

## ER. ABHIJEET NATHA GHULE

B.E. (CIVIL), AMIE, FIV, LL. B, M.Sc. (REAL ESTATE VALUATION)

Mob.: 8888994333

GOVT. REGISTERED VALUER, REGN. NO. 840 of 2016-17

CHARTERED ENGINEER REGN. NO. AM100165-8

Address: A02, Lambodar Avenue, Old Canal Road Nashik.

Email: abhiyanta.ang@gmail.com

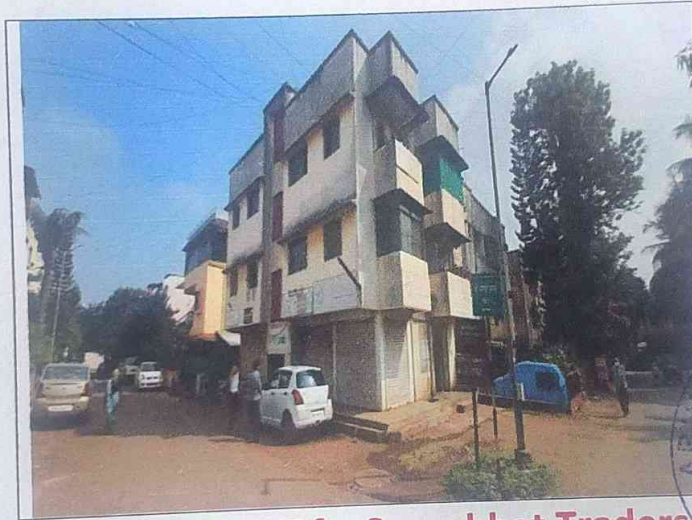
### VALUATION OF IMMOVABLE PROPERTY

For LAP

Property Address

AT

Flat No-04, Ground Floor, Atharva Apartment, Near Rathachakra Society, S. No-108, Plot No. – 2&3, Wadala Shiwar, Indira Nagar, Tal- Dist- Nashik-422008.



In The Case Of – Suprabhat Traders.



Name of the owner- Mr. Anil Dattatraya Joshi.

Fair Market value	:	Rs.36,70,000.00
Realizable Value (90%) of F.M. V	:	Rs.33,03,000.00
Distress Sale Value is (80%) of F.M. V	:	Rs.29,36,000.00
Ready Reckoner Value	:	Rs.22,44,715.00

THE BANK OF INDIA BRANCH

MECC, Nashik.

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

I. GENERAL	
1.	Purpose for which the valuation is made : Bank purpose.
2.	a) Date of Inspection : 15/01/2022.
	b) Date on which the valuation is made : 15/01/2022.
3.	List of documents produced for perusal
	i) Agreement : Registered Sale Deed No-NSN-2/10079/2001. Dtd- 30/10/2001.
	ii) Building Plan : NAGARRACHANA/CIDCO/248. Dtd - 15/12/2001.
	iii) Completion Certificate : NAGARRACHANA/CIDCO/248. Dtd - 15/12/2001.
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. Anil Dattatraya Joshi. Flat No-04, Ground Floor, Atharva Apartment, Near Rathachakra Society, S. No-108, Plot No. - 2&3, Wadala Shiwar, Indira Nagar, Tal- Dist- Nashik-422008. Mob - 9011091258.
	Name of customer : Suprabhat Traders.
5.	Brief description of the property (Including leasehold / freehold etc.) : Property For This Valuation Is Flat No 04. - It Is 2 BHK Flat Of 65.52 Sqm. Situated On Ground Floor, Property Is Located In Atharva Apartment, Near Rathachakra Society, S. No-108, Plot No. - 2&3, Wadala Shiwar, Indira Nagar, Tal- Dist- Nashik-422008 And This Is Freehold Property.
6.	Boundaries of the property : Flat No. - 3.
	North : Side Margin
	South : Side Margin
	East : Flat No. - 1.
	West : Flat No-04, Ground Floor, Atharva Apartment, Near Rathachakra Society, S. No-108, Plot No. - 2&3, Wadala Shiwar, Indira Nagar, Tal- Dist- Nashik-422008.
7.	Postal address of the property



