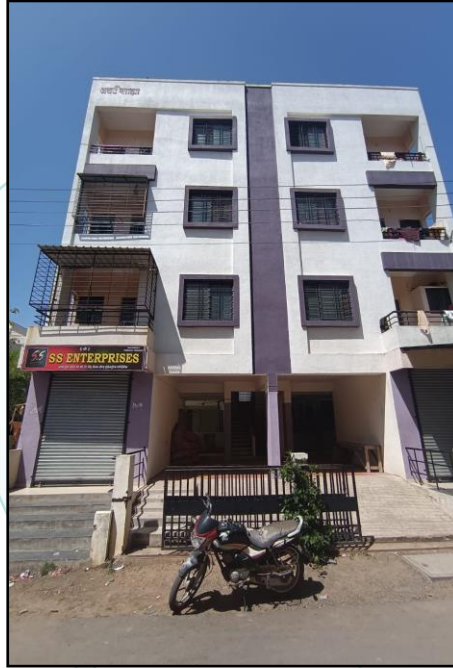


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Satyam Balasaheb Deshmukh & Sau. Pooja Satyam Deshmukh**

Residential Flat No. 6, 3rd Floor, "**Atharv Plaza**", Survey No. 850 / 2 / B, Plot No. 7, Near Hotel Milan,
Saraswati Nagar, Shivaji Nagar, Village – Sinnar, Taluka – Sinnar, District - Nashik,
PIN Code – 422 103, State – Maharashtra, Country – India

Think.Innovate.Create

Latitude Longitude: 19°50'47.0"N 73°58'52.0"E

Valuation Prepared for:

Bank of Baroda

Mumbai Naka Parisar Nashik Branch




Shop No. 14 & 15, Suyojit Commercial Complex, Near Hotel Prakash, Mumbai Naka Parisar,
Nashik, PIN – 422009, State - Maharashtra, Country - India.



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan |
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

 Mumbai	 Aurangabad	 Pune	 Rajkot
 Thane	 Nanded	 Indore	 Raipur
 Delhi NCR	 Nashik	 Ahmedabad	 Jaipur

 **Regd. Office** : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

422 003, (M.S.)



Valuation Report Prepared For: BOB / Mumbai Naka Parisar Nashik Branch / Shri. Satyam Balasaheb Deshmukh & Other (30594 / 46327) Page 2 of 25

Vastu/Nashik/03/2023/30594/46327
24/13-520-RPV
Date: 24.03.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 6, 3rd Floor, "Atharv Plaza", Survey No. 850 / 2 / B, Plot No. 7, Near Hotel Milan, Saraswati Nagar, Shivaji Nagar, Village – Sinnar, Taluka – Sinnar, District - Nashik, PIN Code – 422 103, State – Maharashtra, Country – India belongs to **Shri. Satyam Balasaheb Deshmukh & Sau. Pooja Satyam Deshmukh.**

Boundaries of the property.

Boundaries	Building	Flat
North	Bungalow	Marginal Space
South	Building	Flat No. 5
East	Road	Marginal Space
West	Building	Marginal Space & Staircase

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 **₹ 15,43,500.00 (Rupees Fifteen 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.**

Think.Innovate.Create

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBBI/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941
Encl: Valuation report.



www.vastukala.org

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
✉ mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,
The Chief Manager,
Bank of Baroda
Mumbai Naka Parisar Nashik Branch
 Shop No. 14 & 15, Suyojit Commercial Complex,
 Near Hotel Prakash, Mumbai Naka Parisar,
 Nashik, PIN – 422009, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

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	: 24.03.2023
	b)	Date on which the valuation is made	: 24.03.2023
3.	List of documents produced for perusal: i. Copy of Agreement Dated 15.05.2019 between Shri. Satyam Balasaheb Deshmukh & Sau. Pooja Satyam Deshmukh (Owner) & M/s. Atharv Construction (Seller) ii. Copy of Occupancy Certificate No. WS / III / 88 / 2018 dated 29.09.2018 issued by Sinnar Municipal Council, Sinnar. iii. Copy of Commencement Certificate No. BPA / 00143 / 2017-18 dated 25.01.2018 issued by Sinnar Municipal Council, Sinnar. iv. Copy of Approved Building Plan No. 00143 / 2018 dated 25.01.2018 issued by Sinnar Municipal Council, Sinnar. v. Copy of 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)	:	Shri. Satyam Balasaheb Deshmukh & Sau. Pooja Satyam Deshmukh Address: Residential Flat No. 6, 3 rd Floor, "Atharv Plaza", Survey No. 850 / 2 / B, Plot No. 7, Near Hotel Milan, Saraswati Nagar, Shivaji Nagar, Village – Sinnar, Taluka – Sinnar, District - Nashik, PIN Code – 422 103, State – Maharashtra, Country – India. Contact Person: Shri. Dinesh Patil (Tenant) Contact No. +91 8208583982 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat No. 6 is located on 3 rd Floor. As per Approved Plan the property is Hall + Kitchen + Bath + W.C. + Terrace but as per site inspection the terrace area is converted 1 Bedroom Flat. At present the composition of flat is Living Room + Bedroom + Kitchen + Bath + WC + Balcony (i.e. 1

