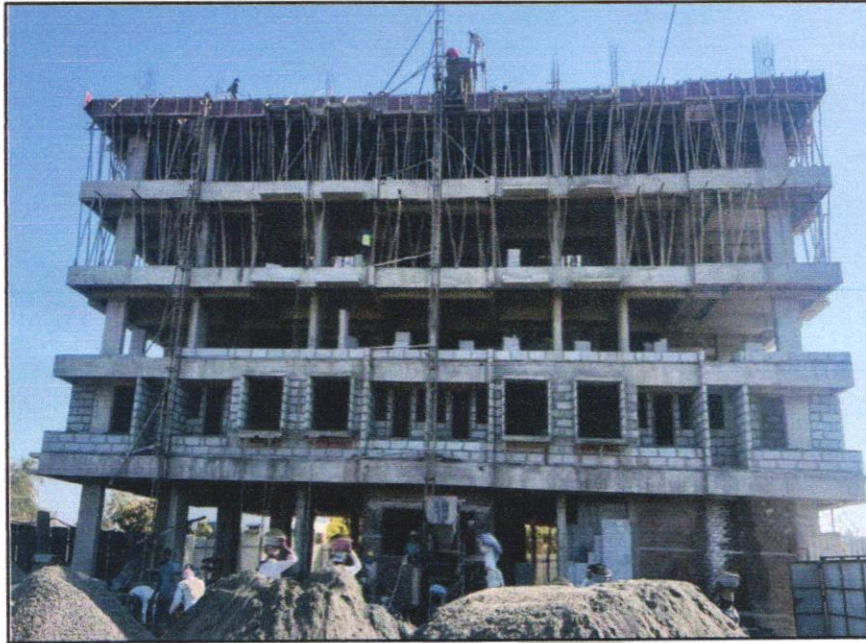


# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Swaraj Homes"**

**"Swaraj Homes"** Proposed Residential Cum Commercial Building on Gut No. 345/2, CTS No. 6873 / part, Village - Satpur Shiwar, Moule Lane, Bajrang Nagar, Near Chatrapati Shivaji Maharaj Market, Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India.

**Latitude Longitude: 19°59'08.5"N 73°44'05.0"E**

## Intended User: **State Bank of India**

AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building, Plot No. 45-47, D - Road, MIDC, Satpur, Nashik Pin Code – 422 007, 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](mailto:nashik@vastukala.co.in) | Tel : +91 253 4068262/98903 80564

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## **Regd. Office**

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

☎ **+91 22 47495919**

✉ **[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)**

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## MASTER VALUATION REPORT OF "Swaraj Homes"

**"Swaraj Homes" Proposed Residential Cum Commercial Building on Gut No. 345/2, CTS No. 6873 / part, Village - Satpur Shiwar, Moule Lane, Bajrang Nagar, Near Chatrapati Shivaji Maharaj Market, Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India.**

**Latitude Longitude: 19°59'08.5"N 73°44'05.0"E**

**NAME OF DEVELOPER: M/s. Kothawale Patil Builders & Developers Pvt. Ltd.**

Pursuant to instructions from State Bank of India, AGM HLST, Administrative Office, Satpur, Nashik, Project Approval Cell, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **12<sup>th</sup> February 2025** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Swaraj Homes"** Proposed Residential Cum Commercial Building on Gut No. 345/2, CTS No. 6873 / part, Village - Satpur Shiwar, Moule Lane, Bajrang Nagar, Near Chatrapati Shivaji Maharaj Market, Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India. It is about 15.1 Km. travel distance from Nashik Railway Station Surface transport to the property is by buses, Auto, taxis & private vehicles. Surface transport to the property is by buses, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developing.

### 2. Developer Details:

Name of builder	M/s. Kothawale Patil Builders & Developers Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Swaraj 1 and 2 BHK Homes	P51600051745
Register office address	M/s. Kothawale Patil Builders & Developers Pvt. Ltd. <b>Address:</b> Office at 18, "Kalika Super Market", Trimurti Chowk, New Nashik, Village - Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India.	
Contact Numbers	<b>Contact Person:</b> Mr. Kothawale Patil (Builder Person, Mobile No. 9405521921 / 9423474544)	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & Road
On or towards South	Road





On or towards East	Open Plot
On or towards West	Moule Lane

### Vastukala Consultants (I) Pvt. Ltd.

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

To,

**The Branch Manager,  
State Bank of India**

AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building,  
Plot No. 45-47, D - Road, MIDC, Satpur, Nashik  
Pin Code - 422 007, State - Maharashtra, Country - India.

### VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur, Nashik to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 12.02.2025
	b)	Date on which the valuation is made : 13.02.2025
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report dated 21.06.2023 issued by Adv. Rohit H. Dandgavhal
	2.	Copy of Affidavit cum Declaration of Mr. Jagdish Varate Director of M/s. Kothawale Patil Builders & Developers Pvt. Ltd. date 20.03.2023
	3.	Copy of Engineer's Certificate dated 10.07.2024 issued by Er. Sagar S. Shah (As per RERA Certificate)
	4.	Copy of Engineer's Certificate for Quality Assurance dated 15.04.2024 issued by Er. Krishna Vilas Patil (As per RERA Certificate)
	5.	Copy of Architect's Certificate dated 10.07.2024 issued by Ar. Vijay N. Nikam (As per RERA Certificate)
	6.	Copy of MAHARERA Registration Certificate of Project No. P51600051745 issued by Maharashtra Real Estate Regulatory Authority date 27.06.2023
	7.	Copy of Sanction of Building Permission and Commencement Certificate No. LND / BP / B1 / RBP / 83 date 10.08.2023 issued by Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik
	8.	Copy of Approved Building Plan Accompanying Commencement Certificate No. B1 / RBP / 83 date 10.08.2023 issued by Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik
	<b>Approved up to:</b>	
	<b>Wing</b>	<b>Number of Floors</b>
	<b>A &amp; B</b>	<b>Ground + 1<sup>st</sup> to 7<sup>th</sup> Upper Floors.</b>
	Project Name (with address & phone nos.)	: <b>"Swaraj Homes"</b> Proposed Residential Cum Commercial Building on Gut No. 345/2, CTS No. 6873 / part, Village - Satpur Shiwar, Moule Lane, Bajrang Nagar, Near Chatrapati Shivaji Maharaj Market, Nashik, Taluka - Nashik, District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India <b>Landmark:</b> Near Chatrapati Shivaji Maharaj Market
4.	Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner	: <b>M/s. Kothawale Patil Builders &amp; Developers Pvt. Ltd.</b>



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An ISO 9001 : 2015 Certified Company





	in case of joint ownership)		<p><b>Address:</b> Office at 18, "Kalika Super Market", Trimurti Chowk, New Nashik, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code – 422 009, State - Maharashtra, Country – India.</p> <p><b>Contact Person:</b> Mr. Kothawale Patil (Builder Person, Mobile No. 9405521921 / 9423474544)</p>												
5.	Brief description of the property (Including Leasehold / freehold etc.)	:													
<p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed Ground + 1<sup>st</sup> to 7<sup>th</sup> Upper Floors.</td> </tr> <tr> <td>B</td> <td>Proposed Ground + 1<sup>st</sup> to 7<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present Stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A &amp; B</td> <td>RCC work upto 4<sup>th</sup> slab is completed.</td> <td>30%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>31/12/2027 (As per MAHARERA Certificate)</b> Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs</p> <p><b>PROPOSED PROJECT AMENITIES:</b></p> <ul style="list-style-type: none"> <li>➤ Vitrified tiles flooring in all rooms</li> <li>➤ Granite Kitchen platform with Stainless Steel Sink</li> <li>➤ Powder coated aluminum sliding windows with Mosquito Net</li> <li>➤ Laminated wooden flush doors with Safety door</li> <li>➤ Concealed wiring</li> <li>➤ Concealed plumbing</li> <li>➤ 24X7 Water Supply</li> <li>➤ Covered Car Parking</li> <li>➤ Street Lighting</li> <li>➤ Landscaping &amp; Tree Planting</li> <li>➤ Water Conservation, Rain water Harvesting</li> <li>➤ Energy management</li> <li>➤ Electrical meter Room</li> <li>➤ Fire Fighting System</li> <li>➤ Sewage Treatment Plant</li> <li>➤ Security</li> </ul>				Wing	Number of Floors	A	Proposed Ground + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floors.	B	Proposed Ground + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floors.	Wing	Present Stage of Construction	Percentage of work completion	A & B	RCC work upto 4 <sup>th</sup> slab is completed.	30%
Wing	Number of Floors														
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B	Proposed Ground + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floors.														
Wing	Present Stage of Construction	Percentage of work completion													
A & B	RCC work upto 4 <sup>th</sup> slab is completed.	30%													
6.	Location of property	:													
	a) Plot No. / Survey No.	:	Gut No. 345/2,												
	b) Door No.	:	Not applicable												
	c) C. T.S. No. / Village	:	CTS No. 6873 / part, Village - Satpur Shiwar												



	d)	Ward / Taluka	:	Taluka -Nashik
	e)	Mandal / District	:	Dist. - Nashik
7.		Postal address of the property	:	"Swaraj Homes" Proposed Residential Cum Commercial Building on Gut No. 345/2, CTS No. 6873 / part, Village - Satpur Shiwar, Moule Lane, Bajrang Nagar, Near Chatrapati Shivaji Maharaj Market, Nashik, Taluka - Nashik, 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	:	Semi Urban
10		Coming under Corporation limit / Village Panchayat / Municipality	:	Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik Village - Satpur
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.		<b>Boundaries of the property</b>		<b>As per Document</b>
				<b>As per MAHARERA</b>
				<b>As per Site</b>
		North		Gut No. 352
		South		Gut No. 344
		East		Gut No. 345/1
		West		12.00 Mtr. DP Road
				Gut No. 352
				Gut No. 344
				Gut No. 345/1
				12.00 Mtr. DP Road
				Open Plot & Road
				Road
				Open Plot
				Moule Lane
14.1		Dimensions of the site	:	N. A. as the land is irregular in shape
				A
				B
				As per the Deed
				Actuals
		North	:	-
		South	:	-
		East	:	-
		West	:	-
14.2		Latitude, Longitude & Co-ordinates of property	:	19°59'08.5"N 73°44'05.0"E
14.		Extent of the site	:	Plot area - 2100.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.		Extent of the site considered for Valuation (least	:	Plot area - 2100.00 Sq. M. (As per Approved Plan



