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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Manoj Narayan Ingale & Sau. Suvarna Manoj Ingale.**

Residential Row House On Plot No. 15/ C, Ground Floor + First Floor, " **Rudrani Row Houses** ", Survey No. 122/ 2, Near Sant Tukaram Maharaj Jogging Track, Shivaji Nagar, Satpur Colony, Gangapur - Satpur link Road, Village – Gangapur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India.

Latitude Longitude: 20°00'47.6"N 73°42'41.8"E

Intended User :

Bank of Baroda

Regional Office Nashik Road Branch

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

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road,
Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

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☎ +91 22 47495919

✉ mumbai@vastukala.co.in

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Valuation Report / BOB / R.O. Nashik Road Branch / Shri. Manoj Naryan Ingale & Others (014297/2310539) Page 2 of 24

Vastu/Nashik/02/2025/014297/2310539
13/11-189-RYRJ
Date: 13.02.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House On Plot No. 15/ C, Ground Floor + First Floor, " **Rudrani Row Houses** ", Survey No. 122/ 2, Near Sant Tukaram Maharaj Jogging Track, Shivaji Nagar, Satpur Colony, Gangapur - Satpur link Road, Village – Gangapur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. belongs to **Shri. Manoj Naryan Ingale & Sau. Suvama Manoj Ingale**.

Boundaries of the property.

Boundaries	Plot No. 15/ C
North	9.00 Mtr. Colony Road
South	Survey No. 123 Part
East	Row House On Plot No. 15/ D
West	Row House On Plot No. 15/ B

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 **₹ 33,43,500.00 (Rupees Thirty Three Lakh Forty Three Thousand Five Hundred Only)**.

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

Hence certified

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

**Sharadkumar
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 Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=C.M.D, email=cmd@vastukala.org, c=IN
Date: 2025.02.13 16:49:24 +05'30'

Auth. Sign.



Vastukala Consultants (I) Pvt. Ltd.

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

To,

The Chief Manager,**Bank of Baroda****Narsing Nagar Branch**

1, Sukhshanti Heights, Narsing Nagar, Gangapur Road, Nashik- 422 013,

State- Maharashtra, Country-India.

VALUATION REPORT (IN RESPECT OF ROW HOUSE)

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	: 11.02.2025
	b)	Date on which the valuation is made	: 13.02.2025
3.	List of documents produced for perusal: i. Copy of Agreement For Sale Sr. No. 10594/ 2021 Dated.29.12.2021. ii. Copy of Occupancy Certificate No. B1/ OC/ 56/ 2021 dated.09.07.2021 issued by Nashik Municipal Corporation, Nashik. iii. Copy of Approved Building Plan Accompanying Occupancy Certificate No. B1/ OC/ 56/ 2021 dated.09.07.2021 issued by Nashik Municipal Corporation, Nashik.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p>Name of Owner: Shri. Manoj Naryan Ingale & Sau. Suvarna Manoj Ingale.</p> <p>Address: Residential Row House On Plot No. 15/ C, Ground Floor + First Floor, " Rudrani Row Houses ", Survey No. 122/ 2, Near Sant Tukaram Maharaj Jogging Track, Shivaji Nagar, Satpur Colony, Gangapur - Satpur link Road, Village – Gangapur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India.</p> <p>Contact Person: Shri. Rushikesh Shamrao Rode (Owner Representative) Contact No. +91 9730306012 Joint Ownership.</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	<p>The property is a Residential Row House On Plot No. 15/ C is located on Ground Floor + First Floor</p> <p>The composition of Row House As per Approved Building Plan is :</p> <p>Ground Floor - Porch Area + Hall + Kitchen + Bedroom + WC + Bath + Staircase + Passage.</p> <p>First Floor - 2 Bedrooms + Toilet + Staircase + Balcony + Passage i.e. (2BHK).</p> <p>The property is at 20.2 Km. distance from nearest railway station Nashik Road.</p>