8.	City / Town	:	Nashik.
	Residential area	:	Yes.
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle.
	ii) Urban / Semi Urban/ Rural	:	Urban.
10.	Coming Under Corporation Limit / Village Panchayat / Municipality	:	Coming Under NMC Limit.
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 an agricultural land, any conversion to house site plots is contemplated	:	No
13.	Location of property		
	a) Plot No. / Survey No.	:	S. No-108, Plot No. – 2&3.
	b) Door No.	:	04.
	c) T. S. No / Village	:	Nashik.
	d) Ward / Taluka	:	Nashik.
	e) Mandal / District	:	Nashik-422008.
	f) Date of issue and validity of layout of approved map / plan	:	NAGARRACHANA/CIDCO/248. Dtd – 15/12/2001.
	g) Approved map / plan approving authority	:	ADTP, Nashik.
	h) Whether genuineness or authenticity of approve map / plan is verified	:	Yes.
14.	Extent of the site		Built-up Area 705.00 Sqft. I. c. 65.52 Sqm.
15.	Latitude, Longitude & Co-ordinates of property	:	19°58'19.2"N 73°47'09.6"E
16.	Extent of the site considered for valuation (least of 14 A & 14 B)	:	Built-up Area 705.00 Sqft. I. c. 65.52 Sqm.
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Occupied By Owner.
18.	Nearby Landmark	:	Near Rathachakra Society, Indira Nagar, Nashik-422008.



<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	: Residential.
2.	Location	: Flat No-04, Ground Floor, Atharva Apartment, Near Rathachakra Society, S. No-108, Plot No. - 2&3, Wadala Shiwar, Indira Nagar, Tal- Dist- Nashik- 422008.
	T. S. No.	: -
	Block No.	: -
	Ward No.	: -
	Village/ Municipality / Corporation	: Corporation.
	Door No., Street or Road (Pin Code)	: Flat No-04.
3.	Description of the locality Residential / Commercial / Mixed	: Residential.
4.	Year of Construction	: 2001.
5.	Number of Floors	: 3, G+2.
6.	Type of Structure	: RCC.
7.	Number of Dwelling units in the building	: 4 Flats on Ground Floor.
8.	Quality of Construction	: Good.
9.	Appearance of the Building	: Good.
10.	Maintenance of the Building	: Good.
11.	Facilities Available	:
	Lift	: No.
	Protected Water Supply	: Nashik Municipal Corporation.
	Underground Sewerage	: Septic Tank.
	Car Parking - Open/ Covered	: Open.
	Is Compound wall existing?	: Yes.
	Is pavement laid around the Building	: Yes.
<b>III</b>	<b>FLAT</b>	:
1	The floor on which the flat is situated	: Ground Floor.
2	Door No. of the flat	: 04.
3	Specifications of the flat	: Residential.



	Roof	:	RCC Slab
	Flooring	:	Vitrified Tiles.
	Doors	:	Wooden.
	Windows	:	AL Glazed Windows.
	Fittings	:	Good.
	Finishing	:	Good.
4	House Tax	:	Yes.
	Assessment No.	:	82608570.
	Tax paid in the name of	:	Mr. Anil Dattatraya Joshi.
	Tax amount	:	1546.
5	Electricity Service Connection no.	:	9000005196.
	Meter Card is in the name of	:	Mr. Anil D Joshi.
6	How is the maintenance of the flat?	:	Good.
7	Agreement to Sale Deed executed in the name of	:	Mr. Anil Dattatraya Joshi.
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the flat?	:	65.52 Sqm - 15% =55.69 Sqm.
10	What is the floor space index (app.)	:	NA
11	What is the Carpet Area of the flat?	:	65.52 Sqm - 25% =49.14 Sqm.
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	N.A.

<b>IV</b>	<b>MARKETABILITY</b>		
1	How is the marketability?	:	Good.
2	What are the factors favoring for an extra Potential Value?	:	Good Residential area.
3	Any negative factors are observed which affect the market value in general?	:	No.
<b>V</b>	<b>Rate</b>		