	of 14A& 14B)		& RERA Certificate) Structure - As per table attached to the report				
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress				
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>						
1.	Classification of locality	:	Middle class				
2.	Development of surrounding areas	:	Normal				
3.	Possibility of frequent flooding/ sub-merging	:	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	:	Irregular				
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?	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. B1 / RBP / 83 date 10.08.2023 issued by Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik <b>Approved up to:</b>				
			<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A &amp; B</td> <td>Ground + 1<sup>st</sup> to 7<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A & B	Ground + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floors.
Wing	Number of Floors						
A & B	Ground + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floors.						
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.	:	12.00 Mtr. DP Road				
14.	Is it a Land – Locked land?	:	No				
15.	Water potentiality	:	Municipal Water supply				
16.	Underground sewerage system	:	Connected to Municipal sewer				
17.	Is Power supply is available in the site	:	Yes				
18.	Advantages of the site	:	Located in developing area				
19.	<b>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-cost / tidal level must be incorporated)</b>	:	No				
<b>Part – A (Valuation of land)</b>							
1	Size of plot	:	Plot area – 2100.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report				
	North & South	:	-				
	East & West	:	-				







**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	Yes
3.	Superstructure	:	Proposed R.C.C. Framed Structure
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed Aluminum sliding window with Mosquito Net.
5.	RCC Works	:	Proposed R.C.C. Framed Structure
6.	Plastering	:	Proposed Cement Plastering
7.	Flooring, Skirting, dado	:	Proposed Vitrified tile Flooring, Dado Tile
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Proposed Marble
9.	Roofing including weather proof course	:	Proposed R.C.C.
10.	Drainage	:	Connected to Municipal Sewerage System
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	Proposed 5' BBM Masonry
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	Proposed Concealed Electrical wiring
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	Proposed
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	Proposed Concealed Plumbing
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED BUILDING PLAN ACCOMPAINING COMMENCEMENT CERTIFICATE NO. B1 / RBP / 83 DATE 10.08.2023 ISSUED BY EXECUTIVE ENGINEER TOWN PLANNING, NASHIK MUNICIPAL CORPORATION, NASHIK**

**1) A - Wing:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
				A	B	A + B						
1	101	1	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
2	102	1	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
3	103	1	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
4	104	1	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
5	105	1	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
				A	B	A + B						
6	106	1	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
7	107	1	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
8	108	1	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
9	109	1	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
10	110	1	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
11	201	2	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
12	202	2	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
13	203	2	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
14	204	2	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
15	205	2	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
16	206	2	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
17	207	2	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
18	208	2	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
19	209	2	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
20	210	2	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
21	301	3	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
22	302	3	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
23	303	3	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
24	304	3	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
25	305	3	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
26	306	3	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
27	307	3	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
28	308	3	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
29	309	3	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
30	310	3	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
31	401	4	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
32	402	4	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
33	403	4	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
34	404	4	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
35	405	4	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
36	406	4	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
37	407	4	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
38	408	4	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
39	409	4	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
40	410	4	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
41	501	5	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
42	502	5	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
43	503	5	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
44	504	5	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
45	505	5	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
46	506	5	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
47	507	5	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
48	508	5	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
49	509	5	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
50	510	5	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
				A	B	A + B						
51	601	6	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
52	602	6	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
53	603	6	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
54	604	6	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
55	605	6	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
56	606	6	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
57	607	6	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
58	608	6	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
59	609	6	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
60	610	6	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
61	701	7	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
62	702	7	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
63	703	7	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
64	704	7	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
65	705	7	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
66	706	7	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
67	707	7	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
68	708	7	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
69	709	7	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
70	710	7	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
<b>Total</b>				<b>26110</b>	<b>3514</b>	<b>29624</b>	<b>32586</b>		<b>13,92,32,800</b>	<b>13,22,71,160</b>	<b>11,13,86,240</b>	

## 2) B - Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved		Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
				A	B	A + B						
1	111	1	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
2	112	1	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
3	113	1	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
4	114	1	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
5	115	1	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
6	116	1	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
7	117	1	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
8	118	1	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
9	119	1	1 BHK	396	88	484	532	4700	22,74,800	21,61,060	18,19,840	4500
10	120	1	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
11	211	2	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
12	212	2	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
13	213	2	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
14	214	2	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
15	215	2	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
16	216	2	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
17	217	2	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved		Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
				A	B	A + B						
18	218	2	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
19	219	2	1 BHK	396	88	484	532	4700	22,74,800	21,61,060	18,19,840	4500
20	220	2	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
21	311	3	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
22	312	3	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
23	313	3	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
24	314	3	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
25	315	3	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
26	316	3	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
27	317	3	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
28	318	3	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
29	319	3	1 BHK	396	88	484	532	4700	22,74,800	21,61,060	18,19,840	4500
30	320	3	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
31	411	4	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
32	412	4	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
33	413	4	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
34	414	4	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
35	415	4	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
36	416	4	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
37	417	4	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
38	418	4	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
39	419	4	1 BHK	396	88	484	532	4700	22,74,800	21,61,060	18,19,840	4500
40	420	4	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
41	511	5	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
42	512	5	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
43	513	5	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
44	514	5	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
45	515	5	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
46	516	5	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
47	517	5	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
48	518	5	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
49	519	5	1 BHK	396	88	484	532	4700	22,74,800	21,61,060	18,19,840	4500
50	520	5	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
51	611	6	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
52	612	6	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
53	613	6	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
54	614	6	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
55	615	6	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
56	616	6	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
57	617	6	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
58	618	6	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
59	619	6	1 BHK	396	88	484	532	4700	22,74,800	21,61,060	18,19,840	4500
60	620	6	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
61	711	7	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
62	712	7	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved		Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
				A	B							
63	713	7	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
64	714	7	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
65	715	7	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
66	716	7	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
67	717	7	1 BHK	322	23	345	380	4700	16,21,500	15,40,425	12,97,200	3500
68	718	7	1 BHK	414	84	498	548	4700	23,40,600	22,23,570	18,72,480	5000
69	719	7	1 BHK	396	88	484	532	4700	22,74,800	21,61,060	18,19,840	4500
70	720	7	1 BHK	393	37	430	473	4700	20,21,000	19,19,950	16,16,800	4000
<b>Total</b>				<b>25984</b>	<b>3542</b>	<b>29526</b>	<b>32479</b>		<b>13,87,72,200</b>	<b>13,18,33,590</b>	<b>11,10,17,760</b>	