			BHK). The property is at 20.6 Km. distance from nearest railway station Nashik Road. Landmark: Milan Hotel.
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. 850 / 2 / B, Plot No. 7
	b) Door No.	:	Residential Flat No. 6
	c) T.S. No. / Village	:	Village – Sinnar
	d) Ward / Taluka	:	Taluka – Sinnar
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No. 00143 / 2018 dated 25.01.2018 issued by Sinnar Municipal Council.
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation.
	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	:	Yes, As per Approved Plan the property is Hall + Kitchen + Bath + W.C. + Terrace but as per site inspection the terrace area is converted 1 Bedroom Flat.
7.	Postal address of the property	:	Residential Flat No. 6, 3 rd Floor, " Atharv Plaza ", Survey No. 850 / 2 / B, Plot No. 7, Near Hotel Milan, Saraswati Nagar, Shivaji Nagar, Village – Sinnar, Taluka – Sinnar, District - Nashik, PIN Code – 422 103, 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 – Nashik 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 / Building		As per Actual Site As per the Approved Plan
	North	:	Bungalow Plot No. 6
	South	:	Building Colony Road
	East	:	Road 6 M. Colony Road

	West	:	Building	Survey No. 1149
13.1	Flat		As per Actual Site	As per Deed
	North		Marginal Space	Marginal Space
	South		Flat No. 5	Staircase & Flat No. 5
	East		Marginal Space	Marginal Space & Colony Road
	West		Marginal Space & Staircase	Marginal Space
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°50'47.0"N 73°58'52.0"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 363.00 Balcony Area in Sq. Ft. = 26.00 (Area as per site Measurement) Built up area = 441.00 Sq. Ft. (As per Sale deed)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up area = 441.00 Sq. Ft. (As per Sale deed)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Occupied by Tenant	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 850 / 2 / B, Plot No. 7	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Sinnar	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 6, 3 rd Floor, "Atharv Plaza", Survey No. 850 / 2 / B, Plot No. 7, Near Hotel Milan, Saraswati Nagar, Shivaji Nagar, Village – Sinnar, Taluka – Sinnar, District - Nashik, PIN Code – 422 103, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2018 (As per Occupancy Certificate)	
5.	Number of Floors	:	Ground / Stilt + 3 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	2 Flats on 3 rd Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	No lift	
	Protected Water Supply	:	Municipal Water supply	

	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	3 rd Floor
2	Door No. of the Flat	:	Residential Flat No. 6
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	Details not provided
	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 Flat?	:	Good
7	Sale Deed executed in the name of	:	Shri. Satyam Balasaheb Deshmukh & Sau. Pooja Satyam Deshmukh
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built up area = 441.00 Sq. Ft. (As per Sale deed)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 363.00 Balcony Area in Sq. Ft. = 26.00 (Area as per site Measurement) Built up area = 441.00 Sq. Ft. (As per Sale deed)
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?	:	Occupied by Tenant
15	If rented, what is the monthly rent?	:	₹ 3,200.00 present rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at -	:	₹ 3,000.00 to ₹ 4,000.00 per Sq. Ft. on Built up Area

	least two latest deals / 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 Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹ 3,500.00 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	: ₹ 1,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 22,960.00 per Sq. M. i.e. ₹ 2,133.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	: -
5	Registered Value (if available)	: -
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of Flat with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 5 Years
	Life of the building estimated	: 55 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N. A. as the age of the building is below 5 years
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 1,500.00 per Sq. Ft.
	Total Composite Rate	: ₹ 3,500.00 per Sq. Ft.
Remarks: As per Approved Plan the property is Hall + Kitchen + Bath + W.C. + Terrace, but as per site inspection the terrace area is converted 1 Bedroom Flat. At present the composition of flat is Living Room + Bedroom + Kitchen + Bath + WC + Balcony		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	441.00 Sq. Ft.	3,500.00	15,43,500.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total Value of the Property			15,43,500.00