1	After analyzing the comparable sale instances, what is the composite rate for a similar flat 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)	:	We have gone through sub-registrar office record, We have not yet received any sale instances, if ever received will submit it.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	Rs.60,000/Sqm.
3	Break - up for the rate	:	
	i) Building + Services	:	Rs.20,000.00/Sqm.
	ii) Land + Others	:	Rs.40,000.00/Sqm.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	For Plot Area – Rs.14,900.00/ Sqm. For Built-Up Area - Rs.24,200/Sqm.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
a.	Depreciated building rate	:	(Rs.20,000.00/Sqm. -20%) = 16,000.00/Sqm.
	Replacement cost of flat with Services {V (3)i}	:	Rs.14,000.00/Sqm.
	Age of the building	:	20 Years.
	Life of the building estimated	:	40 Years.
	Depreciation percentage assuming the salvage value as	:	20%
	Depreciated Ratio of the building	:	20%
b.	Total composite rate arrived for valuation	:	Rs.56,000.00/Sqm.
	Depreciated building rate VI (a)	:	Rs.16,000.00/Sqm.
	Rate for Land & other V (3) ii	:	Rs.40,000.00/Sqm.
	Total Composite Rate	:	<b>Rs.56,000.00/Sqm.</b>



**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the Shop (incl. car parking, if provided)	65.52 Sqm.	Rs.56,000/Sqm	Rs.36,69,120.00
2	Wardrobes	-	-	Including in rate
3	Showcases	-	-	Including in rate
4	Kitchen Arrangements	-	-	Including in rate
5	Superfine Finish	-	-	Including in rate
6	Interior Decorations	-	-	Including in rate
7	Electricity deposits / electrical fittings, etc.,	-	-	Including in rate
8	Extra collapsible gates / grill works etc.,	-	-	Including in rate
9	Potential value, if any	-	-	Including in rate
10	Others	-	-	Including in rate
				Rs.36,69,120.00
				Say - 36,70,000.00

**Guideline value**

Particulars	Area in Sqm	Rate in Rs.	Value in Rs.	Less depreciation 5% Rs.	Net value after depreciation Rs.
Plot/ Land area	65.52 Sqm	Rs. 14,900.00	Rs.9,76,248.00	N.A.	Rs.9,76,248.00
Built up area	65.52 Sqm	Rs. 24,200.00	Rs.15,85,584.00	Rs.3,17,117.00	Rs.12,68,467.00
Total Value-					Rs.22,44,715.00



**Remarks:**

1. Area of Flat is considered as per registered sale deed no - NSN-2/10079/2001. Dtd-30/10/2001.

**Justification For Variance Between FMV And Ready Reckoner**

**Consideration -**

Advertisement Posted On Internet, It Is Observed That Prevailing Market Rate In The Area For Such Property In Rs. 6,210 To 7,500.00 Per Sqft. i. e. Rs.66,819.00 To Rs.80,700.00 Per Sqm. Hence rate Rs. 60,000.00 per Sqm.

2.



**3 BHK Apartment** in Lotus Pride  
Indira Nagar, Nashik

₹ 90 L

7,500 / sq ft

1200

Area in sq ft

**Ready to move**

Construction Status

3 - 4 years old | 2 Bathrooms | Resale

3 BHK Property for sale in Indira Nagar Nashik: It's a 3 bhk multistorey apartm

User7676

OWNER



[View Phone](#)



**OFFER** No

₹22.0 L

EMI starts at ₹11.65 K

**1 RK Independent House** for sale in Indira Nagar

Kala Nagar, Indira Nagar.Nashik

Build Up Area

Avg. Price

354 sq.ft

₹6.21K/sq.ft

One of the finest property in Indira Nagar is now available for sale. ... [Read more](#)

RN

Rajesh N

Owner

[View Phone](#)

[Contact](#)





Location & Government Rate:

19.9719869,73.7859939

Restaurants Hotels Attractions Transit Parking Pharmacies ATM

19°58'19.2"N 73°47'09.6"E  
19.971987, 73.785994

Directions Save Nearby Send to your phone Share

XQCP+QCJ, Parab Nagar, Nashik, Maharashtra 422009

XQCP+Q9X Nashik, Maharashtra

Add a missing place

Add your business

Add a label

**Department of Registration & Stamps** नोंदणी व मुद्रांक विभाग  
Government of Maharashtra महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
वाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 20212022

Language: English

Selected District: नाशिक

Select Taluka: नाशिक

Select Village: नीने वडाळा गांव

Search By:  Survey No  Location

Enter Survey No: 108 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
25.4- 18 मीटर रूंद रस्ता पायथी गावाकडे जाणारा रस्ता रात्रसारथी चौ. नगवना दस्ता - रहिवास व तत्सम विभागातील मिळकती	14900	38000	41900	50300	0	चौ मोदर	सर्व्हे नंबर



Photographs of property:




As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property belonging to Mr. Anil Dattatraya Joshi. address - Flat No-04, Ground Floor, Atharva Apartment, Near Rathachakra Society, S. No-108, Plot No. - 2&3, Wadala Shiwar, Indira Nagar, Tal- Dist- Nashik-422008. in the prevailing condition with aforesaid specifications is Rs. 36,70,000.00 in words (Rs. Thirty Six Lacs Seventy Thousand Only).