### Summary of the Project:

Wing	Comp. / Total Number of Flat	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
A	1 BHK – 70	29624	32586	13,92,32,800.00	13,22,71,160.00	11,13,86,240.00
B	1 BHK – 70	29526	32479	13,87,72,200.00	13,18,33,590.00	11,10,17,760.00
<b>Total Flat - 140</b>		<b>59150</b>	<b>65065</b>	<b>27,80,05,000.00</b>	<b>26,41,04,750.00</b>	<b>22,24,04,000.00</b>

Particulars	Market Value (₹)
Fair Market Value as on date	27,80,05,000.00
Realizable Value as on date	26,41,04,750.00
Distress Sale Value as on date	22,24,04,000.00
Cost of Construction (Total Built up area x Rate) 65065 Sq. Ft. x ₹ 2300.00	14,96,49,500.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction in (₹)	Cost of construction as of today in (₹)
A	30%	32586	7,49,48,720.00	2,24,84,616.00
B	30%	32479	7,47,00,780.00	2,24,10,234.00

Part – C (Extra Items)	Amount in ₹
1. Portico	Provided as per requirement
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	



5. Extra steel / collapsible gates	:	
Total		

Part – D (Amenities)		:	Amount in ₹
1. Wardrobes	:	Provided as per requirement	
2. Glazed tiles	:		
3. Extra sinks and bath tub	:		
4. Marble / ceramic tiles flooring	:		
5. Interior decorations	:		
6. Architectural elevation works	:		
7. Paneling works	:		
8. Aluminum works	:		
9. Aluminum hand rails	:		
10. False ceiling	:		
Total			

Part – E (Miscellaneous)		:	Amount in ₹
1. Separate toilet room	:	Provided as per requirement	
2. Separate lumber room	:		
3. Separate water tank / sump	:		
4. Trees, gardening	:		
Total			

Part – F (Services)		:	Amount in ₹
1. Water supply arrangements	:	Provided as per requirement	
2. Drainage arrangements	:		
3. Compound wall	:		
4. C.B. deposits, fittings etc.	:		
5. Pavement	:		
Total			

### Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Fair Market Value as on date in ₹</b>		:	<b>₹ 27,80,05,000.00</b>
<b>Realizable Value as on date in ₹</b>		:	<b>₹ 26,41,04,750.00</b>
<b>Distress Sale Value as on date in ₹</b>		:	<b>₹ 22,24,04,000.00</b>

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 comparable, 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



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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 comparable 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 ₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Carpet 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 commercial and residential application in the locality etc. We estimate ₹ 4,700.00 per Sq. Ft. on Carpet Area for valuation.



