

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Mayur Nivrutti Sonar & Sau. Dhanshri Mayur Sonar.**

Residential Flat No. 402, 4th Floor, "**Sumangal Imperia**", Survey No. 30 / 1, CTS No. 1395, Near Khutawad Nagar Police Chowky, ITI Ambad Road, Venu Nagar, Chanakya Nagar, Village - Kamatwade, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India.

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Latitude Longitude: 19°59'00.9"N 73°44'54.8"E

Valuation Prepared for:

Bank of Baroda

Mumbai Naka Parisar SMS 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 Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 402, 4th Floor, "**Sumangal Imperia**", Survey No. 30 / 1, CTS No. 1395, Near Khutawad Nagar Police Chowky, ITI Ambad Road, Venu Nagar, Chanakya Nagar, Village - Kamatwade, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Shri. Mayur Nivrutti Sonar & Sau. Dhanshri Mayur Sonar**.

Boundaries of the property.

Boundaries	Building	Flat
North	Building	Lobby, Staircase & Flat No. 401
South	Road	Marginal Space
East	Road	Marginal Space
West	Building & Bungalow	Flat No. 403

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 35,80,000.00 (Rupees Thirty Five Lakh Eighty Thousand 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.**



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.



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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 SMS 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	: 19.05.2023
	b) Date on which the valuation is made	: 20.05.2023
3.	List of documents produced for perusal: 1) Copy of deed of Apartment dated 04.07.2022 Between Shri. Mayur Nivrutti Sonar & Sau. Dhanashri Mayuri Sonar (Owner) AND M/s. Sumangal Buildtech Pvt. Ltd. (Seller) 2) Copy of Commencement Certificate No. LND / BP / CD / 151 dated 23.07.2021 issued by Nashik Municipal Corporation. 3) Copy of Full Occupancy Certificate No. Javak No. / NNV / 28704 dated 21.01.2022 issued by Nashik Municipal Corporation, Nashik 4) Copy of Approved Building Plan Commencement Certificate No. CD / 151 dated 23.07.2021, issued by Executive Engineer Town Planning Nashik Municipal Corporation. 5) 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. Mayur Nivrutti Sonar & Sau. Dhanashri Mayur Sonar. Address: Residential Flat No. 402, 4 th Floor, "Sumangal Imperia", Survey No. 30 / 1, CTS No. 1395, Near Khutawad Nagar Police Chowky, ITI Ambad Road, Venu Nagar, Chanakya Nagar, Village - Kamatwade, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India. Contact Person: Shr. Mayur Sonar (Owner) Contact No. +91 9595595014 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 402 is located on 4 th Floor. The composition of flat is Living + 2 Bedroom + Kitchen + WC + Bath + 2 Balcony. (i.e. 2 BHK). The property is at 15.5 Km. distance from nearest railway station Nashik Road.

			Landmark: Near Khutawad Nagar Police Chowky.
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. 30 / 1, CTS No. 1395
	b) Door No.	:	Residential Flat No. 402
	c) T.S. No. / Village	:	Village – Kamatwade
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Commencement Certificate No. CD / 151 dated 23.07.2021, issued by Executive Engineer Town Planning Nashik Municipal Corporation.
	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	:	No
7.	Postal address of the property	:	Residential Flat No. 402, 4 th Floor, " Sumangal Imperia ", Survey No. 30 / 1, CTS No. 1395, Near Khutawad Nagar Police Chowky, ITI Ambad Road, Venu Nagar, Chanakya Nagar, Village - Kamatwade, Taluka & District - Nashik, PIN Code – 422 010, 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 – Kamatwade 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 Agreement
	North	:	Building Survey No. 34 / 2
	South	:	Road 9 M. Wide Road
	East	:	Road 18 M. Wide D.P. Road
	West	:	Building & Bungalow 3 M. Wide Road

