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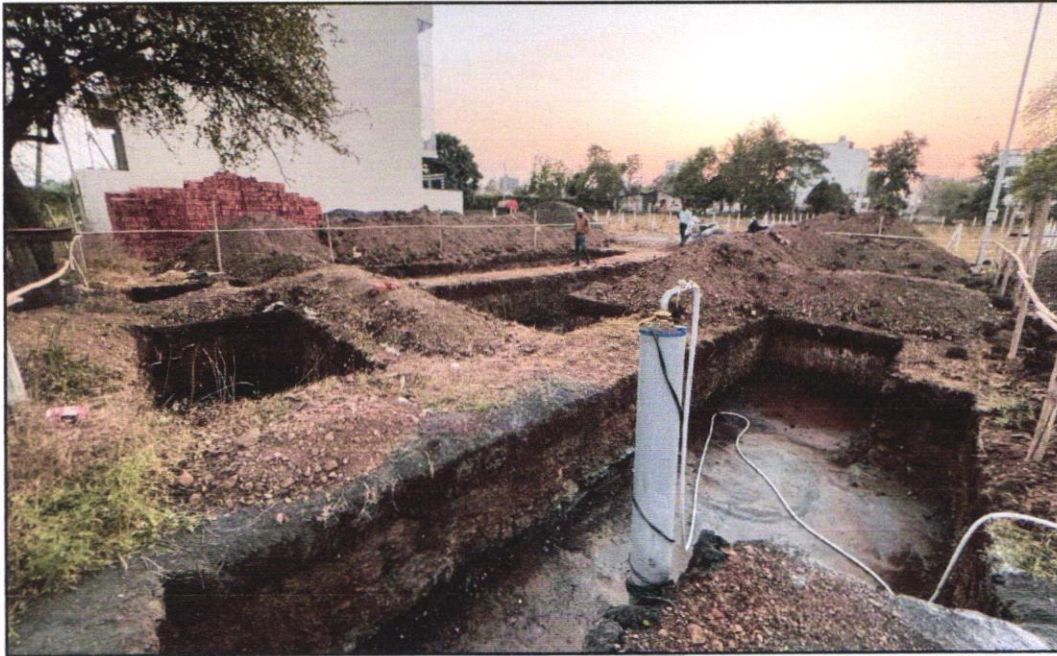
MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

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

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Balasaheb Deoram Walve.**

Residential Land and Proposed Bungalow on **Plot No. 31+32+33/ A**, Ground Floor + First Floor, Gat No. 1970, Behind Ozar Wholesale Textile Market, Near Ganesh Madir, Sinnarkar, Mumbai - Agra Road, Village - Ozar, Taluka - Niphad, District - Nashik, Pin Code - 422 206, State - Maharashtra, Country - India.

Longitude Latitude: 20°05'01.0"N 73°55'36.6"E

### Intended User:

**Bank of Baroda**

**Regional Office**

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

**Nashik:** 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu 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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📍 Aurangabad     📍 Pune     📍 Indore     📍 Jaipur

#### Regd. Office

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

☎️ +91 22 47495919

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB/ Regional Office / Shri. Balasaheb Deoram Walve Page 3 of 29

Vastu/Nashik/03/2025/014726/2310900

06/24-97-RYRJ

Date: 06.03.2025

### 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on **Plot No. 31+32+33/ A**, Ground Floor + First Floor, Gat No. 1970, Behind Ozar Wholesale Textile Market, Near Ganesh Madir, Sinnarkar, Mumbai - Agra Road, Village - Ozar, Taluka – Niphad, District – Nashik, Pin Code – 422 206, State - Maharashtra, Country – India. belongs **Shri. Balasaheb Deoram Walve**.

Boundaries of the property.

North	:	Adj. Plot No. 34
South	:	Plot No. 31+32+33/ B
East	:	Adj. Gat No. 1965
West	:	9.00 Mtr. Wide Road

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 and Fair Market Value for this particular purpose **₹ 79,39,268.00 (Rupees Seventy Nine Lakh Thirty Nine Thousand Two Hundred Sixty Eight Only)**. As per Site Inspection Construction **Excavation work is in progress**.

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

Hence certified

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

**Sharadkumar**

**B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2025.03.07 11:02:15 +05'30'

Auth. Sign.



**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
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**Vastukala Consultants (I) Pvt. Ltd.**

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

To,

**The Branch Manager,****Bank of Baroda****Regional Office**BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik, PIN – 422 101, State - Maharashtra, Country - India.**2. VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)**

I	General	
1.	Purpose for which the valuation is made	: As per the request from Bank of Baroda, Regional Office to assess Fair market value of the property for banking purpose
2.	a) Date of inspection	: 04.03.2025
	b) Date on which the valuation is made	: 06.03.2025
3.	List of documents produced for perusal	
	1. Copy of Agreement For Sale Vide No.163/ 2024 Dated.12.01.2024.	
	2. Copy of Allotment Deed Vide No. 4221/ 2024 Dated.04.12.2024.	
	3. Copy of Commencement Certificate Permit No. OMC/ B/ 2025/ APL/ 00307 dated.31.01.2025 issued by Chief Executive Officer, Ozar Municipal Council.	
	4. Copy of Approved Building Plan Digitally Signed by Deshmukh Kiran Shamrao No. OMC/ B/ 2025/ APL/ 00307 dated.31.01.2025 issued by Chief Executive Officer, Ozar Municipal Council.	
	5. 7/ 12 Extract.	
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)	: Name of Owner: <b>Shri. Balasaheb Deoram Walve.</b>  <b>Address:</b> Residential Land and Proposed Bungalow on <b>Plot No. 31+32+33/ A</b> , Ground Floor + First Floor, Gat No. 1970, Behind Ozar Wholesale Textile Market, Near Ganesh Madir, Sinnarkar, Mumbai - Agra Road, Village - Ozar, Taluka – Niphad, District – Nashik, Pin Code – 422 206, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Balasaheb Deoram Walve (Owner Representative) Mb. No.: +91 7709956078.
5.	Brief description of the property (Including Freehold / freehold etc.):	



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The property is located in a developing Residential area having good infrastructure, well connected by road and train. The immovable property comprises of Freehold Residential land and structures thereof. It is located at about 21.5 km. travelling distance from Nashik Road Railway Station.

