

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 26

Vastu/Nashik/09/2024/010848/2307929 03/12-407-RVBS Date: 29.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. C-1806, 18th Floor, Wing - C, "Omkar Towers", Near Audumbar Lawns, Gayatri Nagar, off Meri - Rasbihari Link Rd, Plot No. 33+34+35+36, Village - Nashik, Taluka -Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India belongs to Mr. Machindra Margu Chaughule.

Boundaries		Building	Flat
North		Adjacent 30.00 Mtr. Wide DP Road	Flat No. C-1807
South	:	Adjacent plot No. 24 to 32	Flat No. C-1805
East	:	Adjacent 12.00 Mtr. Wide Road	Passage
West		Adjacent Nala	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 49,00,000.00 (Rupees Forty Nine Lakh 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD

Manoj Chalikwar Director

DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai email=manoj@vastukala.org, c=IN Date: 2024.08.29 11:37:33 +05'30



Manoj Chalikwar

Govt. Reg. Valuer Chartered Engineer (India)

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

Bank Of Baroda Empanelment No.: ZO: MZ: ADV: 46:941

Encl.: Valuation report

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adagon, Nashik-422003 (M.S.), INDIA

Email: nashik@vastukala..co.inl Tel: +91 253 4068262/98903 80564

Our Pan India Presence at:

Mumbai

 Nashik Aurangabad
 Pune

Rajkot ♥ Indore

Raipur 9 Jaipur



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



mumbai@vastukala.co.in www.vastukala.co.in

Vastukala Consultants India Pvt. Ltd.

4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra - Nandur Naka Link Road, Adgaon, Nashik - 422003

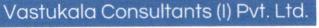
To,
The Branch Manager,
Bank Of Baroda
RO Nashik
BSNL Building, Data Mandir Road, Nashik Road, Nashik
422101

VALUATION REPORT (IN RESPECT OF FLAT)

	Gener	al		
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	:	27.08.2024
	b)	Date of which the valuation is made	:	29.08.2024
3	 List of documents produced for perusal: Copy of Agreement for sale No.8431/ 2024 Dated 23.08.2024 between Omkar Buildcon Partnership F Developers) And Mr. Machindra Margu Chaughule(The buyer). Copy of Commencement Certificate No.LND/ BP/ C1/ 493/ 2021 Dated 03.03.2021 issued by Municipal Corporation. Copy of Approved Building Plan No.C1/493/2021 Dated 03.03.2021 issued by Nashik Municipal Corporation. Copy of RERA Certificate No.P51600028753 Dated 30.03.2021 issued by Maharashtra Real Regulatory Authority. 			hule(The buyer). D/ BP/ C1/ 493/ 2021 Dated 03.03.2021 issued by Nashik 21 Dated 03.03.2021 issued by Nashik Municipal Corporation.
4	with Pl	of the owner(s) and his / their address (es) hone no. (details of share of each owner in if joint ownership)		Mr. Machindra Margu Chaughule Residential Flat No. C-1806, 18 th Floor, Wing - C, "Omkar Towers", Near Audumbar Lawns, Gayatri Nagar, off Meri - Rasbihari Link Rd, Plot No. 33+34+35+36, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India. Contact Person: Mr.Krushna Salunke (Site Engineer) Mobile No. 7030822666 sole ownership
5		lescription of the property (Including hold / freehold etc.)	:	The property is a Residential Flat located on 18 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Balcony + 2 Passage. (2 BHK) (As per approved plan)The property is at 11.9 distance from Nashik Road Railway Station.
5a.	Total L leaseh	Lease Period & remaining period (if nold)	:	



Since 1989





3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2024 (As per site information)
5.	Number of Floors	:	Ground + 18 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	18 th Floor is having 8 Flats
8.	Quality of Construction	V 18 :	Good
9.	Appearance of the Building	A 190 I.S. A 190 J.A	Good
10.	Maintenance of the Building	n temps	Good
11.	Facilities Available		
	Lift	:	4 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	1000	Connected to Municipal Sewerage System
	Car parking - Open / Covered	<u>.</u>	Covered Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes Loxus Loxus
III	Residential Flat	No.	and a nearly construct and as a second
1.	The floor in which the Flat is situated		18 th Floor
2.	Door No. of the Flat	:	Residential Flat No. C-1806
3.	Specifications of the Flat		A 197
	Roof	:	R. C. C. Slab
	Flooring	18 (Vitrified Tile Flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Wooden frame openable widow with M. S. Grill
	Fittings	ings (Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring
	Finishing	:	Proposed Cement Plastering
4.	House Tax		
	Assessment No.	:	NA
	Tax paid in the name of	.000 E	NA
	Tax amount	:	NA
5.	Electricity Service connection No.	:	NA
	Meter Card is in the name of	:	NA CO



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001: 2015 Certified Company

6.	How is the maintenance of the Flat?	:	Good Salan S
7.	Sale Deed executed in the name of	:	Mr. Machindra Margu Chaughule
8.	What is the undivided area of land as per Sale Deed?	:	NA specific to record to
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 770.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per NMC Norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 720.33 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 700.00 (As Per Area Agreement for sale)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 9000/-
IV	MARKETABILITY		1 per 12 kala Apar 11 per de la 2011
1.	How is the marketability?		Average
2.	What are the factors favoring for an extra Potential Value?	:	Loacted in Developed Area
3.	Any negative factors are observed which affect the market value in general?	: 1	NA .
٧	Rate		
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)	:	₹ 6504/- to ₹ 7248/- per Sq. Ft. on Carpet Area ₹ 5420/- to ₹ 6040/- per Sq. Ft. on Built Up Area
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).	:	₹ 7,000/- per Sq. Ft.
3.	Break – up for the rate	:	gu jnjamgites tak
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 5,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed) Since 1989	:	₹ 40,040/- per Sq. M. i.e. ₹ 3,720/- per Sq. Ft.