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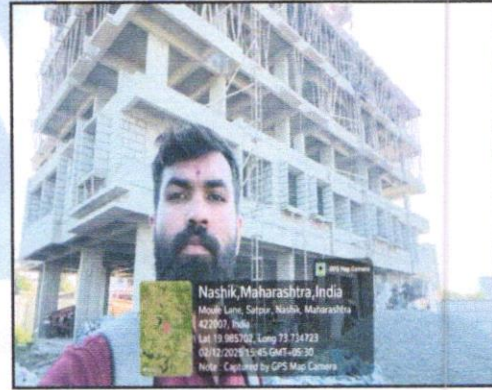
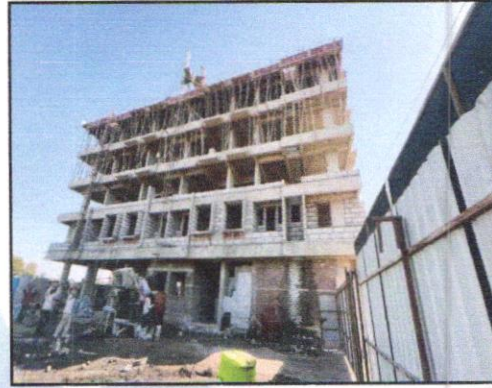
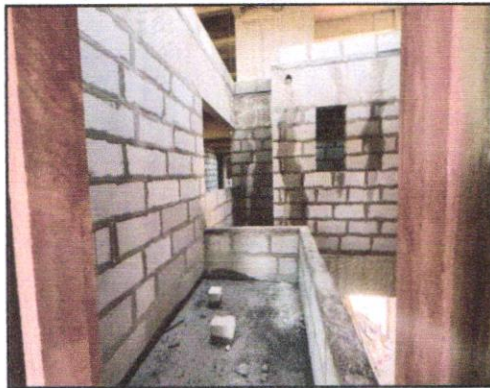
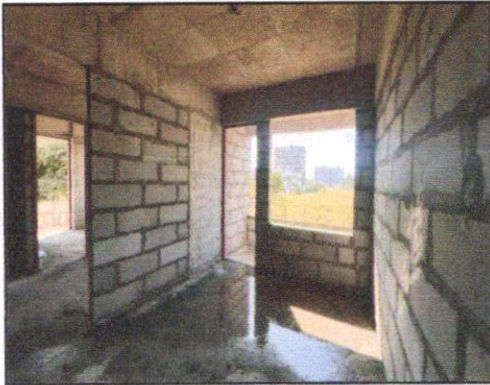
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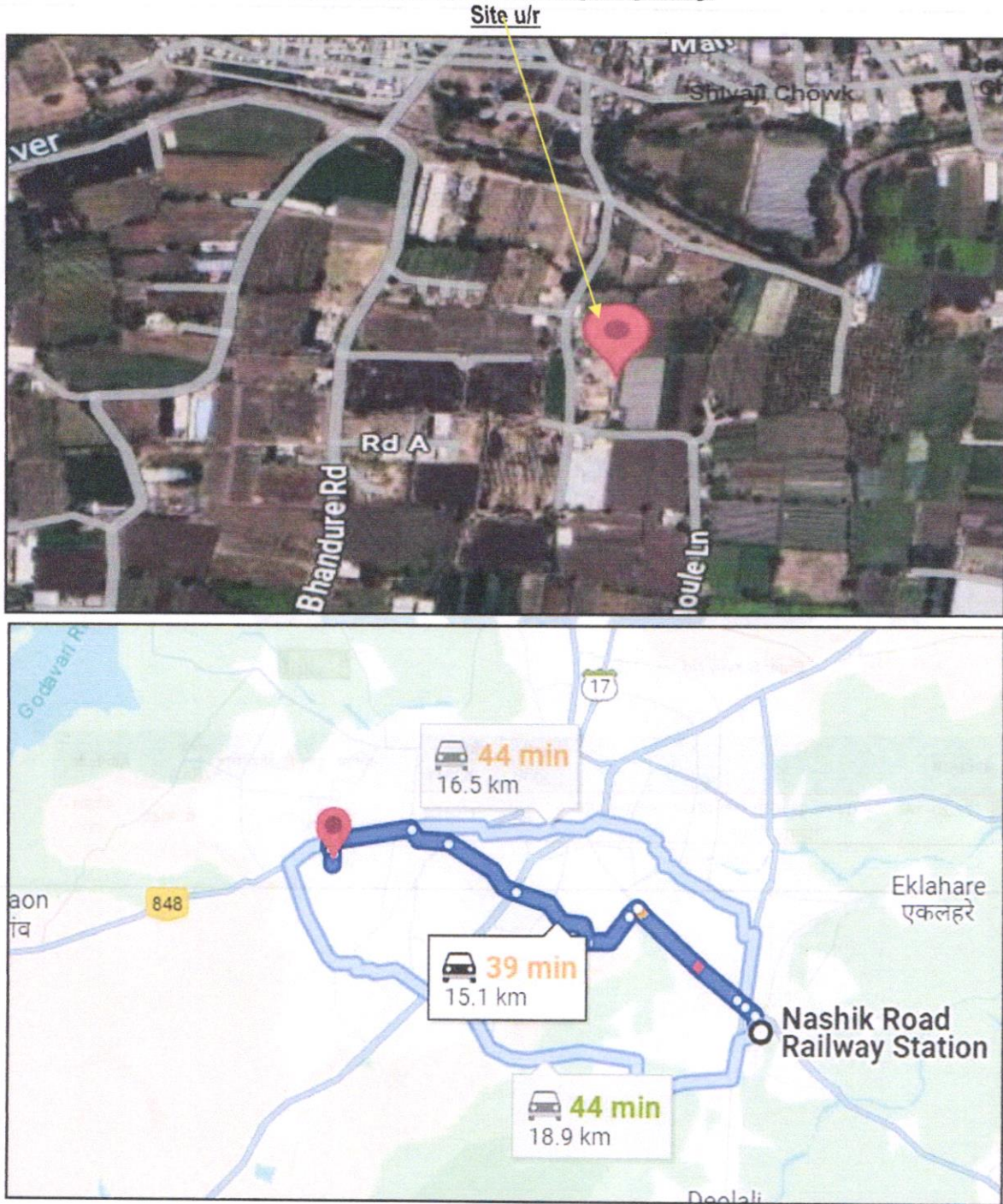


## Actual Site Photographs





## Route Map of the property




**Latitude Longitude: 19°59'08.5"N 73°44'05.0"E**

**Note:** The Blue line shows the route to site from nearest Railway Station (Nashik– 15.1 Km.)




## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

[Home](#)
[Valuation Guidelines](#) | [User Manual](#)

Year 2024-2025 Language English

Selected District Nashik

Select Taluka Nashik

Select Village Mauje Satapur (Nashik Mahanagar palika)

Search By  Survey No.  SubZones

Enter Survey No 345

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
22.20-अंबड लीक रोडच्या पूर्वेकडील रस्ता विभाग बगळता अंतर्गत रहिवास विभाग	4600	27000	29620 33750	0	चौ. मीटर	सर्वेक्षण नंबर