**Plot:**

The plot under valuation is Freehold residential plot. **As per Approved Plan Plot area is 224.10 Sq. M., which is considered for valuation.**

**Structure:**

**As per Approved Plan composition of residential Bungalow are as under.:**

RCC Framed Structure	Built Up Area in Sq. Mtr
Proposed Ground Floor – Living Room + Kitchen + Bedroom + Master Bedroom + Toilet + Staircase + Pooja Room + Passage.	132.73
Proposed First Floor – Family Seating + 1 Master Bedroom + 2 Bedroom + Toilet + Staircase + Passage, Balcony + Passage.	119.25

**As per Approved Plan, the Structure area is 251.98 Sq. M., Which is considered for the valuation.**

Floor	In Sq. M.
Ground Floor	132.73
First Floor	119.25
<b>Total Built Up Area</b>	<b>251.98</b>

**At the time of inspection, the property was under construction. Extent of completion are as under:**

Excavation work is in progress.	
<b>Total</b>	<b>0% work completed</b>

5a	Total Lease Period & remaining period (if Freehold)	:	N.A., the land is Freehold
6.	Location of property	:	
a)	Plot No. / Survey No.	:	Gat No. 1970, <b>Plot No. 31+32+33/ A</b>
b)	Door No.	:	Residential Land and Proposed Bungalow on <b>Plot No. 31+32+33/ A</b>
c)	C.T.S. No. / Village	:	Village – Ozar
d)	Ward / Taluka	:	Taluka – Niphad
e)	Mandal / District	:	District – Nashik
7.	Postal address of the property	:	Residential Land and Proposed Bungalow on <b>Plot No. 31+32+33/ A</b> , Ground Floor + First Floor, Gat No. 1970, Behind Ozar Wholesale Textile Market, Near Ganesh Madir, Sinnarkar, Mumbai - Agra Road, Village - Ozar, Taluka – Niphad, District – Nashik, Pin Code – 422 206, State -

		Maharashtra, Country – India.		
8.	City / Town	:	Village - Ozar	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village- Ozar Ozar Municipal Council.	
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.	Dimensions / Boundaries of the property		<b>A</b>	<b>B</b>
			As per the Actual	As per the Plan / Document
		North	Adj. Plot No. 34	Adj. Plot No. 34
		South	Plot No. 31+32+33/ B	Plot No. 31+32+33/ B
		East	Adj. Gat No. 1965	Adj. Gat No. 1965
	West	9.00 Mtr. Wide Road	9.00 Mtr. Wide Road	
13.2	Latitude, Longitude & Co-ordinates of the site	:	20°05'01.0"N 73°55'36.6"E	
14.	Extent of the site	:	<b>Plot Area = 224.10 Sq. M.</b>	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	(As per Approved Plan)  Structure Area = As per table Attached (As per Approved Plan)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Bungalow is Under Construction	
<b>II CHARACTERISTICS OF THE SITE</b>				
1.	Classification of locality	:	Good	
2.	Development of surrounding areas	:	Developing	
3.	Possibility of frequent flooding/ submerging	:	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	:	Rectangular	
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?	:	N.A.	
10.	Corner plot or intermittent plot?	:	Corner	
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.	:	Above 20 Ft	

14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Proposed Connected to Cantonment Board Supply Line
16.	Underground sewerage system	:	Proposed Connected to Septic Tank
17.	Is Power supply is available in the site	:	Proposed -Yes
18.	Advantages of the site	:	Located in developing area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
<b>Part – A (Valuation of land)</b>			
1	Size of plot	:	<b>Plot Area = 224.10 Sq. M.</b> (As per Approved Plan)
	North & South	:	--
	East & West	:	--
2	Total extent of the plot	:	As per valuation table
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 15,000.00 to ₹ 20,000.00 per Sq. M.
4	Guideline rate obtained from the Registrar's Office	:	₹ 5,500.00 per Sq. M
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	:	It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation	:	₹ 17,000.00 per Sq. M.
6	<b>Estimated value of land</b>	:	<b>₹ 38,09,700.00</b>
<b>Part – B (Valuation of Building)</b>			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Residential )	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	As per Brief Description
	c) Year of construction	:	Bungalow is Under Construction
	d) Age of the building	:	Bungalow is Under Construction
	e) Life of the building estimated	:	60 Years after Completion (Subject to proper, preventive periodic maintenance & structural repairs.)
	f) Number of floors and height of each floor including basement, if any	:	As per Brief Description
	g) Plinth area floor-wise	:	As per valuation table
	h) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	Bungalow is Under Construction
	ii) Interior – Excellent, Good, Normal, Poor	:	Bungalow is Under Construction
	i) Date of issue and validity of layout of approved map	:	Copy of Approved Building Plan Digitally Signed by Deshmukh Kiran Shamrao No. OMC/ B/ 2025/ APL/ 00307 dated.31.01.2025 issued by Chief Executive Officer, Ozar
	j) Approved map / plan issuing authority	:	

k) Whether genuineness or authenticity of approved map / plan is verified	:	Municipal Council. Yes
l) Any other comments by our empanelled valuers on authentic of approved plan	:	No