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001: 2015 Certified Company



	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
5.	Registered Value(if available)	:	Purchase Value - ₹4,275,000.00 Document No 8431/ 2024 Agreement Date - 23/08/2024
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		aunit from our or the evopony [970.09 + 3,720.00]
а	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000/- per Sq. Ft.
He	Age of the building	:	Less than 1 year
	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building		derive subsection of all the sections
b	Total composite rate arrived for Valuation		/ / / / / / / / / / / / / / / / / / / /
	Depreciated building rate VI (a)	:	₹ 2,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 5,000/- per Sq. Ft.
Virisige	Total Composite Rate	:	₹ 7,000/- per Sq. Ft.
	Remarks		As per site inspection two residential flats are internally amalgamated to form a single flat. Flat No. 1806 & 1807 are internally amalgamated with single entrance. For the purpose of valuation we have consider agreement area. The valuation report pertaining to flat No. 1806 only.

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	700.00 Sq. Ft.	7,000.00	49,00,000.00
2	Wardrobes	Factorial Treasurers		
3	Showcases			
4	Kitchen arrangements	The gradient line	nmewig wi modujupo	
5	Superfine finish	13111 17100 =0	e moli soverum stori	AVE SUIT I I I I I I I I I I I I I I I I I I
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.	10017		1 17 38 C - 7 18 14 48 40 18 1
9	Potential value, if any	(1)(2)(1)	9) 909	
10	Others / Car Parking		- NEW	



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001: 2015 Certified Company



Total value of the property	49,00,000.00
Realizable value of the property	46,55,000.00
Distress value of the property	39,20,000.00
Insurable value of the property (770.00 X 2,000.00)	15,40,000.00
Guideline value of the property (770.00 X 3,720.00)	28,64,400.00

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 Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 6504.00 to ₹ 7248.00 per Sq. Ft. on Carpet Area / ₹ 5420.00 to ₹ 6040.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report , current market conditions , demand and supply position, Flat size, location, upswing in real estate prices , sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹7,000.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Average
Likely rental values in future	₹ 9000/-
Any likely income it may generate	Rental Income



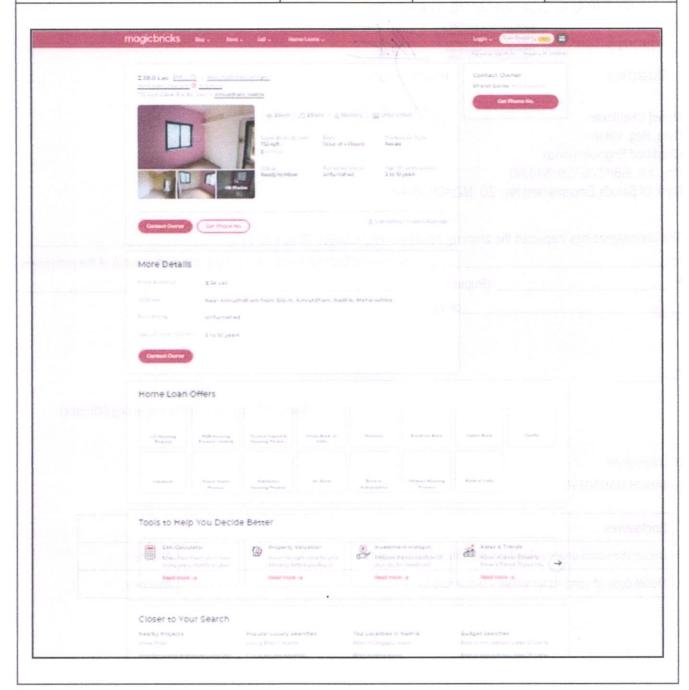
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001: 2015 Certified Company

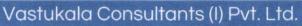


Property	Flat	Flat				
Source	magic bricks	magic bricks				
Floor	-					
	Carpet	Built Up	Saleable			
Area	524.31	629.17	755.00			
Percentage	-	20%	20%			
Rate Per Sq. Ft.	₹7,248.00	₹6,040.00	₹5,033.00			





Since 1989



Values in a plant in the last of the last

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is ₹49,00,000.00 (Rupees Forty Nine Lakh Only) .The Realizable Value of the above property is ₹46,55,000.00 (Rupees Forty Six Lakh Fifty Five Thousand Only). The Distress Value is ₹39,20,000.00 (Rupees Thirty Nine Lakh Twenty Thousand Only).

Place: Nashik Date: 29.08.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

DN: cn=Manoj Chalikwar, o=Vastukal Consultants (I) Pvt. Ltd., ou=Mumbal, email=manoj@vastukala.org, c=IN Date: 2024.08.29 11:37:51 +05'30'

Director

Auth.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda Empanelment No.: ZO:MZ:ADV:46:941

The undersigned	has inspected the property det	ailed 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-IV)	Attached		
Model code of conduct for valuer - (Annexure V)	Attached		





