

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Bhagwat Sahdev Khirade & Lata Sahadev Khirade.**

Residential Row Bungalow No. 10, Ground Floor + First Floor, " **Sai Row Bungalow** ", Survey No. 98/ D, Plot No. 13/ 14/ 15/ 16/ 10, Near Sant Tukaram Maharaj Jogging Track, Shivaji Nagar, Gangapur - Satpur Link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India.

Latitude Longitude: 20°01'01.8"N 73°42'43.8"E

Intended User : **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 Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

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Valuation Report / BOB / Regional Office / Shri. Bhagwat Sahdev Khirade & Others (13717/ 2310084) Page 2 of 26

Vastu/Nashik/01/2025/(13717/2310084)

16/17-203-RYSP

Date: 16.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow No. 10, Ground Floor + First Floor, " Sai Row Bungalow ", Survey No. 98/ D, Plot No. 13/ 14/ 15/ 16/ 10, Near Sant Tukaram Maharaj Jogging Track, Shivaji Nagar, Gangapur - Satpur Link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. belongs **Shri. Bhagwat Sahdev Khirade & Lata Sahadev Khirade.**

Boundaries of the property.

Boundaries	Plot No. 13/ 14/ 15/ 16/ 10
North	Plot No. 17
South	Plot No. 13/ 14/ 15/ 16/ 9 (Row Bungalow No. 9)
East	Colony Road
West	S. No. 107

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **35,91,000.00 (Rupees Thirty Five Lakh Ninety One Thousand Only)** As per Site Inspection **90%** Construction Work is Completed

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 B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2025.01.16 17:58:27 +05'30'

Auth. Sign.



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

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 ROW 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	: 07.01.2025
	b) Date on which the valuation is made	: 16.01.2025
3.	List of documents produced for perusal: i. Copy of Agreement For Sale Vide No.13071/ 2024 Dated.27.12.2024. ii. Copy of Commencement Certificate Permit No. NMCB/ B/ 2023/ APL/ 10037 Dated.08.11.2023, issued by Nashik Municipal Corporation, Nashik. iii. Copy of Approved Building Plan Digitally Signed by Mr. Gokul Pundalik Pagare Dated.08.11.2023, issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.	
	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Owner: Shri. Bhagwat Sahdev Khirade & Lata Sahadev Khirade. Address: Residential Row Bungalow No. 10, Ground Floor + First Floor, " Sai Row Bungalow ", Survey No. 98/ D, Plot No. 13/ 14/ 15/ 16/ 10, Near Sant Tukaram Maharaj Jogging Track, Shivaji Nagar, Gangapur - Satpur Link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. Contact Person: Mr. Ranganath Kharmere Sir (Builder Person) Contact No. +91 9822952450 Joint Ownership (Owner)
5.	Brief description of the property (Including Leasehold / freehold etc.)	: Residential Row Bungalow No. 10 is Situated on Ground Floor + First Floor As per Approved Plan, the composition of Row Bungalow is: Ground Floor – Porch Area + Living + Kitchen + Passage + Toilet + Staircase. First Floor – 2 Bedroom + Toilet + Passage + Staircase + Balcony (i.e. 2BHK) The property is at 20.1 Km. travelling distance from



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			nearest railway station Nashik Road. Landmark: Near Sant Tukaram Maharaj Jogging Track. At the time of inspection, the property was under construction. Extent of completion are as under:
	RCC Footing/Foundation	Completed	RCC Plinth
	Full Building RCC	Completed	Internal Brick work
	External Brick work	Completed	Internal plastering
	External plastering	Completed	Electrification, plumbing & Sanitary installation
	Flooring, Tiling, Kitchen Platform	Completed	
	Total	90% work completed	
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 98/ D, Plot No. 13/ 14/ 15/ 16/ 10
	b) Door No.	:	Residential Row Bungalow No. 10
	c) T.S. No. / Village	:	Village - Gangapur
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Digitally Signed by Mr. Gokul Pundalik Pagare Dated.08.11.2023, issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Row Bungalow No. 10, Ground Floor + First Floor, " Sai Row Bungalow ", Survey No. 98/ D, Plot No. 13/ 14/ 15/ 16/ 10, Near Sant Tukaram Maharaj Jogging Track, Shivaji Nagar, Gangapur - Satpur Link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code – 422 007, 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 - Gangapur Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled	:	No