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

Sr. No.	Description	
1.	Foundation	: Provided as per requirement
2.	Basement	: No
3.	Superstructure	: Provided as per requirement
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:
5.		:
6.		:
7.		:
8.	RCC Works	: Provided as per requirement
9.	Plastering	: Provided as per requirement
10.	Flooring, Skirting, dado	: Provided as per requirement
11.	Special finish as marble, granite, wooden paneling, grills etc.	: Provided as per requirement
12.		
13.	Roofing including weatherproof course	: As per Brief Description
14.	Drainage	: Provided as per requirement
15.	Compound Wall	: Provided as per requirement
	Height	: Not Applicable
	Length	:
	Type of construction	:
16.	Electrical installation	:
	Type of wiring	: Provided as per requirement
	Class of fittings (superior / ordinary / poor)	: Ordinary
	Number of light points	: Provided as per requirement
	Fan points	: Provided as per requirement
	Spare plug points	: Provided as per requirement
	Any other item	: -
17.	Plumbing installation	
	a) No. of water closets and their type	: Provided as per requirement
	b) No. of wash basins	: Provided as per requirement
	c) No. of urinals	: Provided as per requirement
	d) No. of bath tubs	: Provided as per requirement
	e) Water meters, taps etc.	: Provided as per requirement
	f) Any other fixtures	: Provided as per requirement



**Details of Valuation: -**

Items	Area In Sq. M.	Year Of Const.	Total Life of Structure	Full Rate	Age Of Build.	Rate to be considered	Value to be considered	Value / Full Value
Proposed Basement + First Floor	251.98	Under Construction	60	As per Estimate	60 after Completion	As per Estimate	41,29,568.00	41,29,568.00
<b>TOTAL</b>							<b>41,29,568.00</b>	<b>41,29,568.00</b>

<b>Part – C (Extra Items)</b>		<b>Amount in ₹</b>
1.	Portico	Included in the Cost of Construction
2.	Ornamental front door	
3.	Sit out / Verandah with steel grills	
4.	Overhead water tank	
5.	Extra steel / collapsible gates	
<b>Total</b>		
<b>Part – D (Amenities)</b>		<b>Amount in ₹</b>
1.	Wardrobes	Included in the Cost of Construction
2.	Glazed tiles	
3.	Extra sinks and bathtub	
4.	Marble / ceramic tiles flooring	
5.	Interior decorations	
6.	Architectural elevation works	
7.	Paneling works	
8.	Aluminum works	
9.	Aluminum handrails	
10.	False ceiling	
<b>Total</b>		
<b>Part – E (Miscellaneous)</b>		<b>Amount in ₹</b>
1.	Separate toilet room	Included in the Cost of Construction
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
<b>Total</b>		
<b>Part – F (Services)</b>		<b>Amount in ₹</b>
1.	Water supply arrangements	Included in the Cost of Construction
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
<b>Total</b>		

**Government Value**

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	224.10	5,500.00	12,32,550.00
Structure	251.98	As Per Estimate	41,29,568.00
<b>Total</b>			<b>53,62,118.00</b>

**3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY**

<b>Part – A</b>	Land	:	₹ 38,09,700.00
<b>Part – B</b>	Building	:	₹ 41,29,568.00
<b>Part – C</b>	Interior & Furniture Work	:	-----
<b>Part – D</b>	Compound Wall and Site Development	:	-----
<b>Part – E</b>	Miscellaneous	:	-----
<b>Part – F</b>	Services	:	-----
	<b>Total</b>	:	<b>₹ 79,39,268.00</b>

<b>Fair Market Value</b>	:	₹ 79,39,268.00
<b>Realizable Value</b>	:	₹ 75,42,305.00
<b>Distress Value</b>	:	₹ 63,35,414.00
<b>Value as per Circle Rate</b>	:	₹ 53,62,118.00
<b>Insurable value (Full Replacement Cost – Subsoil Structure cost (15%))</b>	:	₹ 35,10,132.00
<b>Remark:</b>		
1) <i>For the purpose of valuation, we have considered the land area and Built Up Area as per Approved Plan.</i>		
2) <i>The Above Mention Construction Rate is Given as per Estimate Provided by Rahul Bahiram Architects Sign by (Ar. Rahul D. Bahiram) dated.09.02.2025.</i>		
3) <i>It Is Advisable To Get Periodic Work Completion Status Prior To Disbursement Of Loan.</i>		

**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 cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.



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There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Residential Building and properties mentioned above.

As the property is a Residential land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 15,000.00 to ₹ 20,000.00 per Sq. M. for land and Structure thereof Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Residential building / Plot, all round development of commercial and Residential application in the locality etc.

We estimate ₹ 17,000.00 per Sq. M. for Land with appropriate cost of construction for valuation.

i) Saleability	Good
ii) Likely rental values in future in and	₹ 16,000.00 Expected rental income per month after Completion
iii) Any likely income it may generate	Rental Income