13.1	Flat		As per Actual Site	As per the Agreement
	North		Lobby, Staircase & Flat No. 401	Staircase & Flat No. 401
	South		Marginal Space	Open Space & 9 M. Colony Road
	East		Marginal Space	Open Space & 18 M. Wide D.P. Road
	West		Flat No. 403	Flat No. 403
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°59'00.9"N 73°44'54.8"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 652.00 Balcony Area in Sq. Ft. = 110.00 (Area as per site Measurement) Total Carpet in Sq. Ft. = 716.00 (Area as per Deed of Apartment) Built up in Sq. Ft. = 788.00 (Total Carpet + 10%)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Total Carpet in Sq. Ft. = 716.00 (Area as per Deed of Apartment) Built up in Sq. Ft. = 788.00 (Total Carpet + 10%)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 30 / 1, CTS No. 1395	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Kamatwade Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 402, 4 th Floor, " Sumangal Imperia ", Survey No. 30 / 1, CTS No. 1395, Near Khutawad Nagar Police Chowky, ITI Ambad Road, Venu Nagar, Chanakya Nagar, Village - Kamatwade, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2022 (As per Occupancy Certificate)	
5.	Number of Floors	:	Basement / Parking + Ground + 6 Upper Floors	

6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flat on 4 th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	1 Lift
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered 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	:	4 th Floor
2	Door No. of the Flat	:	Residential Flat No. 402
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	:	
	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. Mayur Nivrutti Sonar & Sau. Dhanshri Mayur Sonar
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 in Sq. Ft. = 788.00 (Total Carpet + 10%)
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. = 652.00 Balcony Area in Sq. Ft. = 110.00 (Area as per site Measurement) Total Carpet in Sq. Ft. = 716.00 (Area as per Deed of Apartment)
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 7,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good

2	What are the factors favouring for an extra Potential Value?	:	Located in developing 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 least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Carpet Area
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).	:	₹ 5,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 36,700.00 per Sq. M. ₹ 3,410.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	-
5	Registered Value (if available)	:	Government Value – ` 20,08,000/- Document No. – 7914 / 2022 Agreement Date – 04.07.2022
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	₹ 2,000.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	01 Year
	Life of the building estimated	:	59 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. As the Age of Property 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	:	₹ 3,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,000.00 per Sq. Ft.
	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	716.00 Sq. Ft.	5,000.00	35,80,000.00

2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat		(R)	
	Total			35,80,000.00

Value of Flat

Fair Market Value	35,80,000.00
Realizable value	34,01,000.00
Distress Value	28,64,000.00
Insurable value of the property (788.00 Sq. Ft. X ₹ 2,000.00)	15,76,000.00
Guideline value of the property (788.00 Sq. Ft. X ₹ 3,410.00)	26,87,080.00

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 ₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices,

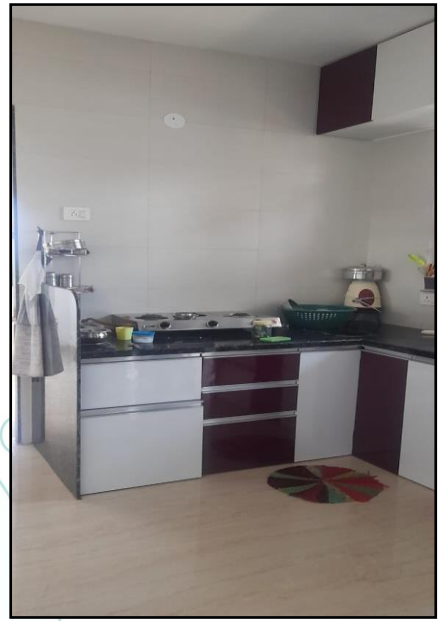
sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,000.00 per Sq. Ft. (after depreciation) on Carpet Area for valuation