			Landmark: Near Sant Tukaram Maharaj Jogging Track
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. 122/ 2, Plot No. 15/ C
	b) Door No.	:	Residential Row House On Plot No. 15/ C
	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 Accompanying Occupancy Certificate No. B1/ OC/ 56/ 2021 dated.09.07.2021 issued by 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 House On Plot No. 15/ C, Ground Floor + First Floor, " Rudrani Row Houses ", Survey No. 122/ 2, Near Sant Tukaram Maharaj Jogging Track, Shivaji Nagar, Satpur Colony, 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 PanChhayat / 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 area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property / Plot No. 15/ C		As per Actual Site As per Document
	North	:	9.00 Mtr. Colony Road 9.00 Mtr. Colony Road
	South	:	Survey No. 123 Part Survey No. 123 Part
	East	:	Row House On Plot No. 15/ D Row House On Plot No. 15/ D
	West	:	Row House On Plot No. 15/ B Row House On Plot No. 15/ B
13.1	Row House		As per Actual Site As per Document

	North		-	-
	South		-	-
	East		-	-
	West		-	-
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°00'47.6"N 73°42'41.8"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 493.00 Balcony Area in Sq. Ft = 84.00 Open Space Area in Sq. Ft = 80.00 (Area as per Actual Measurement) Built Up Area in Sq. Ft. = 743.00 (Area as per Approved Building Plan)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 743.00 (Area as per Approved Building Plan)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 122/ 2, Plot No. 15/ C	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Gangapur Nashik Municipal Corporation.	
	Door No., Street or Road (Pin Code)	:	Residential Row House On Plot No. 15/ C, Ground Floor + First Floor, " Rudrani Row Houses ", Survey No. 122/ 2, Near Sant Tukaram Maharaj Jogging Track, Shivaji Nagar, Satpur Colony, Gangapur - Satpur link Road, Village – Gangapur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2021 (As per Occupancy Certificate)	
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	:	08 Row Bungalow	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	N.A	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Covered Parking	

	Is Compound wall existing?	:	No
	Is pavement laid around the building	:	Yes
III	ROW HOUSE		
1	The floor in which the Row House is situated	:	Ground Floor + First Floor
2	Door No. of the Row House	:	Residential Row House On Plot No. 15/ C
3	Specifications of the Row House	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Verified tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	M.S. Grills window
	Fittings	:	Open Plumbing, Open Casing Capping
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	
	Assessment No.	:	Details not provided
	Tax paid in the name of:	:	Details not provided
	Tax amount:	:	Details not provided
5	Electricity Service connection No.:	:	Details not provided
	Meter Card is in the name of:	:	Details not provided
6	How is the maintenance of the Row House?	:	Good
7	Sale Deed executed in the name of	:	Name of Owner: Shri. Manoj Naryan Ingale & Sau. Suvarna Manoj Ingale.
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Row House?	:	Built Up Area in Sq. Ft. = 743.00 (Area as per Approved Building Plan)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Row House?	:	Carpet Area in Sq. Ft. = 493.00 Balcony Area in Sq. Ft = 84.00 Open Space Area in Sq. Ft = 80.00 (Area as per Actual Measurement) Built Up Area in Sq. Ft. = 743.00 (Area as per Approved Building Plan)
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 7,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring 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 House with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals /	:	₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Built Up Area

	transactions with respect to adjacent properties in the areas)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).	: ₹ 4,500.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 2,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 28,930.00 per Sq. M. i.e. ₹ 2,688.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	: -
5	Registered Value (if available)	: Purchaser Value - 23,91,000/- Register No. 10594/ 2021 Dated.29.12.2021
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 House with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 04 Years
	Life of the building estimated	: 56 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	: N.A. as the age of the property is below 5 years
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	: ₹ 2,500.00 per Sq. Ft.
	Total Composite Rate	: ₹ 4,500.00 per Sq. Ft.
	Remarks:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	743.00 Sq. Ft.	4,500.00	33,43,500.00
2	Furniture			
3	POP			
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			
	Total Value of the Property			33,43,500.00

