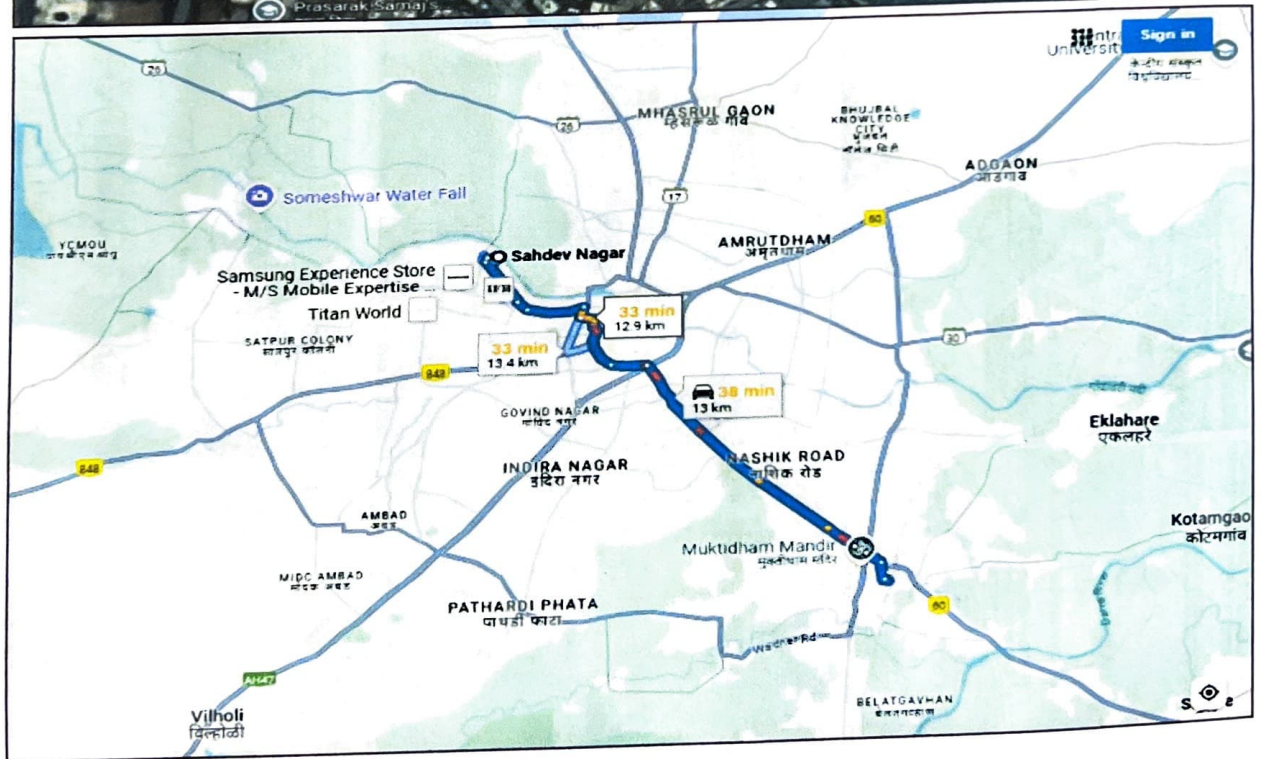
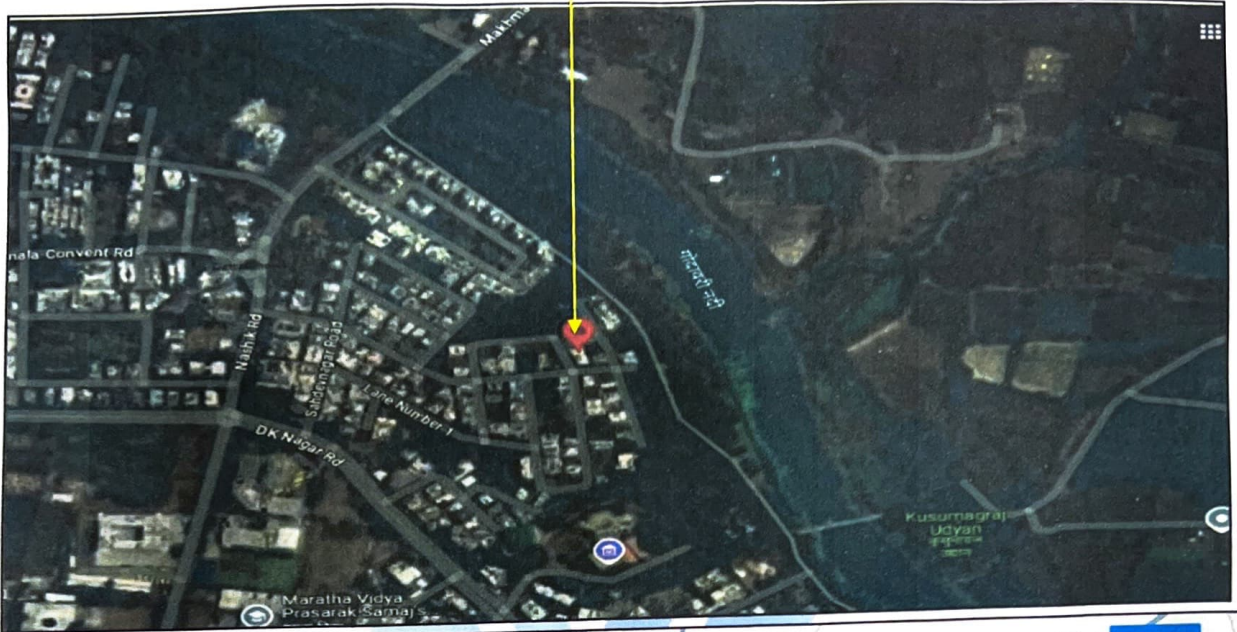
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ROUTE MAP OF THE PROPERTY