**Sales Instance nearby**

1186340	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. नाशिक 3
03-02-2025		दस्त क्रमांक : 1186/2025
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : सातपूर</b>		
(1)विलेखाचा प्रकार	विक्री करारनामा	
(2)मौबदला	2005000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1713712	
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा.इतर वर्णन : इतर माहिती: इतर माहिती: तालुका जिल्हा नाशिक नाशिक महानगरपालिका हद्दीतील मौजे सातपूर गावचे शिवारातील सर्व्हे नंबर 70/अ/5 ते 8 यासी प्लॉट नंबर 3अ/3ब/4अ/4ब यासी एकूण क्षेत्र 560.00 चौ.मी. यावर बांधकाम सुरू असलेल्या साई आशा अपार्टमेंट या प्रकल्पातील चौथ्या मजल्यावरील फ्लॅट / सदनिका नंबर 14 यासी सदनिकेचे कारपेट क्षेत्र 49.11 चौ.मी. + बाल्कनी क्षेत्र 6.53 चौ.मी. असे एकूण क्षेत्र 55.64 चौ.मी. ही सदनिका मिळकत( ( Survey Number : 70/अ/5 ते 8 ; Plot Number : 3अ/3ब/4अ/4ब ; ) )	
(5) क्षेत्रफळ	55.64 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जय डेव्हलपर्स तर्फे भागीदार विजय वासुदेव लालवाणी यांचे वी मू. म्हणून हिसनंद झमटमल टिकीयानी वय:-59 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: संचेती हाईट्स, ब्लॉक नं: कॅनडा कॉर्नर नाशिक , रोड नं. - , महाराष्ट्र, णास:ईक्र. पिन कोड:-422005 पॅन नं:- AAGFJ4258F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दत्ताविकास विक्रमा शिंदे वय:-43; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: संचेती इस्टेट , ब्लॉक नं: सावरकर नगर नाशिक, रोड नं: गंगापूर रोड, महाराष्ट्र, णास:ईक्र. पिन कोड:-422013 पॅन नं:-ECIPSS049K 2): नाव:-गंगा दत्ता शिंदे वय:-38; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: संचेती इस्टेट , ब्लॉक नं: सावरकर नगर नाशिक, रोड नं: गंगापूर रोड , महाराष्ट्र, णास:ईक्र. पिन कोड:-422013 पॅन नं:-ECIPSS048J	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/01/2025	
(10)दस्त नोंदणी केल्याचा दिनांक	29/01/2025	
(11)अनुक्रमांक,खंड व पृष्ठ	1186/2025	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	120300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20100	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		



**Sales Instance nearby**

गावाचे नाव : सातपूर	
(1) विलेखाचा प्रकार	डीड ऑफ अपार्टमेंट
(2) मोबदला	1400000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1056000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक, पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका, नाशिक हद्दीतील, मौजे सातपूर या गांवचे शिवारातील स्थावर मिळकत यांसी सर्व्हे नंबर 179/2/ पै/179/3 यांसी एकुण क्षेत्र 15300.00 चौ.मी. यासी सिस नं 6482 पै यामधुन डी.पी.रोड, अंतर्गत रस्ते, एम.एस.ई.बी ओपन स्पेस व सुविधा भुखंडाचे क्षेत्र वगळता उर्वरीत क्षेत्र 9869.30 चौ.मी. यावर मंजूर बांधकाम नकाशाप्रमाणे जाधव पार्क या नावांने ग्रुप हौसिंग स्कीम / संकुलाचे बांधकाम होत असुन सदरचे संकुलात ए टाईप इमारत, बी टाईप इमारत, सी टाईप इमारत, डी टाईप इमारत, ई टाईप इमारत, एफ - टाईप इमारत व जी - टाईप इमारत याप्रमाणे बांधकाम होत असुन, या मिळकतीवर जाधव पार्क या नावांने प्रकल्पाचे बांधकाम झालेल्या संकुलातील टाईप - ए यांसी तळजागा क्षेत्र 1944.39 चौ.मी. यावर बांधलेल्या ईमारतीपैकी बी.विंग मधील दुस-या मजल्यावरील फ्लॅट क्र. 8 यांसी चटई क्षेत्र 42.46 चौ.मी. ही मिळकत. ( Survey Number : 179 / 2 / पै / 179 / 3 ; )
(5) क्षेत्रफळ	42.46 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-निलेश मधुकर जाधव (प्रोप्रा.विनायक कन्स्ट्रक्शन) तर्फे वि.मु.महजुन सागर बाळासाहेब भालेराव वय:-26 पत्ता:-प्लॉट नं: फ्लॅट क्र 101, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: स्पेस व्हायझर, पाटील लेन नंबर 4, रोड नं: कॉलेज रोड, नाशिक, महाराष्ट्र, षासईक्र. पिन कोड:-422005 पॅन नं:-AETPJ7156H
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सतीश बारकु खुरणे वय:-34; पत्ता:-प्लॉट नं: फ्लॅट नं.8, माळा नं: -, इमारतीचे नाव: बी विंग टाईप ए जाधव पार्क, ब्लॉक नं: सातपूर नाशिक, रोड नं: नाशिक, महाराष्ट्र, षासईक्र. पिन कोड:-422010 पॅन नं:-DGYPK9137D 2): नाव:-कल्पना सतीश खुरणे वय:-25; पत्ता:-प्लॉट नं: फ्लॅट नं.8, माळा नं: -, इमारतीचे नाव: बी विंग टाईप ए जाधव पार्क, ब्लॉक नं: सातपूर नाशिक, रोड नं: नाशिक, महाराष्ट्र, षासईक्र. पिन कोड:-422010 पॅन नं:-LUPPK7453M
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	21/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	721/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शीरा	