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



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Actual site photographs



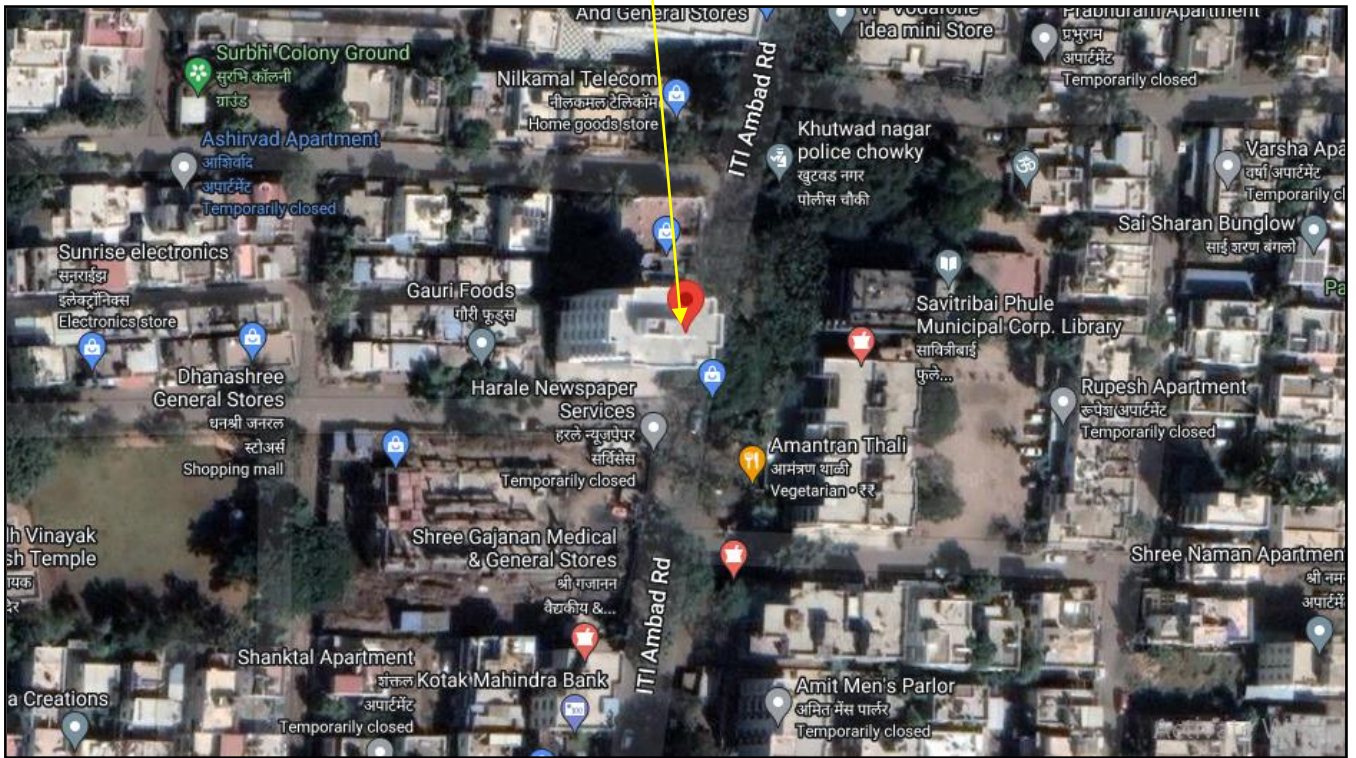
A Project By **Naresh Gupta** **SUMANGAL IMPERIA**

First Floor • MR. YOGESH ASHOK BHAMBHA • FL.NO. 101 • • MR. ANAND BHADRANTARAO DEORE • FL.NO. 102 • • MR. NANOUSHOR D. PATEL • FL.NO. 103 • • MR. ACHAY DINKAR CHAVAN • FL.NO. 104 •	Fourth Floor • MR. DATATRAYA LAXMAN KURANE • FL.NO. 404 • • MR. NARAYAN VIKRANT SONAR • FL.NO. 402 • • MR. ABHJEET NIMBA NIKAM • FL.NO. 403 • • MR. SAHAY M. SHARMA • FL.NO. 404 •
Second Floor • MR. GAURAV LACHAND MUNGASHER • FL.NO. 201 • • MR. VISHAL VISHWASRAO PATEL • FL.NO. 202 • • MR. DUTTA BANAN NIKAM • FL.NO. 203 • • MR. NUTAN BHUSHAN AHIRE • FL.NO. 204 •	Fifth Floor • MR. MANOJ S. PATIL • FL.NO. 501 • • MR. MANOJ D. FENKALAKAR • FL.NO. 502 • • MR. SURESH K. KAMBERKAR • FL.NO. 503 • • MR. ANKUSH SANJAY THAPAR • FL.NO. 504 •
Third Floor • MRS. CHARUSHILA TANAJ GUNAL • FL.NO. 301 • • MR. TUSHAR TAPASRAO PATEL • FL.NO. 302 • • MR. DEEPAK BHASKAR DESHMUKH • FL.NO. 303 • • MR. DEEPAK BHASKAR DESHMUKH • FL.NO. 304 •	Sixth Floor • MR. NINAD GOPAL MANOHAR • FL.NO. 601 • • MR. PRNKAJ CHANDRANATH SHINDE • FL.NO. 602 • • MR. SANDIP ASHOK CHAUDHARI • FL.NO. 603 • • MR. DATATRAYA MANOHAR • FL.NO. 604 •



Route Map of the property


Site u/r



Latitude Longitude: 19°59'00.9"N 73°44'54.8"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 15.5 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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वाजारमूल्य दर पत्रक