Value of Flat

Fair Market Value	15,43,500.00
Realizable value	14,66,325.00
Distress Value	12,34,800.00
Insurable value of the property (441.00 Sq. Ft. X ₹ 2,000.00)	8,82,000.00
Guideline value of the property (441.00 Sq. Ft. X ₹ 2,133.00)	9,40,653.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

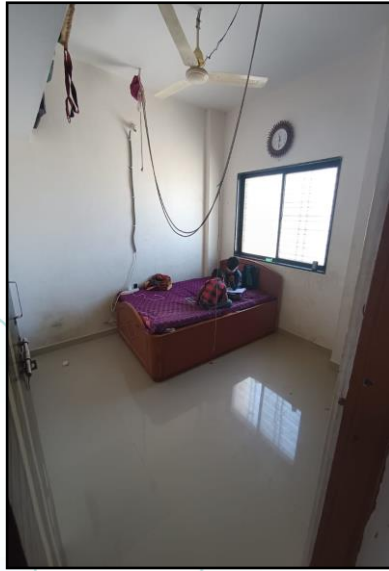
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

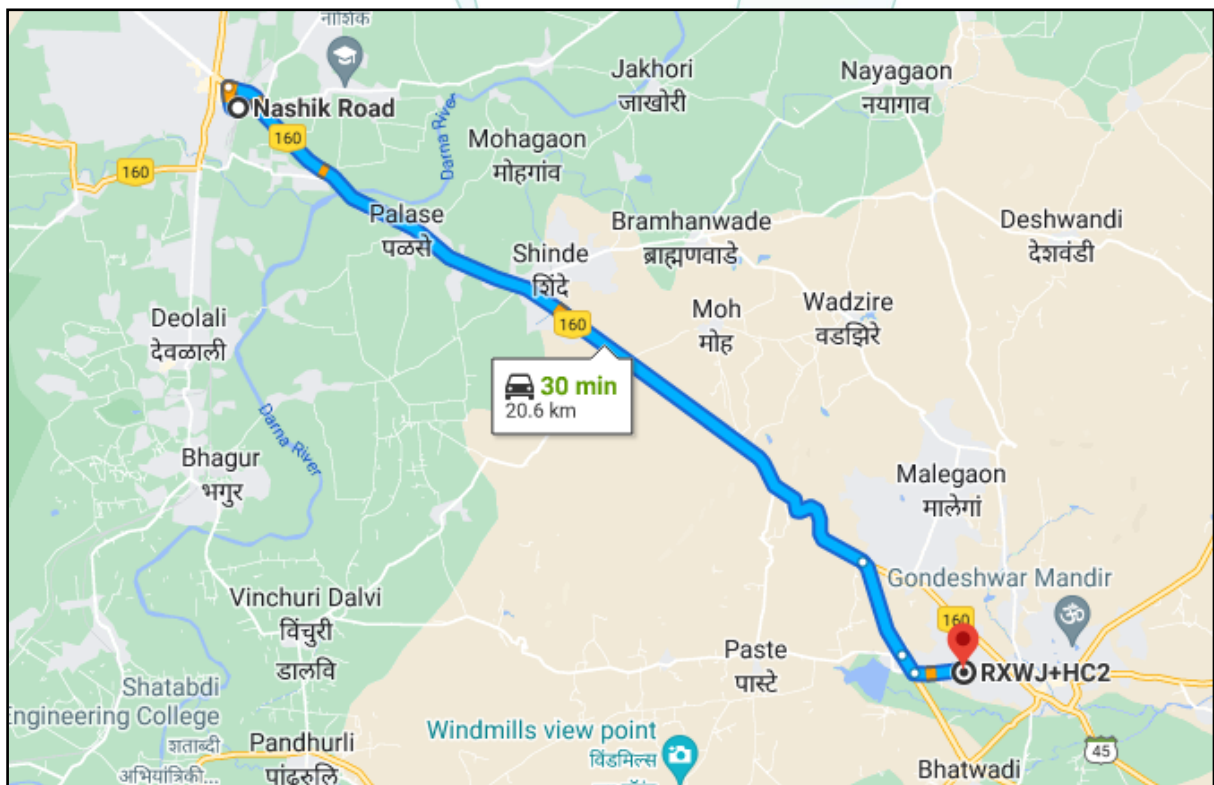
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 3,000.00 to ₹ 4,000.00 per Sq. Ft. on Built up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 3,500.00 per Sq. Ft. on Built up Area for valuation after depreciation.