The book value of the above property as of is Rs.33,03,000.00 in words (Rs. Thirty Three Lacs Three Thousand Only).

The distress value Rs. 29,36,000.00 in words (Rs. Twenty Nine Lacs Thirty Six Thousand Only) and the guideline value Rs.22,44,715.00 in words (Rs. Twenty Two Lacs Forty Four Thousand Seven Hundred Fifteen Only)

Place: Nashik.

Date: 15/01/2022.

  
Signature  
Er. Abhijeet Natha Ghule



The undersigned has inspected the property details in the Valuation Report dated 15/01/2022 on Saturday. We are satisfied that the fair and reasonable market value of the property is Rs. 36,70,000.00 in words (Rs. Thirty Six Lacs Seventy Thousand Only).

Signature  
(Name of the Branch Manager with Official seal)

Date:

(Annexure-I)

**Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors  
DECLARATION- CUM- UNDERTAKING**

I, Abhijeet Natha Ghule son of Shri. Natha Vishwanath Ghule do hereby solemnly affirm and state that: a.  
I am a citizen of India

- I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- The information furnished in my valuation report dated 15/01/2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have personally inspected the property on 15/01/2022 The work is not subcontracted to any other valuer and carried out by myself.
- Valuation report is submitted in the format as prescribed by the Bank.
- I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- I have not been removed/dismissed from service/employment earlier
- I have not been convicted of any offence and sentenced to a term of imprisonment
- I have not been found guilty of misconduct in professional capacity
- I have not been declared to be unsound mind
- I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- I am not an undischarged insolvent
- I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be having expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- My PAN Card number/Service Tax number as applicable is AGCPG4816E.
- I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- 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
- 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
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- My CIBIL Score and credit worthiness is as per Bank's guidelines.
- I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.



I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS/LOS) only.

Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Residential Flat
2	Purpose of valuation and appointing authority	Loan Purpose Bank Manager
3	Identity of the valuer and any other experts involved in the valuation;	Valuer
4	Disclosure of valuer interest or conflict, if any;	NA
5	Date of appointment, valuation date and date of report;	15/01/2022, 15/01/2022 15/01/2022.
6	Inspections and/or investigations undertaken;	Site inspection
7	Nature and sources of the information used or relied upon;	Market inquiry
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Composite method
9	Restrictions on use of the report, if any;	NA
10	Major factors that were taken into account during the valuation;	Market rates
11	Major factors that were not taken into account during the valuation;	NA
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.	NA

Date: 15/01/2022.

Place: Nashik

ABHIJEET N. GHULE  
Reg. No. 840  
PN/PR-CC/  
Tech/19/1/2007  
2016-17  
GOVT. REGD. VALUER  
Signature  
Er. Abhijeet Natha Ghule

## MODEL CODE OF CONDUCT FOR VALUERS

(Annexure-II)

### Integrity and Fairness

- 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.
- A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

- A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
- 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.
- 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.
- A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 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

- 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.
- 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.
- A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- A valuer shall wherever necessarily disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
- 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.
- A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
- As an independent valuer, the valuer shall not charge success fee.
- 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**

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**

- 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.
- A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuer's organization with which he/it is registered or any other statutory regulatory body.
- A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuer's organization with which he/it is registered, or any other statutory regulatory body.
- 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.**

- 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).

- 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.**

- 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.
- 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.**

- 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.
- A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

### **Miscellaneous**

- A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
- A valuer shall follow this code as amended or revised from time to time

Date- 15/01/2022  
Place-Nashik

Signature of the valuer:

Name of the Valuer: **Er. Abhijeet Natra Ghule**

Address of the valuer: A02, Lambodar Avenue, Old Canal Road, Nashik.