**Sales Instance nearby**

534341	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. नाशिक 4
03-02-2025		दस्त क्रमांक : 534/2025
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
<b>गावाचे नाव : सातपूर</b>		
(1)विलेखाचा प्रकार	डीड ऑफ अपार्टमेंट	
(2)मोबदला	3735000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3735000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा.इतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी व नाशिक महानगरपालिका हद्दीतील मौजे सातपुर या गांवचे शिवारातील बिनशेती मिळकत यांसी सर्व्हे नंबर 484 पैकी प्लॉट नंबर 8 यांसी क्षेत्र 208.25 चौ.मी.व प्लॉट नंबर 9 यांसी क्षेत्र 203.75 चौ.मी. (संगणीकृत 7/12 उता-याप्रमाणे सर्व्हे नं.484/प्लॉट/8 व सर्व्हे नं.484/ प्लॉट/9)या मिळकतीवर नाशिक महानगरपालिका,नाशिक यांचेकडील मंजुर बांधकाम नकाशाप्रमाणे बांधलेल्या शिवसुमन रेसिडेन्सी या नावाने ओळखल्या जाणा.या इमारतीमधील चौथ्या मजल्यावरील फ्लॉट क्रमांक 402 यांसी कार्पेट क्षेत्र 78.65 चौ.मी.+ बाल्कणी क्षेत्र 11.30 चौ.मी.+ तळ मजला पार्कींग नं.पी-402यांसी पार्कींग क्षेत्र 7.50 चौ.मी. ही फ्लॉट मिळकत.( ( Survey Number : 484/प्लॉट/8 व सर्व्हे नं.484/ प्लॉट/9 ; ) )	
(5) क्षेत्रफळ	78.65 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-एस के कन्स्ट्रक्शन भागीदारी फर्म तर्फे भागीदार राहूल उत्तम काठे वय:-39 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सत्यम निवास , ब्लॉक नं: सोमेश्वर कॉलनी,ऐ.बी.बी कॅंपनी मागे, रोड नं: सातपुर नाशिक , महाराष्ट्र, णास:ईक. पिन कोड:-422007 पॅन नं:-AESFS8893P 2): नाव:-एस के कन्स्ट्रक्शन भागीदारी फर्म तर्फे भागीदार अभिषेक सुनिल सोनवणे वय:-25 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सत्यम निवास , ब्लॉक नं: सोमेश्वर कॉलनी,ऐ.बी.बी कॅंपनी मागे,सातपुर नाशिक, रोड नं: -, महाराष्ट्र, णास:ईक. पिन कोड:-422007 पॅन नं:-AESFS8893P	
(8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमोल धर्मराज निकम वय:-44; पत्ता:-प्लॉट नं: रो हाऊस नं. 2, माळा नं. -, इमारतीचे नाव: यादव अपार्टमेंट नं.1 , ब्लॉक नं: हरी ओम हॉस्पिटल जवळ संभाजी नगर , रोड नं: अशोक नगर सातपुर नाशिक , महाराष्ट्र, णास:ईक. पिन कोड:-422012 पॅन नं:-ACXP2172K	
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/01/2025	
(10)दस्त नोंदणी केल्याचा दिनांक	16/01/2025	
(11)अनुक्रमांक,खंड व पृष्ठ	534/2025	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100	



## Price Indicators Projects nearby Locality

99acres
Post property FREE

Home > Property in Nashik > Builder Floor in Nashik > Builder Floor in Pipeline Road > Builder Floor in Satpur > 1 BHK Builder Floor in Satpur

Posted on Jul 23, 2024 | Under Construction

**₹ 16 Lac** @ 3,212 per sq.ft.

Estimated EMI ₹ 12,779

RERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

**1BHK 1Bath**

Independent/Builder Floor for Sale


in Satpur, Nashik, Maharashtra

Contact Owner FREE

Shortlist

Overview
Owner Details
Explore Locality
Recommendations
Articles

Property (2)



Photos (1/1) | Floor Plan (1)

**Area**

Carpet area: 498 sq.ft. (46.27 sq.m)

**Price**

₹ 16 Lac

@ 3,212 per sq.ft. (All inclusive, Negotiable)

**Floor Number**

2<sup>nd</sup> of 4 Floors

**Configuration**

1 Bedroom, 1 Bathroom, 2 Balconies

View Floor Plan

**Address**

Satpur, Nashik

**Property Age**

Under Construction

99acres
Post property FREE

Home > Property in Nashik > Flats in Nashik > Flats in Pipeline Road > Flats in Satpur > 1 BHK Flats in Satpur

Posted on Feb 03, 2025 | Ready to move

**₹ 27 Lac** @ 4,238 per sq.ft.

Estimated EMI ₹ 21,565

RERA STATUS REGISTERED Registration No: P5160012946 Website: <https://maharera.maharashtra.gov.in/>

**1BHK 1Bath**

Flats/ Apartment for Sale


in Shree Le Regalla, Satpur, Nashik, Maharashtra

Contact Owner FREE

Shortlist

Overview
Society
Owner Details
Price Trends
Society Reviews
Explore Locality >

Property (6) | Society (12)



Photos (1/3) | Floor Plan (3)

**Area**

Super Built up area 637 sq.ft. (59.18 sq.m)

Carpet area: 519 sq.ft. (48.02 sq.m)

**Price**

₹ 27 Lac

@ 4,238 per sq.ft. (All inclusive, Negotiable)