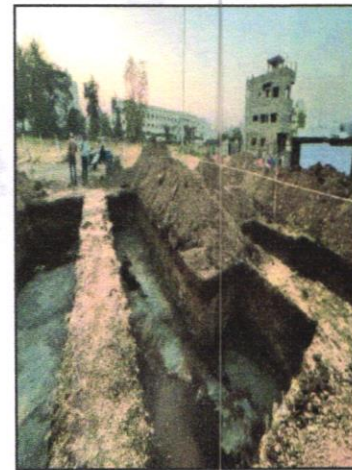
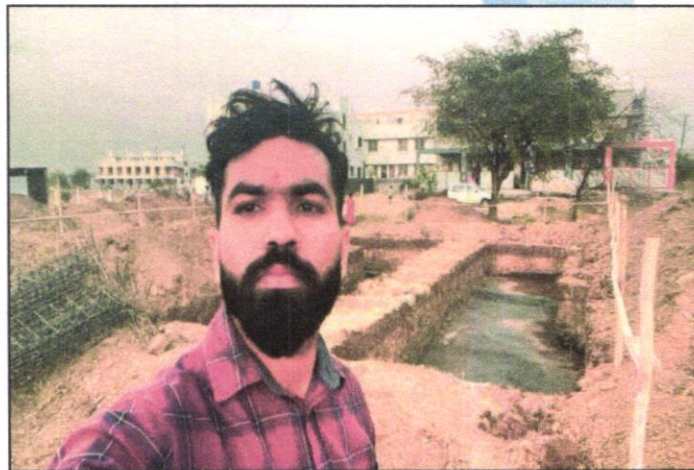
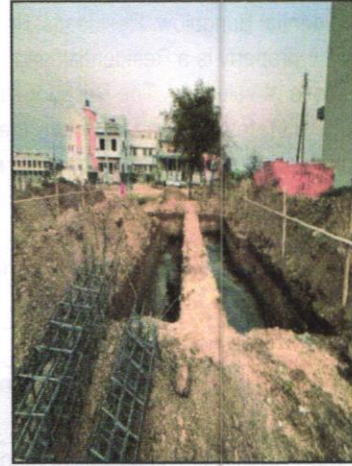
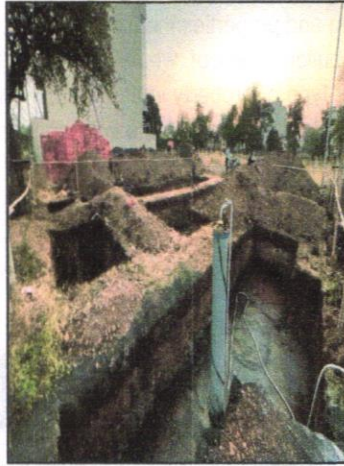
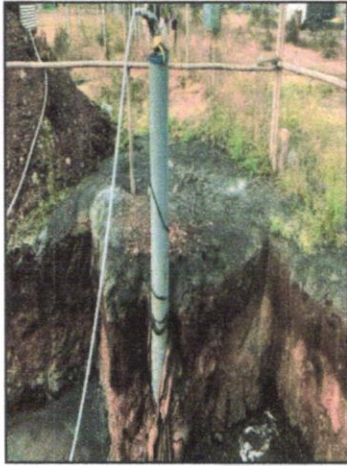
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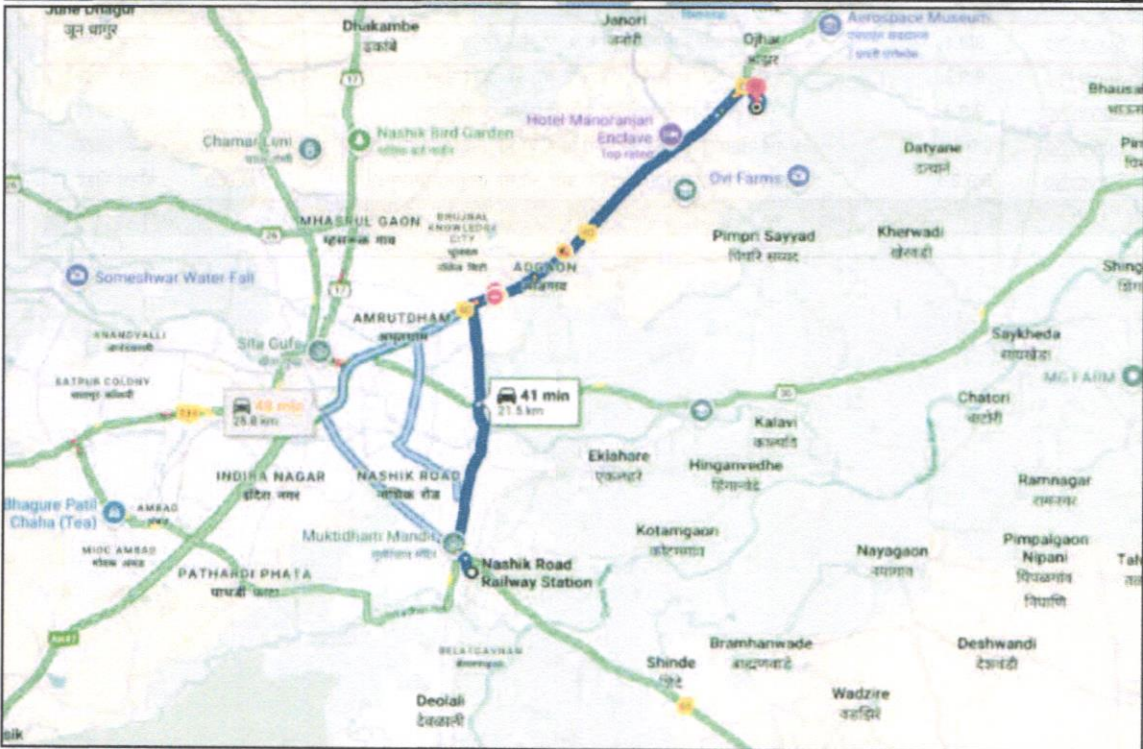