	area / cantonment area		
13.	Dimensions / Boundaries of the Property / Plot No. 13/ 14/ 15/ 16/ 10	Actual	As per Agreement
	North	: Plot No. 17	Plot No. 17
	South	: Plot No. 13/ 14/ 15/ 16/ 9 (Row Bungalow No. 9)	Plot No. 13/ 14/ 15/ 16/ 9 (Row Bungalow No. 9)
	East	: Colony Road	Colony Road
	West	: S. No. 107	P. No. 107
13.1	Dimensions / Boundaries of the property / Row Bungalow	Actual	As per Agreement
	North	-	-
	South	-	-
	East	-	-
	West	-	-
13.2	Latitude, Longitude & Co-ordinates of the site	: 20°01'01.8"N 73°42'43.8"E	
13.3	Whether Boundaries Matching with Actual	Yes	
14.	Extent of the site	: Carpet Area in Sq. Ft = 660.00 Balcony Area in Sq. Ft = 64.00 Open Space Area in Sq. Ft = 243.00 (Area as per Site Measurement) Carpet Area in Sq. Ft = 665.00 (Area as per Agreement For Sale) Built Up Area in Sq. Ft. = 798.00 (Area as per Agreement + 20%)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft = 665.00 (Area as per Agreement For Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Row Bungalow is Under Construction	
II	APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C.T.S. No.	: Survey No. 98/ D, Plot No. 13/ 14/ 15/ 16/ 10	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village - Gangapur Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	: Residential Row Bungalow No. 10, Ground Floor + First Floor, " Sai Row Bungalow ", Survey No. 98/ D, Plot No. 13/ 14/ 15/ 16/ 10, Near Sant Tukaram Maharaj Jogging Track, Shivaji Nagar, Gangapur - Satpur Link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India.	
3.	Description of the locality Residential /	: Residential	

	Commercial / Mixed	
4.	Year of Construction	: Row Bungalow is Under Construction
5.	Number of Floors	: Ground Floor + First Floor
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: Proposed 10 Row Bungalow
8.	Quality of Construction	: Row Bungalow is Under Construction
9.	Appearance of the Building	: Row Bungalow is Under Construction
10.	Maintenance of the Building	: Row Bungalow is Under Construction
11.	Facilities Available	:
	Lift	: N.A
	Protected Water Supply	: Proposed Municipal Water supply
	Underground Sewerage	: Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Proposed Covered Parking
	Is Compound wall existing?	: Proposed Yes
	Is pavement laid around the building	: Proposed Yes
III	ROW Bungalow	
1	The floor in which the Row Bungalow is situated	: Ground Floor + First Floor
2	Door No. of the Row Bungalow	: Residential Duplex Row Bungalow No. 10
3	Specifications of the Row Bungalow	: 2BHK
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tile flooring
	Doors	: Proposed Teak Wood door framed with flush doors, Rolling Shutter
	Windows	: Aluminum Sliding windows
	Fittings	: Proposed Concealed plumbing, Concealed C.P. Fitting Wiring
	Finishing	: Proposed Cement Plastering
4	Bungalow Tax	:
	Assessment No.	: Row Bungalow is Under Construction
	Tax paid in the name of:	: Row Bungalow is Under Construction
	Tax amount:	: Row Bungalow is Under Construction
5	Electricity Service connection No.:	: Row Bungalow is Under Construction
	Meter Card is in the name of:	: Row Bungalow is Under Construction
6	How is the maintenance of the Row Bungalow?	: Row Bungalow is Under Construction
7	Sale Deed executed in the name of	: Name of Owner: Shri. Bhagwat Sahdev Khirade & Lata Sahadev Khirade.
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Row Bungalow?	: Built Up Area in Sq. Ft. = 798.00 (Area as per Agreement + 20%)
10	What is the floor space index (app.)	: As per NMC norms
11	What is the Carpet Area of the Row Bungalow?	: Carpet Area in Sq. Ft = 660.00 Balcony Area in Sq. Ft = 64.00 Open Space Area in Sq. Ft = 243.00 (Area as per Site Measurement)