Site u/r



Latitude Longitude: 20°01'05.0"N 73°46'06.4"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 12.9 Km.)




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4. READY RECKONER RATE



**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन





Valuation For Urban Area

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Nashik Help on Division

District Name: नाशिक Taluka Name: नाशिक Village/Zone Name: शेव नशिच - नगरपंच

Attribute: अशेष पॉट नंर 423 SubZone Name: 1.2.23 - अशेष विधय

Mahapalika Area: Nashik Municipal Corp

Open Land	Residence	Office	Shop	Industry	Unit
28800	40500	55770	60620	0	Square Meter

PRICE INDICATORS

magicbricks Buy Rent Sell Home Loans

Price: ₹1.43 Cr | ₹498/sqft | EMI: ₹64k | [Get loan appraised loan](#)

Plot For Sale in **Sahdev Nagar, Nashik** | [View on map](#)

Plot Area: 319 sqyrd | Transaction Type: Resale

Posted on Jan 28, 25 | Property ID: 67940901

Contact Owner
Rajanee Devi - 91-0000000000
[Get Phone No.](#)

[Contact Owner](#) [Get Phone No.](#) Last contact made 3 days ago

More Details

Price: ₹1.43 Cr
Address: Sahdev Nagar, Nashik, Maharashtra
[Contact Owner](#)

Activate Windows
Go to Settings to activate Windows.

magicbricks Buy Rent Sell Home Loans

Price: ₹1.48 Cr | ₹46395/sqft | EMI: ₹ 67k | [How much loan can I get?](#)

Plot For Sale in **Sahdev Nagar, Nashik** | [View on map](#)

Plot Area: 319 sqft | Transaction Type: Resale

Posted on Jan 28, 25 | Property ID: 67940901

Contact Owner
Narasimha Reddy - 91-0000000000
[Get Phone No.](#)

[Contact Owner](#) [Get Phone No.](#) Last contact made 3 days ago

More Details

Price: ₹1.48 Cr
Address: Sahdev Nagar, Nashik, Maharashtra
[Contact Owner](#)

Activate Windows
Go to Settings to activate Windows.

विश्वास को-ऑप. बँक लि., नाशिक No.0902

Authorisation for the use of Franchising Marking for payment of Stamp Duty Levied Rs. 5,00,00,000/- (FIVE HUNDRED LAKHS ONLY) under the Stamp Duty Act, 1962, before Stamp Act, 1957 and the Stamp Duty Rules, 1958 issued by Order of the Inspector General of Registration & Chief Controlling Revenue Authority, Maharashtra State, Pune DEPARTMENT OF REGISTRATION

मूळ प्रत (NON TRANSFERABLE) RECEIPT FOR PAYMENT TO BANK

ठिकाण/Place नाशिक दिनांक/Date 28/10/2004

अंजयम बाबासाहेब पाटील टक्के-देविदास माधुसूदन
 अ/क्र. 24/230/- (पत्रे/Rupam) चोवीस हजार चाळीस तीन रुपये मात्र

हीचे खातीस पत्राचे on account of Franchising.