#### 4. ACTUAL SITE PHOTOGRAPHS



### ROUTE MAP OF THE PROPERTY

Site u/r



**Longitude Latitude: 20°05'01.0"N 73°55'36.6"E**

**Note:** The Blue line shows the route to site from nearest Railway Station (Nashik – 10.9 Km)




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**5. 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:

Select Village:

Search By:  Survey No.  Location

Select Location:

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
<a href="#">SurveyNo</a>	9/9.1	9.1-विनशेती झालेल्या जमिनी प्र. चौ.मी (अंतर्गत भागातील)	5500	चौरस मीटर
<a href="#">SurveyNo</a>	9/9.2	9.2-विनशेती झालेल्या जमिनी प्र. चौ. मी. (दतर मुख्य रस्ते)	6600	चौरस मीटर
<a href="#">SurveyNo</a>	9/9.3	9.3- विनशेती झालेल्या जमिनी (मुख्य रस्त्यावरिल)	8000	चौरस मीटर
<a href="#">SurveyNo</a>	9/9.1.1	9.1.1-विनशेती झालेल्या जमिनी प्रति चौ.मी (महामार्गासन्मुख)	5760	चौरस मीटर
<a href="#">SurveyNo</a>	9/9.2.1	9.2.1-विनशेती झालेल्या जमिनी प्रति चौ.मी (महामार्गासन्मुख)	6960	चौरस मीटर

12

## 6. PRICE INDICATORS

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Posted on: Nov 28 24 Property ID: 76238735

₹29.0 Lac 1648/sqft EMI - 0.13k | [Get pre-approved loan](#)

Plot For Sale in [Ojhar, Nashik](#) [View on map](#)

4 Floors allowed

Plot Area 1760 sqft

Any Construction Done No

Boundary Wall Yes

Transaction Type Resale

Contact Owner [Get Phone No.](#) Last contact made 3 days ago

**More Details**

Price ₹29 Lac

Address Ozar mig., Ojhar, Nashik, Maharashtra

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Posted on: Jan 04 25 Property ID: 74291273

₹20.0 Lac 1880/sqft EMI - 0.9k | [Get pre-approved loan](#)

Plot For Sale in [Ojhar, Nashik](#) [View on map](#)

Cated Colony 3 Floors allowed

Plot Area 1064 sqft

Any Construction Done No

Boundary Wall Yes

Transaction Type Resale

Property in a Cated Locality

Contact Owner [Get Phone No.](#) Last contact made 3 days ago



**More Details**

Price ₹20 Lac

Address Ojhar, Nashik, Maharashtra

Additional Features In a gated colony Boundary walls made

## Agreement For Sale

<p>न.प.ड.-२</p> <p>दस्ता क्र. (१७) / २०१४</p> <p>३-३३</p>		<p>न.प.ड.-२</p> <p>दस्ता क्र. (१७) / २०१४</p> <p>४-३३</p>	
<p>मुल्यांकन विभाग क्रमांक :- १.१</p> <p>मुल्यांकन दर :- रुपये ५,५००/- प्रति चौरस मिटर</p> <p>प्लॉट नंबर ३३ यांसी एकुण क्षेत्रफळ १४९.४० चौस मिटर</p> <p>शासकीय मुल्यांकन रक्कम रुपये :- ८,२२,०००/-</p> <p>मोबदला रक्कम रुपये :- ८,२२,०००/-</p> <p>ई-चलन मुद्रांक रक्कम रुपये :- ४९,५००/-</p> <p>ई-चलन सकाराी नोंद फी रक्कम रुपये :- ८,३००/-</p> <p>॥ श्री ॥</p> <p><b>-- कायमचे फरोक्त खरेदीखत --</b></p> <p>कायमचे फरोक्त खरेदीखत आज तारीख १२ माहे जानेवारी इतवी सन २०२४ रोज शुक्रवार ते दिवशी पिंपळगाव (ब) मुकामी...</p>		<p>१. शिवभाय बंगला, स्वामी समर्थ मंदिर समोर, गंगारु रोड, नाशिक, ता. जि.नाशिक-४२२०१३ )</p> <p>२. श्री. योगेश शरद जोशी )</p> <p>वय वर्षे - ५४, धंदा - शेती व व्यापार )</p> <p>PAN NO ADMPJ 5082 G )</p> <p>AADHAR NO. 3285 0275 7751 )</p> <p>MOBILE NO.9373598901 )</p> <p>३. २४ अतुपय हौसिंग सोसायटी, एन डी फ्लॅट रोड, नाशिक, ता. जि.नाशिक-४२२०१३ )</p> <p>फरोक्त खरेदीखत लिहून देणार</p> <p>कारणे कायमचे फरोक्त खरेदीखत लिहून व नोंदवून देते ते ऐसा जे फी,</p> <p>यापुढे वा दस्तऐवजामध्ये फलम १ मध्ये वर्णन केलेल्या प्लॉट मिळकतीचा उल्लेख सदरची मिळकत असा केला आहे.</p> <p>१. मिळकतीचे वर्णन:- तुकडी जिल्हा परिषद नाशिक, पोस्ट तुकडी तालुका पंचायत समिती निवाड पेकी मीचे-ओझर गांव वा गावचे शिबारातील व नगरपरिषद हद्दीतील विनरोती गट नंबर १९७० या मिळकतीवरील मंजूर ले-आउट मधील प्लॉट नंबर ३३ (वेहोतीच) यांसी क्षेत्रफळ १.४९.४० आर चौ.मी. (१४९.४० चौरस मिटर), आकार रुपये १४.९४ पैशे यांसी चतुःसिमां खालील प्रमाणे...</p> <p>-- प्लॉट नंबर ३३ च्या चतुःसिमा --</p> <p>पुर्वेस :- गट नंबर १९९५</p> <p>पश्चिमेस :- ९ मिटर रोड कॉलनी रोड</p> <p>दक्षिणेस :- प्लॉट नंबर ३२</p> <p>उत्तरेस :- प्लॉट नंबर ३४</p> <p>येणेप्रमाणे चतुःसिमांकित वर्णनाची प्लॉट मिळकत जल, तर, काढ, पाषाण, निधी निक्षेप व वटंगभुज बसलेह तसेच अभिन्नासतील कॉलनी रोड ओपन स्पेस व उपलब्ध सुविधा सामाईकत वापरण्याचे हक्कांमह दरोबलत प्लॉट मिळकत.</p> <p>२. मिळकतीचा पुर्व इतिहास :- वर फलम १ मध्ये वर्णन केलेल्या प्लॉट मिळकतीचा मुळ गट नंबर १९७० यांसी क्षेत्र १ हेक्टर ६३.०० आर + पौ.ख. ०० हेक्टर ०.६ आर असे एकुण क्षेत्र १</p>	
<p>श्री. बाळासाहेब देवराज बलवे )</p> <p>वय वर्षे - ४९, धंदा - व्यापार )</p> <p>PAN NO. ABCPW0214D )</p> <p>AADHAR NO. 3505 2562 0997 )</p> <p>MOBILE NO.8698048855 )</p> <p>३. अनुसया पार्क, ४२४/अ, तानाजी चौक, मु. पो. ओझर (मिग), तालुका - निफाड, जिल्हा - नाशिक-४२२२०७ )</p> <p>फरोक्त खरेदीखत लिहून घेणार</p> <p>... यांसी ...</p>			
<p>१. श्री. अश्विंय बाळासाहेब फाड )</p> <p>वय वर्षे - २३, धंदा - शेती व व्यापार )</p> <p>PAN NO. JVAPK 9263 H )</p> <p>AADHAR NO. 2641 7875 1124 )</p> <p>MOBILE NO. )</p> <p>४. फाड वस्ती, काथरगाव रोड, मु.जळगाव, पो.काथरगाव, ता.निफाड, जि.नाशिक- )</p> <p>फरोक्त खरेदीखत लिहून देणार</p>			
<p>२. श्री. महेश बाजीराव सोनवणे )</p> <p>वय वर्षे - ५३, धंदा - शेती व व्यापार )</p> <p>PAN NO.ADBPS 3320 F )</p> <p>AADHAR NO. 4579 4715 2162 )</p> <p>MOBILE NO.9422246604 )</p>			