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Year
20232024

Annual Statement of Rates

Language
English

Selected District: नाशिक

Select Taluka: नाशिक

Select Village: मौजे कामटवाडा

Search By: Survey No Location

Enter Survey No: 30

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
13.3-आय टी आय सिंगल पासुन जाणारा 18मी दक्षिणोत्तर रस्ता - रहिवास व तत्सम विभागातील मिळकती	12500	36700	41370	45870	0	चौ. मीटर	सर्व्हे नंबर

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Price Indicators

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Home / Nashik / Kamatwade Gaon / Apartment for Sale in Kamatwade Gaon / 1 BHK Apartment

Last updated: Jul 15, 2022

1 BHK Apartment

Dev valley apartment , Saptashrunji Nagar, Kamatwade Gaon, Nashik

₹35.0 L EMI starts at ₹18.53 K

₹4.46 K/sq.ft

[Contact Owner](#)

Others

SHARE SAVE

Kitchen

Bedroom

+ 4 more

785 sq.ft Build Up Area	₹4.46 K/sq.ft Avg. Price	8 Year Old Age of property	Ready to move Possession status	Lower of 4 floors	North facing Facing	Fully Furnished Furnishing
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magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Kamatwada > 2 BHK Flats for Sale in Kamatwada > 1025 Sq.ft

Posted on: May 04, 23 Property ID: 66889925

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2 BHK Flat For Sale in Chandrakiran Plaza, **Kamatwada, Nashik**

2 Beds | 2 Baths | 1 Balcony | Semi-Furnished

Carpet Area 850 sqft - ₹5,882/sqft	Project Chandrakiran Plaza	Floor 4 (Out of 6 Floors)
Transaction Type Resale	Status Ready to Move	Furnished Status Semi-Furnished
Type Of Ownership Co-operative Society	Age Of Construction 5 to 10 years	

[Contact Owner](#) [Get Phone No.](#) Last contact made 15 days ago

More Details

Price Breakup	₹ 50 Lac
Booking Amount	₹ 2.5 Lac
Address	Near Dakshin Mukhi Hanuman Mandir, Khutwad Nagar, Kamatwada, Nashik, Maharashtra
Landmarks	Dakshin Mukhi Hanuman Mandir

Contact Owner
Mahesh Ladde -91-94XXXXXXX
[Get Phone No.](#)

Price Indicators

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

Home > Property in Nashik > Flats in Nashik > 2 BHK Flats in Kamatwade > 40 to 45 Lakh Posted on Nov 10, 2022 Ready to move

Platinum
₹42 Lac @ 3,307 per sq.ft. **2BHK 2Baths**
Estimated EMI ₹33,546 Residential Apartment for Sale
in Suvaastu, Kamatwade, Nashik, Maharashtra

RERA STATUS REGISTERED Registration No: P51600019670 Website: <https://maharerait.mahaonline.gov.in>

Overview Society Owner Details Price Trends Recommendations

Property (16) **Society (8)**

Area
Super Built up area 1270 sq.ft. (117.99 sq.m.)

Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony

Price
₹42 Lac+ Govt Charges & Tax @ 3,307 per sq.ft. (All inclusive, Negotiable)
[View Price Details](#)