		Carpet Area in Sq. Ft = 665.00 (Area as per 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?	: Row Bungalow is Under Construction
15	If rented, what is the monthly rent?	: ` 7,000.00 Expected rental income per month after Completion
IV	MARKETABILITY	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
V	Rate	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar Row 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)	: ` 5,000.00 to ` 6,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row Bungalow under valuation after comparing with the specifications and other factors with the Row Bungalow under comparison (give details).	: ` 5,400.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	i) Building + Services	: ` 2,000.00 per Sq. Ft.
	ii) Land + others	: ` 3,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ` 28,930.00 per Sq. M. ` 2,688.00 per Sq. Ft.
	Guideline rate (After Depreciation)	N.A. as the age of the property is below 5 years
5	Registered Value (if available)	: Purchaser Value - 30,00,000 /- Register Value No. 13071/ 2024 Dated.27.12.2024
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	: N.A. as the age of the property is below 5 years
	Replacement cost of Row Bungalow with Services (v(3)i)	: ` 2,000.00 per Sq. Ft.
	Age of the building	: Row Bungalow is Under Construction
	Life of the building estimated	: 60 years (after Completion) Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the	: N.A. as the age of the property is below 5 years

	salvage value as 10%		
	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	:	` 3,400.00 per Sq. Ft.
	Total Composite Rate	:	` 5,400.00 per Sq. Ft.
	Remark : -		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row Bungalow	665.00 Sq. Ft.	5,400.00	35,91,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	As per current stage of work completion the value of the Row Bungalow (if Row Bungalow is under construction)			
12	After 100% completion final value of Row Bungalow			
	Total Value of the property			35,91,000.00

Value of Row Bungalow

Fair Market Value of the property	35,91,000.00
Realizable value of the property	34,11,450.00
Distress Value of the property	28,72,800.00
Insurable value of the property (798.00 Sq. Ft. X ` 2,000.00)	15,96,000.00
Guideline value of the property (798.00 Sq. Ft. X ` 2,688.00)	21,45,024.00

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.



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In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Row Bungalow, where there are typically many comparables available to analyze. As the property is a Residential Row Bungalow, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ` 5,000.00 to ` 6,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Row Bungalow size, location, upswing in real estate prices, sustained demand for Residential Row Bungalow, all-round development of commercial and residential application in the locality etc. We estimate ` 5,400.00 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	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	` 7,000.00 Expected rental income per month after Completion
iii) Any likely income it may generate	Rental Income