## Commencement Certificate

Ozar Municipal Council APPENDIX D-1 SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE					
Building Permit No - 1487118 Proposal Code : OMC-25-07067	Permit No : OMC/B/2025/APL/00307 Date : 31/01/2025				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Building Name :</td> <td style="width: 30%;">WALVE BUILDING(Residential)</td> <td style="width: 10%;">Floors :</td> <td style="width: 30%;">GROUND FLOOR, FIRST FLOOR</td> </tr> </table>		Building Name :	WALVE BUILDING(Residential)	Floors :	GROUND FLOOR, FIRST FLOOR
Building Name :	WALVE BUILDING(Residential)	Floors :	GROUND FLOOR, FIRST FLOOR		
<p>To,</p> <p>i) Balasaheb Deoram Walve,            G.NO.- 1970 P.NO.- 31+32+33/A AT. OZAR GAON TAL. NIPHAD DIST. NASHIK</p> <p>ii) Rahul Bahiram (Architect)</p> <p><b>Sir/Madam,</b></p> <p>With reference to your application No OMC202500031, dated 22-01-2025 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1986 read with - , to carry out development work / Building on Plot No 31+32+33/A, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. 1970, Final Plot No. 31+32+33/A, Sector No. , Mouje OZAR GAON situated at Road / Street COLONY ROAD, Society OZAR GAON . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :</p> <ol style="list-style-type: none"> <li>1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.</li> <li>2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.</li> <li>3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.</li> <li>4. This permission does not entitle you to develop the land which does not vest in you.</li> <li>5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.</li> <li>6. Information Board to be displayed at site till Occupation Certificate.</li> <li>7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority within 6 month from the commencement certificate.</li> <li>8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.</li> <li>9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.</li> <li>10. LIT Certificate from PWD should be submitted before Occupation Certificate, if applicable.</li> <li>11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.</li> <li>12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable.</li> <li>13. Authority will not supply water for construction.</li> <li>14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.</li> </ol>					

### Allotment Deed

551/4221 Wednesday, December 04, 2024 1:47 PM	पावती	Original/Duplicate नॉव्ही नं. : 394 Regn.: 39M
पावती नं.: 5617 रिलांक: 04/12/2024		
वाचपणे नाव: शोहार मांय दस्तावेजाचा क्रमांक: नपड-2-4221-2024 दस्तावेजाचा प्रकार: शहर पत्र मातूर करणाऱ्याचे नाव: बाळासाहेब देवराज वलवे	नॉव्हीची की दस्तावेजातील की पुस्तकी संख्या: 20	₹. 12330.00 ₹. 400.00
एकूण:		₹. 12730.00
वापरास बंधू दस्त, संवेगेल विट, पुणे-२ संघाने 2:05 PM ह्या वेळेस मिळेल.		
वापरास मुद्द: ₹. 1233000/- नोंदवला ₹. 0/- बदलनेचे मुद्रांक मुद्द: ₹. 24700/-		
1) देवबापा प्रकाश: DHC रजम: ₹. 400/- टीबी/वनादेवणे बॉर्डर क्रमांक: 1224031115957 रिलांक: 04/12/2024 इकिते नाव व पत्ता: 2) देवबापा प्रकाश: eChallan रजम: ₹. 12330/- टीबी/वनादेवणे बॉर्डर क्रमांक: MH011995323202425E रिलांक: 04/12/2024 इकिते नाव व पत्ता:		