Value of Row House

Fair Market Value	33,43,500.00
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Realizable value	30,09,150.00
Distress Value	26,74,800.00
Insurable value of the property (743.00 Sq. Ft. X ₹ 2,000.00)	14,86,000.00
Guideline value of the property (743.00 Sq. Ft. X ₹ 2,688.00)	19,97,184.00

Justification for price / rate

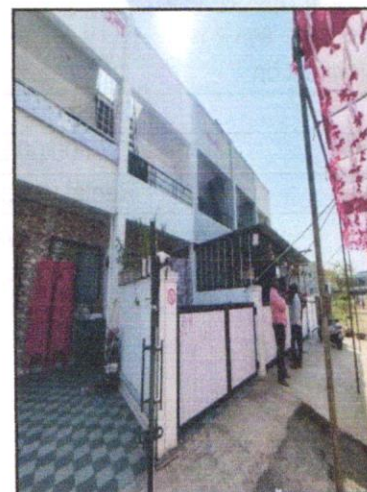
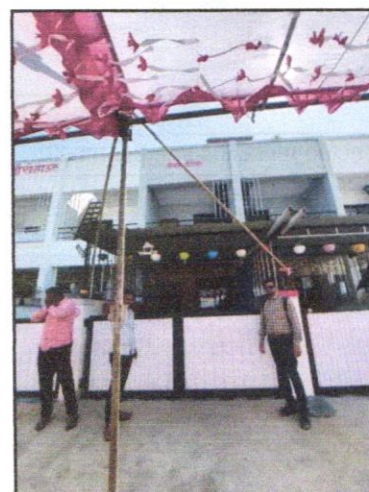
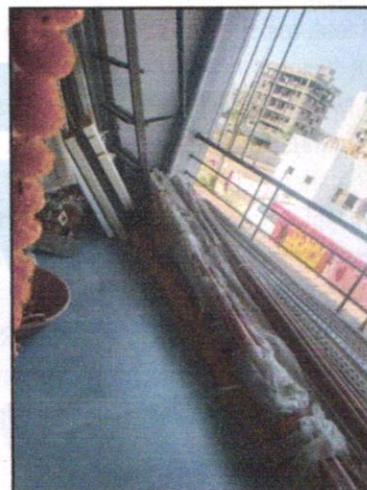
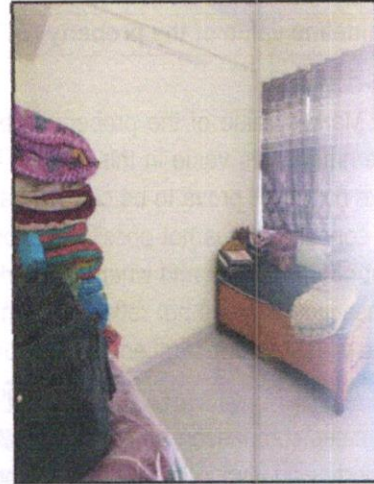
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Row House, where there are typically many comparables available to analyze. As the property is a Residential Row House, 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 Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc. We estimate ₹ 4,500.00 per Sq. Ft. on Built Up Area for valuation.