Actual site photographs



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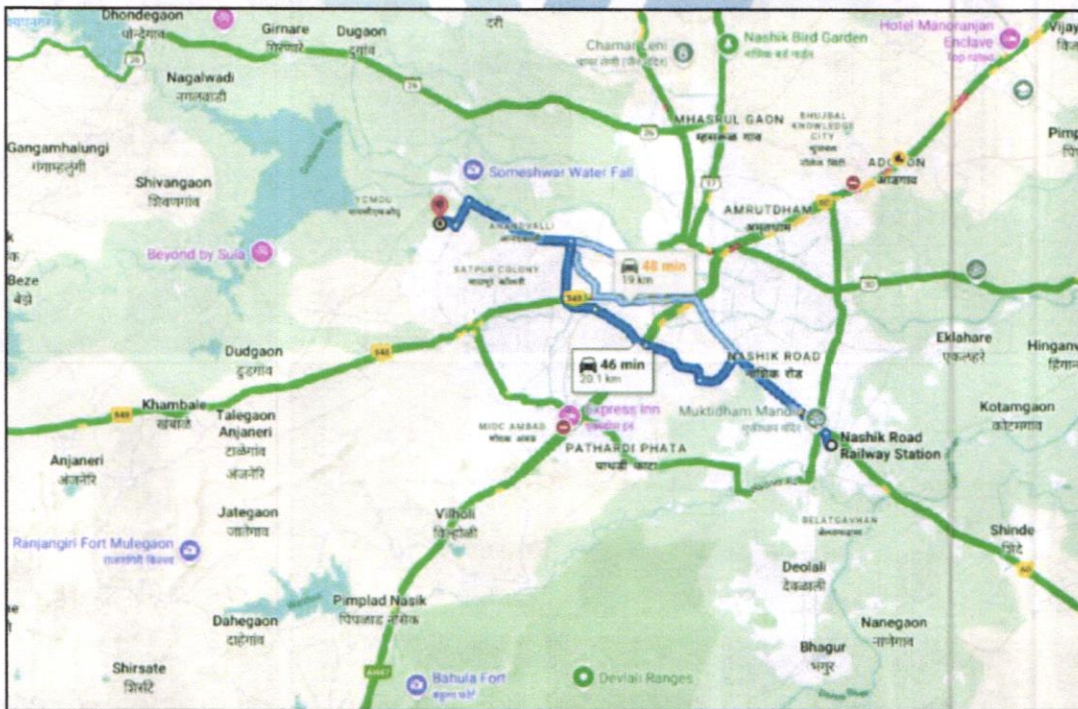
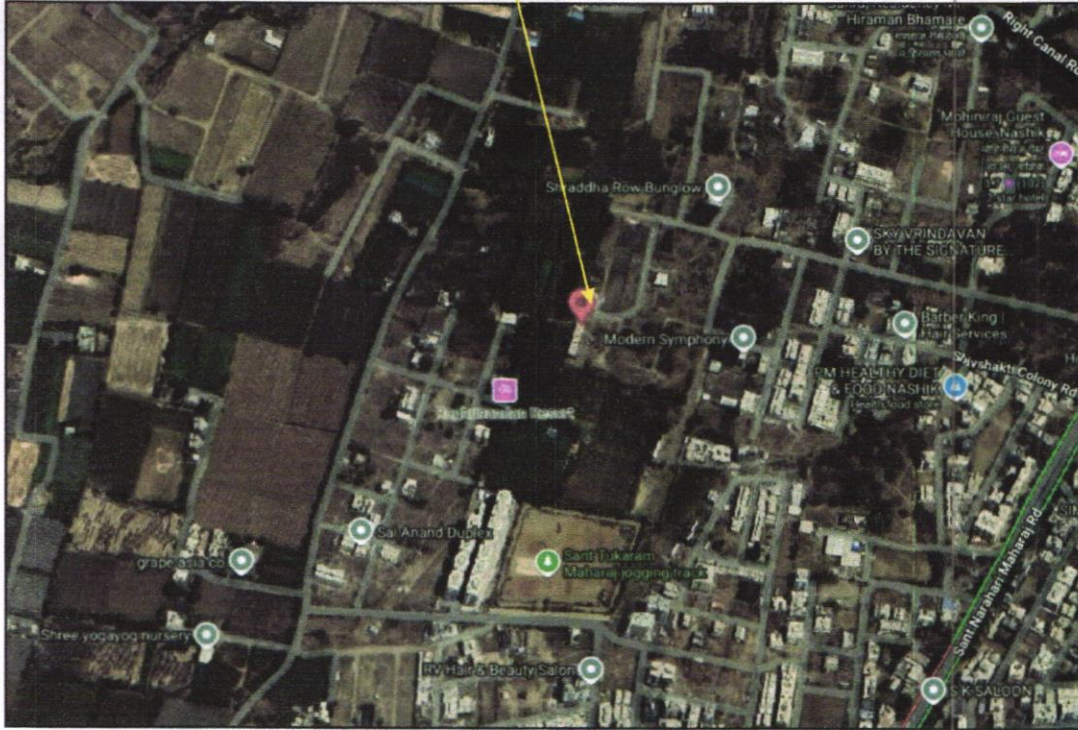
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Route Map of the property

Site u/r



Latitude Longitude: 20°01'01.8"N 73°42'43.8"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 20.1 Km.)