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	₹ 3,200.00 present rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs




Route Map of the property



Latitude Longitude: 19°50'47.0"N 73°58'52.0"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 20.6 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

[Home](#)
[Valuation Rules](#) [User Manual](#)
[Close](#) [Feedback](#)

Year
20222023 ▾
Annual Statement of Rates
Language
English ▾

Selected District: नाशिक ▾

Select Taluka: सिन्नर ▾

Select Village: सिन्नर क-वर्ग नगरपरिषद (वाडीव हद्द) ▾

Search By: Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	2.1-नाशिक राष्ट्रीय महामार्गावरील रहिवास विभागातील मिळकती	4820	22960	26410	29500	0	चौ. मीटर
SurveyNo	2.2-शिर्डी राज्य महामार्गावरील रहिवास विभागातील मिळकती	3360	21800	25070	27500	0	चौ. मीटर
SurveyNo	2.3-इतर रस्त्यावरील रहिवास विभागातील मिळकती	2570	21800	25000	27250	0	चौ. मीटर
SurveyNo	2.4-नाशिक राष्ट्रीय महामार्गावरील रहिवास विभागातील मिळकती	3020	21800	25000	27250	0	चौ. मीटर
SurveyNo	2.5-शिर्डी राज्य महामार्गावरील रहिवास विभागातील मिळकती	2000	21800	24150	25180	0	चौ. मीटर

123

Think.Innovate.Create

Price Indicators

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for sale In Nashik > Flats for Sale In Nashik > Flats for Sale In Mahalaxmi Nagar > 2 BHK Flats for Sale In Mahalaxmi Nagar > 1400 Sq-ft

Save Time & Money
with 👑 MB Prime

Find the right Property by calling Upto 35 Owners directly

Join Prime @ 50% OFF

□
65.0 Lac
Get □ 19,500 cashback on Home Loan
✓ ONLY ON MAGICBRICKS

1400 Sq-ft 2 BHK Flat For Sale in **Mahalaxmi Nagar, Nashik**

2 Beds
 2 Baths
 2 Balconies
 Furnished

Carpet Area 1350 sqft ▾ □ 4,815/sqft	Floor 4 (Out of 4 Floors)	Transaction Type Resale
Status Ready to Move	Furnished Status Furnished	Age Of Construction 5 to 10 years

99acres
Buy ▾
Enter Locality / Project / Society / Landmark
📍
📄
🔍
Post property FREE

Home > Property In Nasik > Flats In Nasik > Flats In Sinnar > 2 BHK Flats In Sinnar Posted on Feb 28, 2023 | Real

32 Lac

@ 3,200 per sq.ft.

2BHK 2Baths

Flat/Apartment for Sale

in gns dream city, Sinnar, Nasik, Maharashtra

Contact

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

Overview
Owner Details
Price Trends
Explore Locality
Recommendations

Property (7)

Photos (1/7)

+ Area
Super Built up area 1000 sq.ft. ▾
(92.9 sq.m.)

+ Price
□ 32 Lac
@ 3,200 per sq.ft.

+ Floor Number
4th of 4 Floors

+ Configuration
2 Bedrooms , 2 Bathrooms, 2 Balconies

+ Address
gns dream city
Sinnar, Nasik

+ Property Age
1 to 5 Year Old

Price Indicators

99acres
Post property FREE

Buy ▾ Enter Locality / Project / Society / Landmark
🔍

Home > Property in Nasik > Flats in Nasik > Flats in Sinnar > 1 BHK Flats in Sinnar Posted on Mar 03, 2023

28 Lac

@ 4,000 per sq.ft.

Estimated EMI ₹ 22,364

1BHK 1Bath

Flat/Apartment for Sale

in arpita pride, Sinnar, Nasik, Maharashtra

RERA STATUS NOT AVAILABLE | Website: <https://maharera.it.mahaonline.gov.in>

Overview
Owner Details
Price Trends
Explore Locality
Recommendations

Property (6)

Photos (1/6)

Area

Super Built up area 700 sq.ft. (65.03 sq.m.)