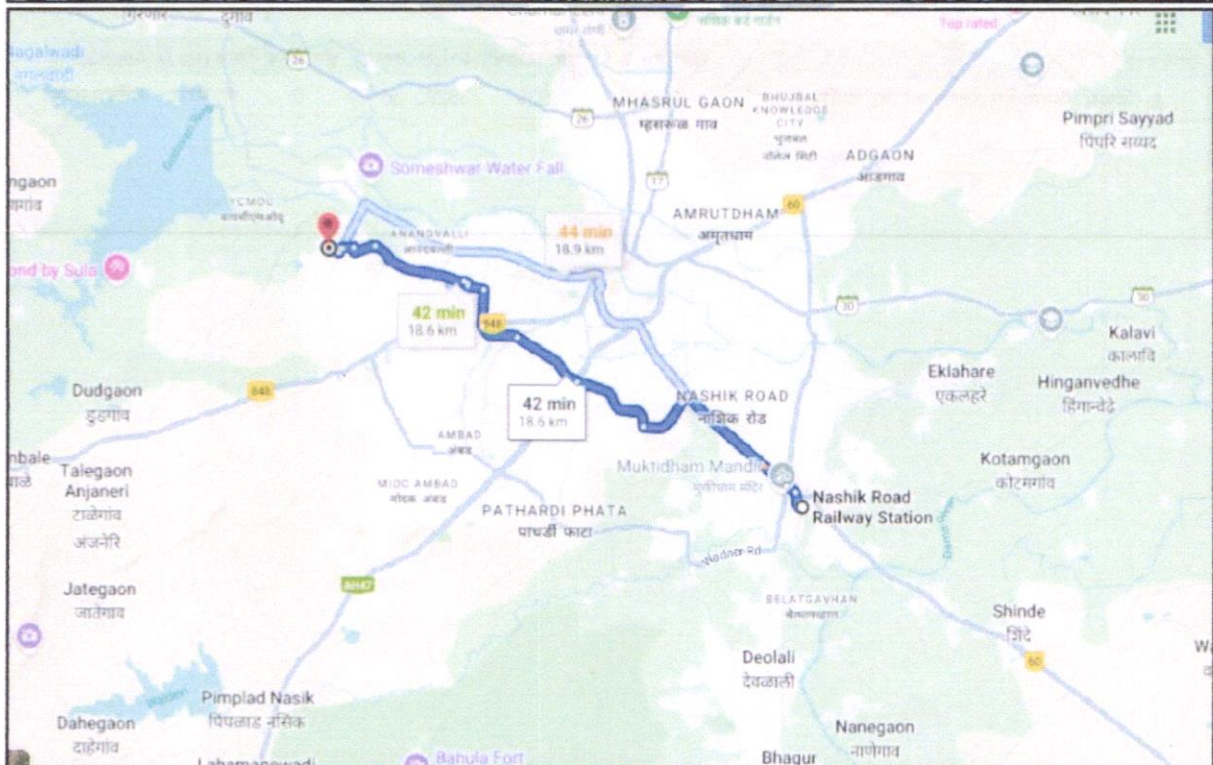
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Sale ability	Good
ii) Likely rental values in future in and	₹ 7,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property

Site u/r



Longitude Latitude: 20°00'47.6"N 73°42'41.8"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik – 18.6 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)

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Year

Language

Selected District

Select Taluka

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☒ Survey No.
 ☐ SubZones

Enter Survey No

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

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Posted on: Dec 28, 24
 Property ID: 74285123

₹ 65.0 Lac


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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

≈ 1.292 soft

Transaction Type

Resale

Status

Ready to Move

Facing

West

Furnished Status

Unfurnished

Car Parking

1 Covered

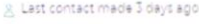
Type Of Ownership

Freehold

Age Of Construction

New Construction

[Contact Owner](#)
[Get Phone No.](#)



[More Details](#)

₹ 59.0 Lac


EMI - ₹ 27k

Get pre-approved loan

[Calculate your monthly EMI](#)

3 BHK Owner Residential House For Sale

Dhruv Nagar, Nashik



3 Beds

3 Baths

Unfurnished

Super Built-Up Area

1600 sqft

≈ 1.688 soft

Transaction Type

Resale

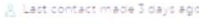
Status

Ready to Move

Furnished Status

Unfurnished

[Contact Owner](#)
[Get Phone No.](#)



[More Details](#)