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Year

Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Enter Survey No

उपविभाग	खुली जमीन	निवासी मरनिका	ऑफीस	दुकाने	औद्योगिक एकक (Rs./)	Attribute
12.5-रहिवास विभागातील अंतर्गत व गावठाणातील मिळकती .	7100	28930	33260	36160	0	चौ. मीटर सर्वेक्षण नंबर

Price Indicators


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3 BHK Owner Residential House For Sale **Dhruv Nagar, Nashik**



3 Beds | 3 Baths | 2 Balconies | 1 Covered Parking

Super Built-Up Area
1974 sqft -
₹ 3.285/sqft

Transaction Type
Resale

Status
Ready to Move

Facing
West

Furnished Status
Unfurnished

Car Parking
1 Covered

Type Of Ownership
Freehold

Age Of Construction
New Construction

Contact Owner

Get Phone No.

Last contact made 3 days ago

Contact Owner

Ravi Sarda +91-9810000000

Get Phone No.

More Details


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Home > Property in Nashik > House for Sale in Nashik > House for Sale in Dhruv Nagar > 3 BHK > 1600 Sq.ft
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3 BHK Owner Residential House For Sale **Dhruv Nagar, Nashik**



3 Beds | 3 Baths | Unfurnished

Super Built-Up Area
1600 sqft -
₹ 3.688/sqft

Transaction Type
Resale

Status
Ready to Move

Furnished Status
Unfurnished

Contact Owner

Get Phone No.

Last contact made 3 days ago

Contact Owner

Nitin Thakare +91-9410000000

Get Phone No.

More Details

Price Breakup ₹ 59 Lac

Address Dhruv Nagar, Nashik, Maharashtra

Furnishing Unfurnished

Floors allowed for construction 2

Price Indicators

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Posted on: Nov 03, 24 Property ID: 72556279

₹ 65.0 Lac EMI - 2296 | Can I afford it?

3 BHK Owner Residential House For Sale **Dhruv Nagar, Nashik**

3 Beds | 4 Baths | 1 Balcony | Furnished

Carpet Area 1000 sqft - ₹ 6500/sqft	Floor Ground(Out of 2 Floors)	Transaction Type New Property
Status Ready to Move	Additional Rooms 1 Store Room	Facing East
Furnished Status Furnished	Type Of Ownership Freehold	Age Of Construction New Construction

🟢 East Facing Property
🟢 Newly Constructed Property

Contact Owner
Get Phone No.
👤 Last contact made 3 days ago

More Details

Price Breakup	₹ 65 Lac
Address	Dhruv nagar motiwala college maharanapratap garden haumangarden gangapur road badanfata, Dhruv Nagar, Nashik, Maharashtra
Furnishing	Furnished