**न.प.ड.-२**  
दस्तावेज क्र. २२७/२०२४  
१-२०

अर्थादीदीची पत्रवार्ताची घेऊन एकत्रिकरण केलेले आहे. त्याकाळीचे न. उपाधिकारिण अधिकारी, लिफाठे आज लिफाठे वाचकातील पत्र क्र. सु. एक. / वाच. ख. एन. ३९/२०२४ कि. २२/०८/२०२४ व अंमलबजावणी विभाग, अंमलबजावणी वाचकातील पत्र क्र. अंमल/२०२४/एपीएल/००००५ कि. २४/५/२०२४ अंतर्गत पत्रवार्ताची घेतलेली आहे. से वाटपपत्र लिहून देण्यात यावे अविध्यात कोणतीही अडथळी असल्यास तक्रारी व त्याबाबत जाद उपस्थित व्हावयात तक्रारी म्हणून वाटपपत्र लिहून देण्यात हे न्यायीलप्रमाणे नवना निवून मागणे वाटप करून घेत आहेत.


तसेच वाटपपत्र लिहून देण्यात आनवेदेकी कोणाही नवना मिळकतीबाबत कार्य घेणे, वांधकाम बाबत व त्याबाबतून होणाऱ्या कामासाठी प्रत्येक वेळी नवना देणे घेणे बाबत नवनाले तसेच अविध्यात नवना मिळकतीबाबत अडथळी नंटे व जाद निर्माण होवू नये म्हणून आम्ही नवनाही एकत्र बैठक घेऊन, नवनातून नवनातून, नवना निवून मागणे नवनाच्या मिळकतीचे वाटप न्यायील प्रमाणे करून घेतले असून त्याचे कार्यत पुढील प्रमाणे. वाटपानंतव मिळालेला मिळकतीचे कार्यत पुढील प्रमाणे

**अ. १. श्री. बाळासाहेब देवबापा वलवे यांना वाटपाने मिळालेली प्लॉट मिळकत**


प्लॉट नं. १९७०, प्लॉट नं. ३१/३२/३३/अ, यांसी क्षेत्रफळ २२४.१० चौ. मि. यांसी आकार रु. २२.४१ वैसे.

**अ) यांसी घतुःनिमा**  
पुर्व - मट नं. १९९५  
पश्चिम - ९.०० मिटर नंकीचा कॉलनी नोट  
कश्चिम - प्लॉट नं. ३१/३२/३३/अ  
उत्तर - प्लॉट नं. ३४

CHALLAN MTR Form Number-		Date	Page No
1995323202402E	SAFECODE	04/12/2024-15:44:03	25.1
Inspector General of Registration	Paper Details		
Stamp Duty	TAX ID / TAN (if Any)		
Payment	PAN (if Applicable)		
NPO2_NIPHAD 2 JOINT SUB REGISTRATION	Full Name	Suburban Deoram Walve	
NASHIK	Post/Block No.	Dist No 1878 Post No 3138925A	
2024-2025 One Time	Franchise/Bldg No.		
Account Head Details	Amount in Rs.	Road/Street	
Stamp Duty	24700.00	Overseas	
Registration Fee	12330.00	Area/Locality	
		Town/City/Village	
		PIN	
		Remarks (if Any)	
		Second Party Name - Sachin	
		Wgh - Ch - 123300 - Maharashtra - 1233000	
	Amount in Words	Thirty Seven Thousand Thirty Rupees Only	
	37,030.00		
Details - STATE BANK OF INDIA		FOR USE BY RECEIVING BANK	
Chaque-02 Details	Bank Ctr	Flr. No.	00040672024120349062 CH009FQDP1
CD No.	Bank Date	FBI Date	09/12/2024-15:24:54 Not Verified with FBI
Bank	Branch	STATE BANK OF INDIA	
Branch	Sort No.	Date	Not Verified with Sort



**न.प.ड.-२**  
दस्तावेज क्र. २२७/२०२४  
१-२०



**न.प.ड.-२**  
दस्तावेज क्र. २२७/२०२४  
१-२०

अ. २. श्री. सचिन छोट्टे यांचा वाटपाने मिळालेली प्लॉट मिळकत

प्लॉट नं. १९७०, प्लॉट नं. ३१/३२/३३/ब, यांसी क्षेत्रफळ २२४.१० चौ. मि. यांसी आकार रु. २२.४१ वैसे.