Price Breakup

₹ 59 Lac

Address

Dhruv Nagar, Nashik, Maharashtra

Furnishing

Unfurnished

Floors allowed for construction

2

Agreement For Sale

<p style="text-align: center;">नसल-६</p> <p style="text-align: center;">मार्च १० १९८०</p> <p style="text-align: center;">३ - १६</p> <p>कोन क्रमांक १२५</p> <p>बांधकामाचा भाग नमूने २६,२००/- कोन चौकस मिटर</p> <p>जमिनीचा भाग नमूने ६,१३०/- कोन चौकस मिटर</p> <p>रोहतासचे चढाई क्षेत्र ६६.०० चौकस मिटर</p> <p>फ्लॉटचे क्षेत्र ६६.०० चौकस मिटर</p> <p>विमल नमूने २६,९९,०००/-</p> <p>सरकारी मुद्रांकन नमूने २६,९९,०००/-</p> <p>मुद्रांक नमूने १,६२,५००/-</p> <p>नोदणी की नमूने २६,०००/-</p> <p style="text-align: center;">कायम फ्लॉट खरेदीखत</p> <p>कायम फ्लॉट खरेदीखत आज दिनांक ०६-०६-१९८० रोजी दिवशी नाशिक मुकामी २०२१ रोजी दिवशी नाशिक मुकामी २०२१</p> <p>१. श्री. मनोज नासकांग इंगळे वय ३२ बांधा नोदणी पॅन - ABOPI 6006 K आधार नं. ७४८७ ५७४८ ६१४५</p> <p>२. श्री. सुवर्णा मनोज इंगळे वय २७ बांधा नोदणी पॅन - ALPI 5342 N आधार नं. ७२३८ ८५७२ ९७९८ दोघेही रा. मु. लखाने, पो. अस्ताने, ता. मालेगाव, जि. नाशिक ४२२३०५</p> <p style="text-align: right;">लिहून देणार</p>	<p style="text-align: center;">नसल-६</p> <p style="text-align: center;">मार्च १० १९८०</p> <p style="text-align: center;">३ - १६</p> <p>कोन क्रमांक १२५</p> <p>बांधकामाचा भाग नमूने २६,२००/- कोन चौकस मिटर</p> <p>जमिनीचा भाग नमूने ६,१३०/- कोन चौकस मिटर</p> <p>रोहतासचे चढाई क्षेत्र ६६.०० चौकस मिटर</p> <p>फ्लॉटचे क्षेत्र ६६.०० चौकस मिटर</p> <p>विमल नमूने २६,९९,०००/-</p> <p>सरकारी मुद्रांकन नमूने २६,९९,०००/-</p> <p>मुद्रांक नमूने १,६२,५००/-</p> <p>नोदणी की नमूने २६,०००/-</p> <p style="text-align: center;">कायम फ्लॉट खरेदीखत</p> <p>कायम फ्लॉट खरेदीखत आज दिनांक ०६-०६-१९८० रोजी दिवशी नाशिक मुकामी २०२१ रोजी दिवशी नाशिक मुकामी २०२१</p> <p>१. श्री. मनोज नासकांग इंगळे वय ३२ बांधा नोदणी पॅन - ABOPI 6006 K आधार नं. ७४८७ ५७४८ ६१४५</p> <p>२. श्री. सुवर्णा मनोज इंगळे वय २७ बांधा नोदणी पॅन - ALPI 5342 N आधार नं. ७२३८ ८५७२ ९७९८ दोघेही रा. मु. लखाने, पो. अस्ताने, ता. मालेगाव, जि. नाशिक ४२२३०५</p> <p style="text-align: right;">लिहून देणार</p>
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Occupancy Certificate

BUILDING OCCUPANCY CERTIFICATE
Full (Risk Based)

Ref-1) Government of Maharashtra Director No. TPD/431/1169/CA-11/2017/20-11, Dated-23/05/2017
2) Hon. Comm. Order vide letter No.1587 Dtd-23/05/2019.
3) Your application for Occupancy Certificate Inward No. - B1/OC/Risk Based/22921, Dt. 08/07/2021
4) Ar. - Mrs. Rupali Sachin Aher & Mr. Sachin C. Aher self declaration s/Date dtd. - 16/08/2021

Res. Sir,

A Name to the Owner/Developer Mrs. Dhanvi Bulthan Through Partner Mr. D. Ganeshwarrao Devaji Wagh

B Location of the proposed site:- Gangapur Shikhar Nashik.
1-PLOT NO. 15C
3-Village Gangapur
Architect Ar. - Mrs. Rupali Sachin Aher & Mr. Sachin C. Aher
2) S.No./G. No. 1223
4) Town/City Nashik

C Details of Building
1- Building Permission No. LNDREPRB1/222/2019
2-Building permission Date 20/09/2019
The Ar. - Mrs. Rupali Sachin Aher & Mr. Sachin C. Aher I have given the building completion along self declaration certificate that the building has been completed as per the sanctioned plan and it is declared that the building conforms in all respects that to the requirement of the building regulations.
This is to certify that the building has been inspected by Ar. - Mrs. Rupali Sachin Aher & Mr. Sachin C. Aher and is completed according to the approved drawing and is fit for occupancy.