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Agreement For Sale

<div style="text-align: center; border: 1px solid black; padding: 5px; margin-bottom: 10px;"> नसन-४ क्र. (92069/2024) २ - २३ </div> <div style="text-align: right; margin-bottom: 10px;"> </div> <p>विभाग क्र. : १२.५ बाजार मूल्यांकन : २१,७२,०००/- आपसातील किंमत : ३०,००,०००/- मुद्रांक शुल्क : १,८०,०००/- नोंदणी फी : ३०,०००/-</p> <p style="text-align: center;">:: करारनामा :: (रो-हाऊस विक्रीचा करारनामा)</p> <p>करारनामा आज दिनांक २६ माहे डिसेंबर इ.स.वी २०२४ रोजी गुरुवार ते दिवशी नाशिक मुक्कामी...</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 80%;"> <p>१) श्री. भागवत सहदेव खिराडे उ.व. - २७ वर्षे, धंदा - नोकरी, पॅन नं. - HMWPK8052B आधार नं. ७६२४ ८०१० ५३२०</p> <p>२) सता सहदेव खिराडे उ.व. - ४८ वर्षे, धंदा - गृहिणी, पॅन नं. - HMWPK1459P आधार नं. ८८१२ ५७६३ ८०६५ दोघेही रा.</p> <p style="text-align: center;">.....यांसी.....</p> <p>१) श्री. शुभम धनाजी लगड उ.व. २३ वर्षे, धंदा - व्यापार, पॅन नं. BENPL1255E आधार नं. ४९९२ २०५१ ०४३७ रा. - ०२, महादेव रेसिडेन्सी, पी.जी.डी नगर, अंबड, नाशिक</p> <p>२) श्री. समाधान मोतीराम दातीर उ.व. ३० वर्षे, धंदा - व्यापार, पॅन नं. BGBP0684F आधार नं. ६६५२ १०६५ ४०४८</p> </div> <div style="width: 15%; text-align: center; font-size: 2em;">}</div> <div style="width: 5%; text-align: center;"> तिहून घेणार तिहून देणार </div> </div>	<div style="text-align: center; border: 1px solid black; padding: 5px; margin-bottom: 10px;"> नसन-४ क्र. (92069/2024) ४ - २३ </div> <div style="text-align: right; margin-bottom: 10px;"> </div> <p>(असायनीझ), कार्यपालक (एक्झीक्युटर्स), कायदेशीर प्रतिनिधी या सर्वांवर बंधनकारक आहे व राहिल.</p> <p>१) मिळकतीचे वर्णन :- तुळडी जिल्हा नाशिक पोट तुळडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मौजे गंगापूर या गावचे शिवारातील बिनशेती प्लॉट मिळकत यांसी सर्व्हे नं. १८/८ या मिळकतीमधील मंजूर ले-आऊट मधील प्लॉट नं. १३/१४/१५/१६/१० यांसी क्षेत्र ७८.