Price

₹ 28 Lac

@ 4,000 per sq.ft.

Floor Number

Ground of 3 Floors

Configuration

1 Bedroom , 1 Bathroom, No Balcony

Address

arpita pride
Sinnar, Nasik

Property Age

5 to 10 Year Old

99acres
Post property FREE

Buy ▾ Enter Locality / Project / Society / Landmark
🔍

Home > Property in Nasik > Flats in Nasik > Flats in Sinnar > 3 BHK Flats in Sinnar Posted on Jan 05, 2023 | Ready to move

41 Lac

@ 4,100 per sq.ft.

Estimated EMI ₹ 32,747

3BHK 2Baths

Flat/Apartment for Sale

in Sai Plaza, Sinnar, Nasik, Maharashtra

RERA STATUS NOT AVAILABLE | Website: <https://maharera.it.mahaonline.gov.in>

Overview
Owner Details
Price Trends
Explore Locality
Recommendations

Property (7)

Photos (1/7)

Area

Built Up area: 1100 sq.ft. (102.19 sq.m.)

Carpet area: 950 sq.ft. (88.26 sq.m.)

Price

₹ 41 Lac+ Govt Charges & Tax

@ 4,100 per sq.ft. (Negotiable) [View Price Details](#)

Floor Number

3rd of 3 Floors

Overlooking

Main Road

Configuration

3 Bedrooms , 2 Bathrooms, 2 Balconies with Others

Address

Sai Plaza
Sinnar, Nasik

Facing

East

Property Age

0 to 1 Year Old

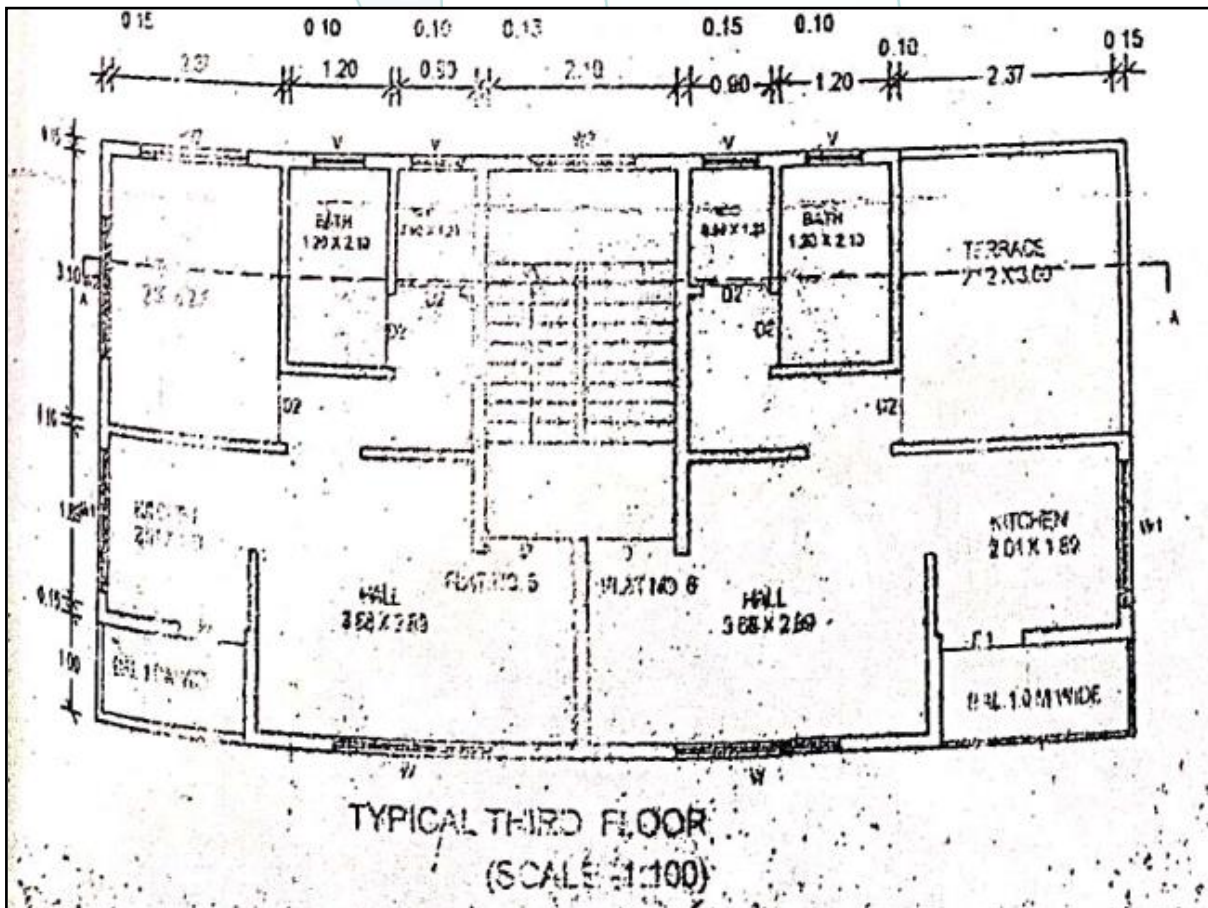
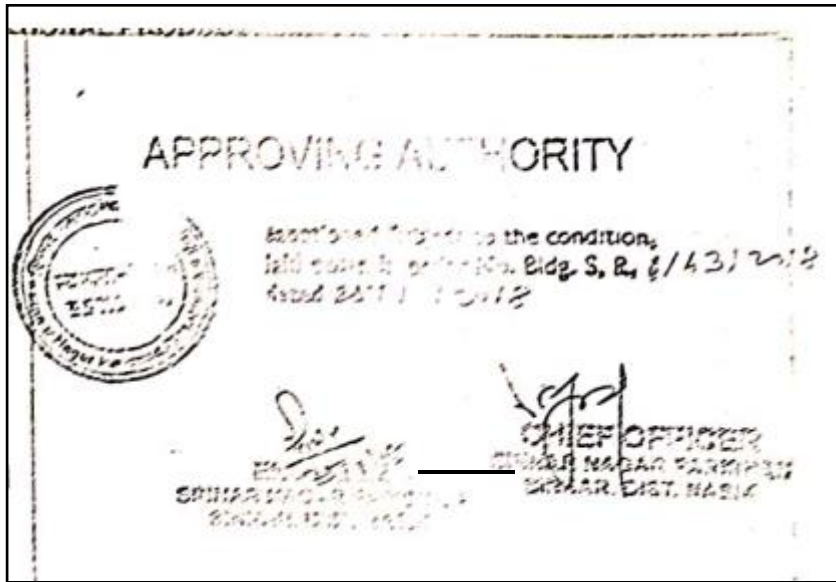
Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org