D Building Data

1	Name of Floor	0	Ground + First Floor
a)	As per Sanction Plan	0	Ground + First Floor
b)	As per completed building	0	Ground + First Floor
2	Use of Building		
a)	As Per Sanctioned Plan		Residential
b)	As Per Completed Building		Residential
3	Floor Area (m2)		
a)	As Per Sanctioned Plan		69.00 Sqm.
b)	As Per Completed Building		69.00 Sqm.
	Carpet Area (m2)		
a)	As Per Sanctioned Plan		52.85 Sqm.
b)	As Per Completed Building		52.85 Sqm.
5	Setbacks (m)	Approved (a) As Per Sanctioned Plan	Actual (b) As Per Completed Building
	Front	5.00	5.00
	Rear	1.50	1.50
	Side	Nil	Nil
			10509325


Open Plots Index No.

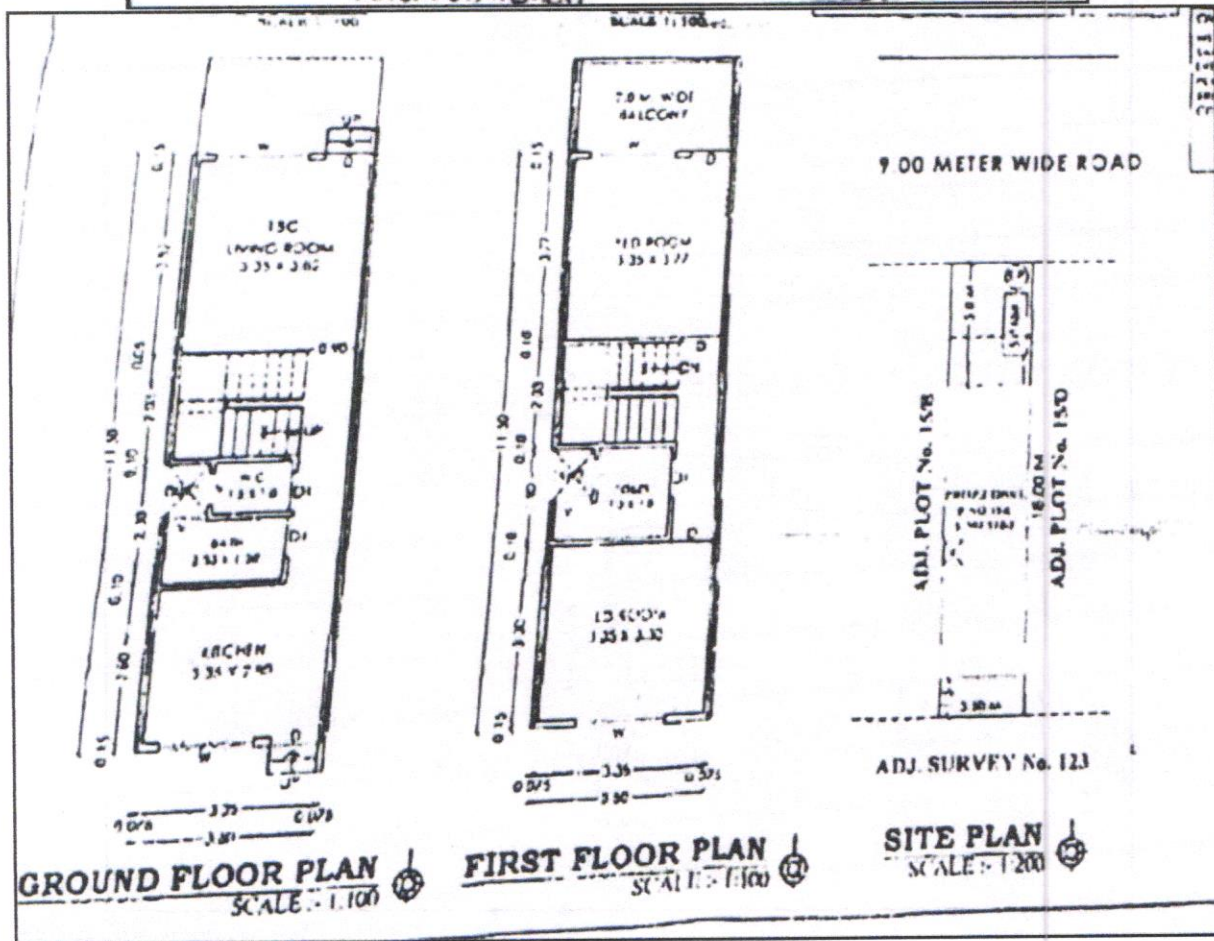
Details of Fees	Amount	Receipt No.	Book No.	Date
Settles	300/-	12	1519	08/07/2021
Security Fee	1215/-	12	1519	08/07/2021
Plinth Fine Charges	1000/-	12	1519	08/07/2021
Renewal Charges				