**Floor Number**

3<sup>rd</sup> of 7 Floors

**Configuration**


1 Bedroom, 1 Bathroom, 1 Balcony

**Address**

Shree Le Regalla  
Satpur, Nashik

**Property Age**

5 to 10 Year Old




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 Architectural &  
 Interior Engineers  
 Chartered Engineers (I)  
 P. C. Consultants  
 Interior Engineers  
 UTTARANCHAL PRACTISING



## Price Indicators Projects nearby Locality


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Nashik > Satpur > Apartment in Satpur > 1BHK > 545 Sq-ft

**₹18.9 Lac** EMI - ₹ 9k | [Get Loan offers from 34+ banks](#)

Validate Market Price with Proqworth

1 BHK Flat For Sale in Nirmans Vrindavan Gardens, [Satpur, Nashik](#)




**1 Bed**

Super Built-Up Area  
545 sqft \*  
₹3,468/sqft

Developer  
**[Nirman Group](#)**

Project  
**[Nirmans Vrindavan Gardens](#)**

Transaction Type  
Resale



7 Photos

Last contact made 3 days ago

Contact Owner

Get Phone No.

### More Details

Price Breakup	₹18.9 Lac
Address	Satpur, Nashik, Maharashtra
Loan Offered	Estimated EMI: ₹ 8525 <a href="#">Apply for Home Loan</a>

SBI

ICICIBank

Indiabulls

+1

Contact Owner



## Price Indicators Projects nearby Locality

**nagicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Nashik > Satpur > Apartment in Satpur > 1 BHK > 750 Sq-ft

**₹ 21.0 Lac** [EMI - ₹ 9k](#) | [Can I afford it?](#)

1 BHK 750 Sq-ft Flat For Sale in [Satpur, Nashik](#)

1 Bed
 1 Bath
 1 Balcony
 Unfurnished

Carpet Area 520 sqft * ₹ 4.038/sqft	Floor 3(Out of 4 Floors)	Transaction Type <b>Resale</b>
Status <b>Ready to Move</b>	Additional Rooms 1 Study Room	Facing <b>East</b>
Furnished Status <b>Unfurnished</b>	Car Parking 1 Open	Type Of Ownership <b>Freehold</b>

Contact Agent
Get Phone No.

Last contact made 3 days ago

### More Details

Price Breakup	₹ 21 Lac
Booking Amount	₹ 51,000
RERA ID	51600054801
Address	dharmaji colony, Satpur, Nashik, Maharashtra
Landmarks	dharmaji colony
Furnishing	Unfurnished
Flooring	Normal Tiles/Kotah Stone



## Price Indicators Projects nearby Locality

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)


---

Home > Property in Nashik > Ganeshnagar > Apartment in Ganeshnagar > 1 BHK > 590 Sq-ft

**₹ 21.0 Lac** [EMI - ₹ 9k](#) | [How much loan can I get?](#)

[Validate Market Price with ProoWorth](#)


1 BHK Flat For Sale in Siddhivinayak Apartments, [Ganeshnagar, Nashik](#)



1 Bed
1 Bath
1 Balcony
Semi-Furnished

**Carpet Area**  
450 sqft  
₹ 4.667/sqft

<b>Project</b> Siddhivinayak Apartments	<b>Floor</b> 2(Out of 4 Floors)
<b>Transaction Type</b> Resale	<b>Status</b> Ready to Move
<b>Furnished Status</b> Semi-Furnished	<b>Age Of Construction</b> Less than 5 years
<b>Type Of Ownership</b> Freehold	<b>Facing</b> North



-3 Photos

Contact Owner
Get Phone No.

Last contact made 3 days ago



As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Nashik

Date: 13.02.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
ChalikwarDigitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.02.13 17:46:21 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

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 &amp; 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)****DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. 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.
- c. The information furnished in my valuation report dated 13.02.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 12.02.2025. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. 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.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. 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 has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the



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Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. 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.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. 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)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. 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 <b>M/s. Kothawale Patil Builders &amp; Developers Pvt. Ltd.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur, Nashik to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol – Regional Technical Head Swapnil Wagh – Valuation Engineer Vinita Surve -Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 12.02.2025 Valuation Date - 13.02.2025 Date of Report - 13.02.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 12.02.2025
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **13<sup>th</sup> February 2025** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Kothawale Patil Builders & Developers Pvt. Ltd.** 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 subject property is owned by **M/s. Kothawale Patil Builders & Developers Pvt. Ltd.** 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.

### Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

### Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

### 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 Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



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properties in an open and competitive market and is particularly useful in estimating the value of the land 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.

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 currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

## ***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.



**(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



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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.

### Miscellaneous

31. 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.
32. A valuer shall follow this code as amended or revised from time to time.

### Remarks:

1. This APF is based on sanctioned plan copy provided by SBI.
2. Construction stage is calculated as per no of floors sanctioned.
3. Rate derived in report is basic rate and on Carpet area.
4. Flat area (Carpet area) considered in APF report is provided by Sanctioned Building Plan/RERA.
5. Builder taking (carpet to build up) loading factor 40% for residential flat.
6. We have not considered legal charges, Stamp duty for valuation



We have considered Market Approach for Valuation and Composite Method Valuation. I/ We hereby declare that Parking space, Infrastructure charges, MSEB Charges, Water Charges, One Time Maintenance Charges, and GST is not considered while arriving at valuation of the unit.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.02.13 17:46:06 +05'30'



Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