Valuers & Appraisers
 Architects &
 Interior Designers
 Chartered Engineers (I)
 TEV Consultants
 License's Engineer

Approved Plan



Occupancy Certificate & Commencement Certificate

Occupancy Certificate
(As per Bye-law No.14.1)


From: Chief Officer
Sinnar Municipal Council


To: M/s Athary Construction Partner Mr. Gorakh Vishvanath Kande & Other 3
S.No.850/2B Plot No.7
Dhokenagar, Sinnar

This is to certify that the part/full development work building No. --- in S.No. 850/2B Plot No.7 Sinnar completed (Ground Floor,First Floor, second Floor,Third Floor completed as per sanctioned plan no.00143/2018 Dated-25/1/2018) under the supervision of Samadhan S. Gaikwad ,Licensed Engineer/Structurer Engineer /Supervisor is permitted to be occupied/ on the following grounds.

- 1.Architect building completion certificate
2. Building permission letter.
3. Sanctioned building plan
4. Water Connection, may be provided as per availability of water & depending on number of connections on existing distribution pipeline of that area. You will be required to make water source & supply provision for yourself till the water connection from Sinnar Municipal Council is allotted.

WS/III/88/2018
Sinnar Municipal Council
Date: 29/9/2018


Chief Officer
Sinnar Municipal Council, Sinnar



सिन्नर नगरपरिषद, सिन्नर
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ व महाराष्ट्र नगर परिषद नगर पंचायती आणि आंचौतिक नगरी अधिनियम १९६५ चे कलम १८९ अन्वये

बांधकाम परवाना मंजुरी


प्रति, श्री अथर्व कन्स्ट्रक्शन वर्क गोरख विश्वनाथ कान्दे व इतर ३
सिन्नर, सिन्नर

विषय - बांधकाम परवाना मंजुरी व प्रारंभ प्रमाणपत्र देण्याबाबत.
अर्ज क्र. -- 13517122200016 अर्ज दि. -- 22/12/2017