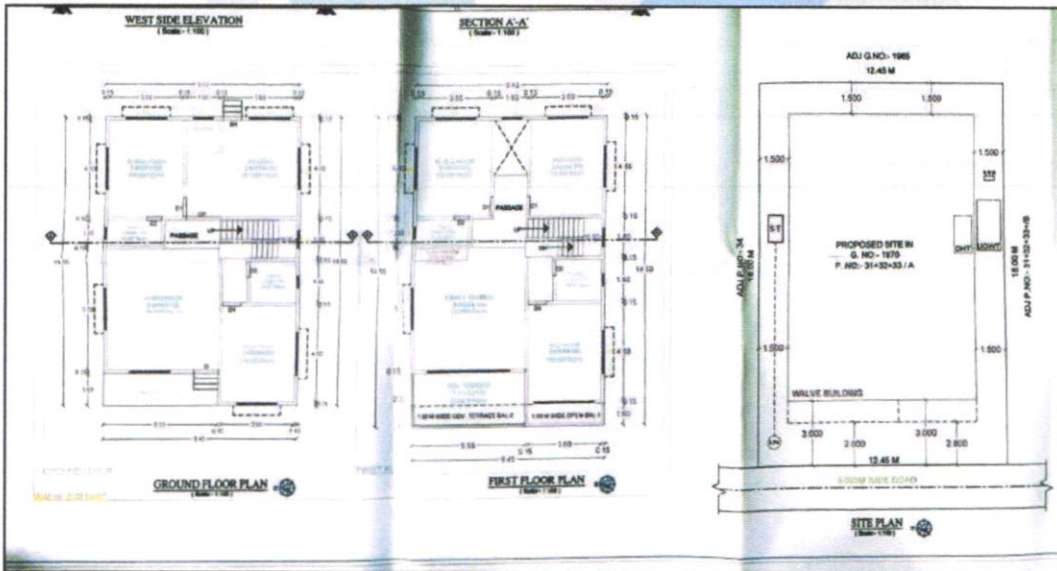
**अ) यांसी घतुःनिमा**  
पुर्व - मट नं. १९९५  
पश्चिम - ९.०० मिटर नंकीचा कॉलनी नोट  
कश्चिम - प्लॉट नं. ३०  
उत्तर - प्लॉट नं. ३१/३२/३३/अ



### Approved Building Plan

# Signature valid

Digitally signed by DESHMUKH KUNAL SHAMRAO  
Date: 2025.01.31 14:27:55 IST  
Reason: Approved Drawing Plan  
Designation : Chief Officer  
Location: Ozar Municipal Council  
Project Code : OMC-25-01007  
Application Number : OMC/25/00031  
Proposal Number : 1487118  
Certificate Number : OMC/B/2025/APL/00307



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



**7/12 Extract**

प्रमाणित दिनांक : 24/12/2024

**वाच नमुना बांध ( वाचिकाट वसिसेख पत्रक )**  
 [ महाराष्ट्र नवीन महसूल अधिकाट अधिनियम अन्वि नीतिसूत्रा : कर्ण करणे व सुविधीत करणे ; विषय : १९७१ नवीन विषय २,२,१ अन्वि ७ ]

गाव - **कोळार नाथ ( 551404 )**      गाविकाट - **विष्णुवाट**      विष्णु - **वाचिकाट**  
 पुढावळ करणक व उपविष्णुवाट - **1970/नवीन/31.02/33-अ**

पुढावळ करणक व उपविष्णुवाट : **1970/नवीन/31.02/33-अ**

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वर्णन क्र. 9	वर्णन क्र. 10	वर्णन क्र. 11	वर्णन क्र. 12	वर्णन क्र. 13	वर्णन क्र. 14	वर्णन क्र. 15	वर्णन क्र. 16

पुढावळ करणक व उपविष्णुवाट : **1970/नवीन/31.02/33-अ**

वर्णन	वर्णन क्र.	वर्णन	वर्णन क्र.	वर्णन	वर्णन क्र.	वर्णन	वर्णन क्र.
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पुढावळ करणक व उपविष्णुवाट : **1970/नवीन/31.02/33-अ**

\* मकरणी नांव नीतिसूत्रात अथवा इतर प्रमाणित अन्विनी आठ



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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 **₹ 79,39,268.00 (Rupees Seventy Nine Lakh Thirty Nine Thousand Two Hundred Sixty Eight Only)**. The Realizable Value **₹ 75,42,305.00 (Rupees Seventy Five Lakh Forty Two Thousand Three Hundred Five Only)** and the Distress value **₹ 63,51,414.00 (Rupees Sixty Three Lakh Fifty One Thousand Four Hundred Fourteen Only)**. As per Site Inspection **Excavation work is in progress.**

Place: Nashik

Date: 06.03.2025

For **VASTUKALA CONSULTANTS (I) PVT. LTD.****Sharadkumar****B. Chalikwar****Director**

Digitally signed by Sharadkumar B. Chalikwar  
 DN: cn=Sharadkumar B. Chalikwar,  
 o=Vastukala Consultants (I) Pvt. Ltd.,  
 ou=CMD, email=cmd@vastukala.org, c=IN  
 Date: 2025.03.07 11:02:40 +05'30'

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

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 & 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)

## **1. DECLARATION FROM VALUERS**

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

- a. The information furnished in my valuation report dated 06.03.2025 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 has personally inspected the property on 04.03.2025. 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 valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.



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	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	As per Sale Deed Owner is Shri. Balasaheb Deoram Walve
2.	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, Regional Office to assess Fair market value of the property for banking purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Rashmi Jadhav – Technical Manager Swapnil Wagh - Valuation Engineer 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 – 04.03.2025 Valuation Date – 06.03.2025 Date of Report – 06.03.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 04.03.2025
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (For building construction) Comparative Sales Method (For Land component)
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 land size, location, sustained demand for Residential land, 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

## **2. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **06<sup>th</sup> March 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 visualizing 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 contiguous and non-agricultural land parcel admeasuring **224.10 Sq. M.** and structures thereof. The property is owned by **Shri. Balasaheb Deoram Walve**. 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 property is owned by **Shri. Balasaheb Deoram Walve**. 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.



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### 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 documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **224.10 Sq. M.** and structure thereof.

### 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 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



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**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 vacant and Bank Possession, contiguous and non-agricultural land parcel admeasuring **224.10 Sq. M.** and structure there of.

**3. ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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



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## (Annexure – II)

**4. 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.



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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.

Place: Nashik

Date: 06.03.2025

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

**Sharadkumar B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,  
email=cmd@vastukala.org, c=IN  
Date: 2025.03.07 11:02:56 +05'30'

Auth. Sign.



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