विश्वास को-ऑप. बँक लि. नाशिक
 H.B.T. Co-operative Bank Ltd. (Nashik)

नसल - १.
 क्र. १६३३/२००४
 १-१६

मूळधन निपात रु. १.६८ व
 दर वार्षिक वीटका रुपये - २१००/- प्रमाणे
 सध्याची मूळधन रुपये ४,१४,५००/-
 खरेदी किंमत रुपये ३,७५,०००/-
 स्टॅम्प किंमत रुपये २४,७३०/-

॥ श्री ॥
 खजनेचे फरोक खरेदीखत

खजनेचे फरोक खरेदीखत आज दिनांक २८ माहे
 सप्टेंबर २००४ रोजी गुणवार से दिवशी नाशिक मुद्राणी :-

Bank Ltd. - Nashik
 808858
 800247300
 16.87
 021 29 7884
 8088171
 INDIA
 STAMP DUTY
 MAHARASHTRA

नसल - १.
 क्र. १६३३/२००४
 २-१६

१. श्री. संजय शामराव पाटील
 वय - ३२, बंध - मोफती,
 २. श्री. अणु संजय पाटील
 वय - २८, बंध - व्यापार
 रा. २, तुली अवाटमेंट, गोविंद नगर,
 नाशिक.

विद्युत देवदार

यांसी

श्री. मेधा विनेश पटेल
 वय - ३३, बंध - व्यापार,
 रा. कोतवाला पाठ, प्रथमक रोड,
 नाशिक.

विद्युत देवदार

खजनेचे फरोक खरेदीखत विद्युत देवो रित्त के की :-

१. विक्रयकीचे दर्शन :-
 तुळसी विक्रम नाशिक, पेट तुळसी नाशिक पैकी नाशिक
 म्हाणगरपालिका इटीसीएल नाशिक अर्ज अॅप्लोकेरेशन इटीएल सन्नाहित
 असलेली तसेच नाशिक म्हाणगर पालिकेच्या मंजूर विक्रयत आरंभकळात
 खोबणी विक्रयत सन्नाहित असलेली वीजे नाशिक या मंत्रचे विक्रयकीतील
 विनवती पेट विक्रयत यांसी सर्व नंबर ७००/२३/२१ यांसी फायनल
 पेट नं. ४२८, या अंतीन मंजूर से-आउट नवील पेट नंबर २१
 (एप्लोकेर) यांसी क्षेत्र १७०.५० बी.मी. यांसी जनु.विना छातीलप्रमाणे :-