महोदय,
आपण घालीव ठीकाणी महाराष्ट्र नगरपरिषद, नगरपंचायती आणि आंचौतिक नगरे अधिनियम १९६५ च्या कलम १८९ अन्वये व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५/१९ अन्वये विकास कार्य करण्यासाठी बांधकाम परवाना मिळण्यासाठी दिनांक: 22/12/2017 रोजी केलेल्या अर्जास अनुसरून या घालीव व पाठीमागे दिलेल्या अर्जा व अटीत पात्र राहून आणि या सोपवक्या बांधकाम मकाशावर लागू रंगाने दर्शिलेल्या सुधारण्यास पात्र राहून आपणाला हे प्रारंभ प्रमाणपत्र म.प्रा.व न.र. अधिनियम १९६६ चे कलम ४५ नुसार ह्या बांधकाम परवाना BPA00143/2017-18 बापरासाठी देण्यात येत आहे.

बांधकामच्या जागेचे वर्णन	
सि.स.क्र. :-	सि.स.क्र. :- 850/2B
मट क्र. :-	प्लॉट क्र. :- 7
रस्ता :-	महूर :- सिन्नर
बापराचा प्रकार :-	प्लॉट क्षेत्र :- 226.34
बापराचा उप प्रकार :-	मजले :- 3
बापरेला एक एम् आम् :-	विभाजीत क्षेत्र वपशीत :- निवासी - 212.15
बाकी एक एम् आम् :-	चिगर निवासी - 14.19
घास शर्ती / अटीवर :-	

1. सार प्रमाणपत्र अर्जासह मिळालेले तपस्येपत्र एक वर्षांचे वैध ठरणे. एक वर्षाचा अंतर्गत कोणताही बांधकाम कामास मंजूर करून घ्यावे आवश्यक आहे. त्या मंजूर करून घ्यावे. महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम 1966 चे कलम 45 अन्वये सार प्रमाणपत्र एक वर्षांचे वैध ठरणे.
2. बांधकाम प्रमाणपत्रावर बांधकाम मंजूर करून घ्यावे आवश्यक आहे. बांधकाम मंजूर करून घ्यावे. महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम 1966 चे कलम 45 अन्वये सार प्रमाणपत्र एक वर्षांचे वैध ठरणे.
3. सार प्रमाणपत्र देताना बांधकाम, अटीतल्ये बांधकामात व मंजूर झालेला बांधकामात एक सुधारणेतरी बांधकाम घ्यावे.
4. बांधकामाचे बांधकाम क्षेत्र त्या बांधकामाच्या बांधकामाच्या बांधकाम मंजूर करून घ्यावे.
5. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे.
6. महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम अन्वये बांधकाम.
7. बांधकामाचा बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे.
8. मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे.
9. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे.
10. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे.
11. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे.
12. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे.
13. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे.
14. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे.
15. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे.
16. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे.
17. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे.
18. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे.
19. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे.
20. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे. बांधकाम मंजूर करून घ्यावे.



Agreement

कायमचे फरोकत खरेदीखत

ज्ञान - ९.१
अथर्व प्लाझा
 गांव - सिन्नर न.पा.
 आपसांत - १३,५०,०००/-
 वा.मु. किंमत - १३,५०,०००/-
 नों.फी - १३,५००/-
 कायमचे फरोकत खरेदीखत स्टॅम्प रुपये ८१,०००/-

कसबे सिन्नर नगरपालिका हद्दीतील आर सी सी मध्ये बांधलेल्या अथर्व प्लाझा मधील हुनारलतास बांधीच फ्लॅटचे कायमचे फरोकत खरेदीखत किंमत रुपये १३,५०,०००/- अक्षरी रुपये तेरा लाख पंचास हजार मात्र.

१. श्री. सत्यम बाळासाहेब देशमुख . वय. ३०
 वन नं. ऐ झेड एल पी डी ७५३२ एल
 २. सी. पुजा सत्यम देशमुख. वय. २३
 पॅन नं. एफ डी एच पी डी ४५३२ बी
 धंदा - नं . १ नोकरी नं. २ घरकाम
 रा. सुरेगांव ता. सिन्नर जि. नाशिक


खरेदीदारा

यांस

अथर्व कन्स्ट्रक्शन करीता करीता भागिदार
 पॅन नं. ऐ बी डी एफ ऐ २०६० जे
 १. गोरख विधानाथ कांदे . वय. ४२
 २. श्री. ज्ञानेश्वर कचरु इलग . वय. ३५
 २. श्री. दादावा तुकाराम पानसरे . वय. ४५
 ४. श्री. शरद वामन इलग . वय. ३९
 धंदा - शेती रा. सिन्नर ता.सिन्नर