Approved
As per the Risk Based accompanying Occupancy Certificate
No. B1/OC/5612021 Date: 9.17.2021

TRUE COPY
ARCHITECT
RUPALI & SACHIN AHER
R.No.CO.A/2001/27972

Approved Plan

<h1 style="margin: 0;">STAMP OF APPROVAL APPLIED</h1>	
	AS PART OF THE OCCUPANCY CERTIFICATE No. 31156/2021 Date 9/7/2021
	SECTIONAL ENGINEER, 1001 F STREET, N.W. WASHINGTON, D.C. 20540
	AREA STATEMENT
	Sq. Mi



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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 **₹ 33,43,500.00 (Rupees Thirty Three Lakh Forty Three Thousand Five Hundred Only)**. The **Realizable Value** of the above property **₹ 30,09,150.00 (Rupees Thirty Lakh Nine Thousand One Hundred Fifty Only)**. and the **Distress Value ₹ 26,74,800.00 (Rupees Twenty Six Lakh Seventy Four Thousand Eight Hundred Only)**.

Place: Nashik

Date: 13.02.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=C.M.D., email=cmd@vastukala.org, c=IN
Date: 2025.02.13 16:49:47 +05'30'

Auth. Sign.

Director

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

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 – I)

DECLARATION FROM VALUERS

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

- a. 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.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 11.02.2025. 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.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration is being purchased by Shri. Manoj Naryan Ingale & Sau. Suvama Manoj Ingale. From M/s. Dhanvi Buildcon vide Agreement For Sale Sr. No. 10594/ 2021 Dated.29.12.2021.
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 Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh– Site Engineer Rashmi Jadhav – 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 – 11.02.2025 Valuation Date - 13.02.2025 Date of Report - 13.02.2025
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 11.02.2025
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 House size, location, upswing in real estate prices, sustained demand for Residential Row House, 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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **13th 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 advice 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 House, admeasuring **743.00 Sq. Ft. Built Up Area** in the Name of Owner: **Shri. Manoj Naryan Ingale & Sau. Suvarna Manoj Ingale**. 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



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Based on our discussion with the Client, we understand that the subject property is being purchased by For the purpose of this appraisal exercise, we have assumed that the Name of Owner: **Shri. Manoj Naryan Ingale & Sau. Suvarna Manoj Ingale**. 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 House, admeasuring **743.00 Sq. Ft. Built Up 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 buyers 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 House 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



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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 House, admeasuring **743.00 Sq. Ft. Built Up 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.

(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.
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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Director

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

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=C.M.D, email=cmd@vastukala.org, c=IN
Date: 2025.02.13 16:49:34 +05'30'

Auth. Sign.



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