०० चौ.मी. पैकी नाशिक मनपा यांचेकडे रस्ता रुंदीकरण करिता वर्ग झालेले क्षेत्र ३.८८ चौ.मी. वगळता उर्वरित ७४.१२ चौ.मी. त्यावर बांधलेले साई रो-वंगलो नं. १० यांसी कार्पेट क्षेत्र ६१.८० चौरस मीटर यांसी चतुःसिमा येणेप्रमाणे:</p> <p style="margin-left: 20px;">पूर्वेस - कॉलनी रोड पश्चिमेस - प्लॉट नं. १०७ दक्षिणेस - प्लॉट नं. १३/१४/१५/१६/१० (रो-वंगलो नं. १) उत्तरेस - प्लॉट नं. १७</p> <p>येणेप्रमाणे चतुःसिमेतील दरोबस्त प्लॉट मिळकत जल, तरू, काष्ट, पाषाण, निर्धीनक्षेप, तदंगभूत वस्तुसहीत तसेच मंजूर ले-आऊट मधील कॉलनी रोड, जाण्यायेण्याचे वागवहिवाटीच्या हक्कांसह दरोबस्त प्लॉट मिळकत.</p> <p>२) मिळकतीचा पूर्वइतिहास :- वर कलम १ यात वर्णन केलेली प्लॉट मिळकत हि शुभम धनाजी लगड व समाधान मोतीराम दातीर यांच्या स्वकष्टार्जित खरेदी मालकीची व कब्जेवहिवाटीतील अशी मिळकत आहे. सदर मिळकत त्यांनी मिळकतीचे पुर्वाश्रमीचे मालक श्री. अनिलकुमारधनाजी लगड यांचेकडून फरोक्तखरेदीखताने विकत घेतलेली असून सदर मिळकतीचे फरोक्तखरेदीखत मे. दुय्यम निबंधक सो. नाशिक-४ यांचे कार्यालयात दस्त क्र. १६८१/२०२३ अन्वये दिनांक १२/२०२३ रोजी नोंदविलेले आहे. सदर दस्ताचे अनुषंगाने सदर मिळकतीच्या महसुल दपारी ७/१२ उतान्यावर त्यांच्या नावाची मालक व कब्जेदार सदरी ६३ नोंद दाखल झालेली आहे. अशा प्रकारे शुभम धनाजी लगड व समाधान मोतीराम दातीर हे सदर प्लॉट मिळकतीचे मालक असून त्यांना 'सदर मिळकतीची विक्री विलेवाट करण्याचा अथवा सदर मिळकती विकसनाकामी देण्याचा पूर्ण हक्क व अधिकार आहे. त्यानुसार प्राप्त कायदेशीर हक्क व अधिकारात श्री. नरेश शामलाल नाथानी यांनी वर कलम १ यात वर्णन केलेल्या प्लॉट मिळकती तिहून देणार यांस विकसनाकामी देण्याचे ठरवून त्यांचे ताभात</p>
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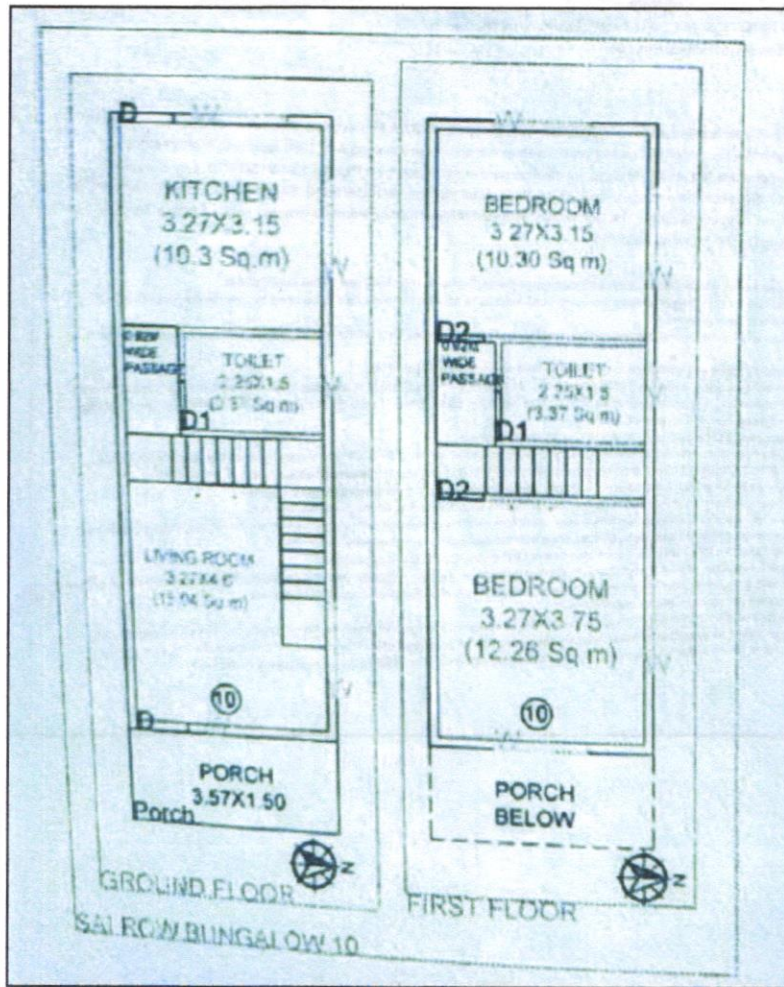
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Approved Plan