खरेदीदारा

कारणे कायमचे फरोकत खरेदीखत लिहून देतो की,



सन्नर-१

१५८३

२ २५

मिळकतीचे वर्णन :-
 तुकडी व जिल्हा , जिल्हा परिषद नाशिक ,पोट तुकडी ता. सिन्नर पैकी सिन्नर नगरपालिका हद्दीतील व कसबे सिन्नर शिवारातील मिळकत निवासी विगार शेती प्लॉट स.नं. ८५०/२/ब मधील निवासी विगार शेती प्लॉट

क्र.	प्लॉट नं.	क्षेत्र चौ.मि.	आकार रु.पै
१	७	१९० - ८०	१३७ - ३७

चतु : सिमा :-
 पूर्वेस :- कॉलनी रोड ६ मि. पश्चिम :- स.नं. ११४९
 दक्षिण :- कॉलनी रोड उत्तर :- प्लॉट नं. ६


परिशिष्ट - ब

२) वर वर्णन केलेल्या मिळकतीवर सिन्नर नगरपरिषदेकडून मंजूर प्लॅन प्रमाणे अथर्व प्लाझा या नावाने एकूण ६ फ्लॅट व वाणीज्य गाळे २ बांधलेले असून त्यापैकी तिसऱ्या मजल्यावरील बांधीच फ्लॅट नं. - ६ यांसी बांधीच क्षेत्र ४४१ - ०० चौ. फुट म्हणजेच क्षेत्र ४० - ९८ चौ.मि. विल्डअप टू रुम अधिक किचन असलेली मिळकत या दस्ताने विकत दिली आहे.

चतु : सिमा :-
 पूर्वेस :- मार्जिन स्पेस व कॉलनी रोड
 पश्चिम :- मार्जिन स्पेस
 दक्षिण :- जिना व फ्लॅट नं. ५
 उत्तर :- मार्जिन स्पेस

(वर कलम २ मध्ये वर्णन केलेली मिळकत ही या दस्ताचा विषय आहे)

३) परिशिष्ट १ यात वर्णन केलेली मिळकत ही मनोज जयवंतराय मालपाठक यांचेपासून खरेदी घेतलेली आमची स्वसंपादीत मालकीची आमचेच नावावर व कचर्जात दाखल असलेली मिळकत आहे . त्यानुसार आमहास प्राप्त झालेले हक्क व अधिकारानुसार आम्ही त्या मिळकतीचा विकास करण्याचा (निवासी कारणासाठी बांधकाम) ठरविला आहे



सन्नर-१

१५८३

६ २५

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 **₹ 15,43,500.00 (Rupees Fifteen Lakh Forty Three Thousand Five Hundred Only)**. The **Realizable Value** of the above property **₹ 14,66,325.00 (Rupees Fourteen Lakh Sixty Six Thousand Three Hundred Twenty Five Only)** and the **Distress Value** **₹ 12,34,800.00 (Rupees Twelve Lakh Thirty Four Thousand Eight Hundred Only)**.

Place: Nashik

Date: 24.03.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

BOB Empanelment No.: ZO:MZ:ADV:46:941

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)

(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 24.03.2023 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 24.03.2023. 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 was purchase by Shri. Satyam Balasaheb Deshmukh & Sau. Pooja Satyam Deshmukh From M/s. Atharv Construction vide Agreement dated 15.05.2019
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Mumbai Naka Parisar Nashik Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Vinita Surve – Technical Manager Rushikesh Pingle – 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 – 24.03.2023 Valuation Date - 24.03.2023 Date of Report - 24.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 24.03.2023
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 Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, 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 **24th March 2023** 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 Flat, admeasuring **441.00 Sq. Ft. Built up Area** in the Name of Owner: **Shri. Satyam Balasaheb Deshmukh & Sau. Pooja Satyam Deshmukh**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is being purchased by For the purpose of this appraisal exercise, The property is in in the Name of **Shri. Satyam Balasaheb Deshmukh & Sau. Pooja Satyam Deshmukh**. We assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **441.00 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 Flat and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **441.00 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.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

BOB Empanelment No.: ZO:MZ:ADV:46:941

Auth. Sign.

Think.Innovate.Create