पेट नंबर १२
 ६.०० बी. चौकरी रोड
 पेट नंबर २२
 पेट नंबर २०

३/-



Previous Valuation Report

<h1 style="margin: 0;">RASHANT PATIL ASSOCIATES</h1> <p style="font-size: small;">Regd. Valuer (Regd. No. CCT-IN/1-35) Registered Engineer</p>	<p style="text-align: center;">PRASHANT H. PATIL B.E. CIVIL, M.S., P.V. G.E., P.M.D</p> <p style="text-align: center;">Regd. Office 1, 2, Audumber Apt., Post Lane No. 4, College Road, Nashik - 422 005. ☎ : 0253) 2315137, 2315138 ✉ : prashantpatil.valuer@gmail.com</p>
<p>Ref: PHP\VAL\BOB\2021-2022 (1) Date: 18/05/2021</p> <h3 style="margin: 0;">VALUATION REPORT</h3> <h4 style="margin: 0;">PRIVATE & CONFIDENTIAL REPORT OF VALUATION OF IMMOVABLE PROPERTY</h4> <h4 style="margin: 0;">PART-I QUESTIONNAIRE GENERAL</h4>	
<p>Ref: This valuation is done on request of Branch Manager, S.M.E. Branch Nashik, Dt. 13/05/2021</p>	
<p>1. Purpose for which Valuation is made</p>	<p>: For assessment of fair market value of the property for loan purpose of Bank of Baroda, S.M.E. Branch, Nashik.</p>
<p>2. Date as on which valuation is made</p>	<p>: 18/05/2021.</p>
<p>3. Name of the owner / owners</p>	<p>1. Mr. Sanjay Shamrao Patil 2. Mrs. Unha Sanjay Patil (As per Reg. Sale Deed No. NSN1-09933-2004, Dt. 02/11/2004)</p>
<p>4. If the property is under joint ownership/ ownership share of each such owner, are the shares undivided?</p>	<p>: Joint ownership.</p>
<p>5. Brief description of the property</p>	<p>The property under valuation is Residential Bungalow Having name "Hari Om Bungalow", On Plot No. 21, Sr. No. 700/2A/21, Final Plot No. 428. The said building constructed in year 2006. The said building located in higher class Residential area of Nashik, Nashik. Surrounding area is good residential development.</p>
<p>6. A. Verified Photocopies of Documents</p>	<p>1) Approved Building Plan No. 5925, Dt. 30/06/2005. 2) Commencement Certificate No. LND/BPA-1/740371, Dt. 20/03/2005. 3) Completion Certificate No. Javak No. /Nagarmahana/5925, Dt. 30/06/2005. 4) N. A. Order No. 122/58, Dt. 14/06/2002. 5) Reg. Sale Deed No. NSN1/09933/2004, Dt. 02/11/2004.</p>
<p>Location Street, ward no.</p>	<p>: Near Horizon Academy, Sahadev Nagar, Gangapur Road, Nashik.</p>
<p>Survey /Plot No. of land</p>	<p>: Plot No. 21, Final Plot No. 428, T.P. Scheme - 2, Sr. No. 700/2A/21, Nashik.</p>
<p>Is the property situated in residential / Commercial/ industrial / mixed area.</p>	<p>: Residential Area.</p>
<p>Classification of locality - high class / middle Class / poor class.</p>	<p>: Higher-Middle class.</p>
<p>Proximity to civic amenities like schools.</p>	<p>: All amenities are within 1.50 Km.</p>

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particulars above property in the prevailing condition with aforesaid specification is ₹ **94,10,952.00 (Rupees Ninety Four Lakh Ten Thousand Nine Hundred Fifty Two Only)**. The Realizable Value ₹ **84,69,857.00 (Rupees Eighty Four Lakh Sixty Nine Thousand Eight Hundred Fifty Seven Only)** and the Distress value ₹ **75,28,761.00 (Rupees Seventy Five Lakh Twenty Eight Thousand Seven Hundred Sixty One Only)**.

Place: Nashik

Date: 31.01.2025

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBBI/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.01 11:18:58 +05'30'

Auth. Sign.

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

Date

Signature
(Name & Designation of the Inspecting

Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures

Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
Model code of conduct for valuer - (Annexure - II)	Attached



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(Annexure – I)

1. DECLARATION FROM VALUERS

I, Manoj Chalikwar son of Shri. Baburao Chalikwar declare that:

- a. The information furnished in my valuation report dated 30.01.2025 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 have personally inspected the property on 17.01.2025. 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 valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr.Sanjay Shamrao Patil & Mrs. Usha Sanjay Patil Copy of Sale Deed No.9933/2004 Dated.02.11.2004.
2.	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, Golf Club Branch to assess Fair market value of the property for banking purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol - Regional Technical Head Swapnil Wagh - Valuation Engineer Sanjay Phadol – Technical Manager Sachin Raundal – 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 – 17.01.2025 Valuation Date – 31.01.2025 Date of Report – 31.01.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.01.2025
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;	Cost Approach (For Row House construction) Comparative Sales Method (For Land component)
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 land size, location, sustained demand for Residential land, 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



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2. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **31st 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 visualizing 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 currently a contiguous and non-agricultural land parcel admeasuring **170.50 Sq. M.** and structures thereof. The property is owned by **Mr.Sanjay Shamrao Patil Mrs. Usha Sanjay Patil**. 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

Based on our discussion with the Client, we understand that the property is owned by Name of Owner: **Mr.Sanjay Shamrao Patil Mrs. Usha Sanjay Patil**. 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.



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Valuation Report Prepared For: BOB/ Ro Office /Mr Sanjay Shamrao Patil & Others (14061/2310350) Page 21 of 24

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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 currently vacant and Bank Possession, contiguous and non-agricultural land parcel admeasuring 170.50 Sq. M. and structure thereof.

3. 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)

4. 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



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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.
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.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Place: Nashik

Date: 31.01.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.01 11:19:07 +05'30'

Auth. Sign.



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