Signature valid

Digitally signed by GOKUL PUNDAZIK PAGARE
Date: 2023.11.08 11:06:21 IST
Reason: Approved Drawing Plan
Location: Nashik Municipal Corporation
Project Code: NMCB/B/2023/APL/10037
Application Number: NMCB/B/2023/04594
Proposal Number: 216714
Certificate Number: NMCB/B/2023/APL/10037



Commencement Certificate

	<p>Nashik Municipal Corporation APPENDIX D-1 SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE</p>					
Building Permit No - 216714 Proposal Code : NMCB-23-47367	Permit No. : NMCB/B/2023/APL/10037 Date : 08/11/2023					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Building Name :</td> <td style="width: 30%;">SAI ROW BUNGALOW 10(Residential)</td> <td style="width: 40%;">Floors :</td> <td style="width: 40%;">GROUND FLOOR ,FIRST FLOOR</td> </tr> </table>			Building Name :	SAI ROW BUNGALOW 10(Residential)	Floors :	GROUND FLOOR ,FIRST FLOOR
Building Name :	SAI ROW BUNGALOW 10(Residential)	Floors :	GROUND FLOOR ,FIRST FLOOR			
To, i) Shubham Dhanaji Lagad & Oth 1 Thr Gpa Om Sai Constrction Part. Kiran Vishnu Chaudhari & Oth 2, Anasaram Sakharam Kamble, Rangnath Dnyandeo Khamare, PL. NO. 13/14/15/16/10, S. NO. 98/D, GANGAPUR, NASHIK ii) Balasaheb Sawant (Structural Engineer)						
<p>Sir/Madam,</p> <p>With reference to your application No NMCB202304594, dated 06-10-2023 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949 . to carry out development work / Building on Plot No 13/14/15/16/10, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. 98/D, Final Plot No. 13/14/15/16/10, Sector No. -, Mouje GANGAPUR situated at Road / Street . Society . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :</p>						
<ol style="list-style-type: none"> 1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street. 2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted. 3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. 4. This permission does not entitle you to develop the land which does not vest in you. 5. This permission is being issued as per the provisions of UDCP, if any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority. 6. Information Board to be displayed at site till Occupation Certificate. 7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority within 6 months from the commencement certificate. 8. All the provision mentioned in UDCP, as may be applicable, shall be binding on the owner/developer. 9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate. 10. LIT Certificate from PWD should be submitted before Occupation Certificate, if applicable. 11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate. 12. Authority will not supply water for construction. 13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate. 						

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ` **35,91,000.00 (Rupees Thirty Five Lakh Ninety One Thousand Only)**. The **Realizable Value** of the above property ` **34,11,450.00 (Rupees Thirty Four Lakh Eleven Thousand Four Hundred Fifty Only)** and the **Distress value** ` **28,72,800.00 (Rupees Twenty Eight Lakh Seventy Two Thousand Eight Hundred Only)**.

Place: Nashik

Date: 16.01.2025

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2025.01.16 17:58:55 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report

Enclosures

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

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

Date

Signature
(Name Branch Official with seal)



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(Annexure – III)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 16.01.2025 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 07.01.2025. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration is Purchased by Shri. Bhagwat Sahdev Khirade & Lata Sahadev Khirade from M/s. Om Sai Construction & others as per Agreement For Sale Vide No.13071/ 2024 Dated.27.12.2024
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office. to assess value of the property for Banking purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol - Regional Technical Head Sachin Raundal – Site Engineer Sanjay Phadol – Technical Manager Rishidatt Yadav – 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 – 07.01.2025 Valuation Date - 16.01.2025 Date of Report - 16.01.2025
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 07.01.2025
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Row Bungalow size, location, upswing in real estate prices, sustained demand for Residential Row Bungalow, 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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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **16th January 2024** 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 and site visit conducted, we understand that the subject property is Residential Row Bungalow, admeasuring **665.00 Sq. Ft. Carpet Area** owned by **Name of Owner: Shri. Bhagwat Sahdev Khirade & Lata Sahadev Khirade**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Name of Owner: Shri. Bhagwat Sahdev Khirade & Lata Sahadev Khirade**. 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, we understand that the Residential Row Bungalow, admeasuring **665.00 Sq. Ft. Carpet Area**

Condition & Repair

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

Valuation Methodology

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

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

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.



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Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Row Bungalow, admeasuring **665.00 Sq. Ft. Carpet Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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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).



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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: 16.01.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2025.01.16 17:59:13 +05'30'

Auth. Sign.

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



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