Address
Suvaastu
Kamatwade, Nashik

Floor Number
4th of 6 Floors

Facing
West

Overlooking
Others

Property Age
10+ Year Old

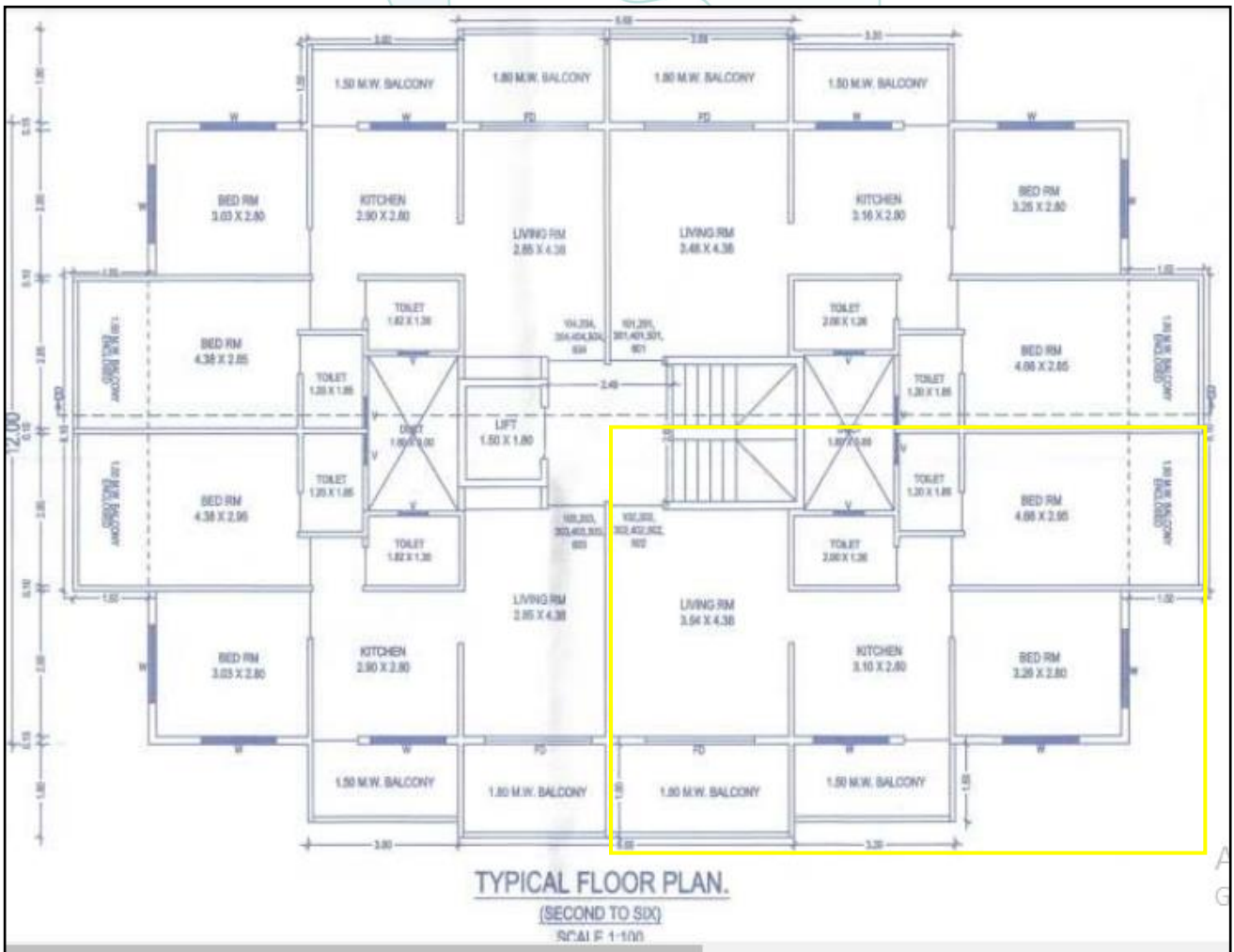
Properties you can trust
Properties in Suvaastu are RERA approved. Now, buy with confidence!

2 people already contacted since last week

Send Feedback

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Approved Plan



Commencement Certificate & Occupancy Certificate

NASHIK MUNICIPAL CORPORATION
 NO.LND/BPI 151
 DATE :- 28/07/2021

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, **Sumangal Buildtech Pvt. Ltd.**
 C/o. Ar. Abhishek D. Kasliwal & Stru.Engg. B. P. Bhavsar Of Nashik.

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No. 30/1 of S.No./G.No. 30/1 of Kamatwada Shiwar, Nashik.

Ref :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated:- 30/03/2021 Inward No.B2/BP/531.
 2) Final Layout No.431/6210 Dt:20/02/1999.
 3) Previous Approved building permission No. CD/920 Dt:10/01/2020.

Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for **Residential+Commercial** Purpose as per plan duly amended in subject to the following conditions.

CONDITIONS (1 to 48)

- The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
- The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- This permission does not entitle you to develop the land which does not vest in you.
- The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.]
- The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
- The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent-outlet should be connected to a soak pit. The size of soak pit should be properly worked-out on-the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- Proper arrangement for disposal imperial water all be made as per site requirements without distrubancy natural gradient of the land facing to this conditions if any incident happens the whole responsibility will be on the applicant.

नाशिक महानगरपालिका, नाशिक
 इमारत बांधण्याचा दाखला
 No. 28704 (पूर्व/भागशः)
 आर्क- जावक क्र./तारीख/२८७०४
 दिनांक : २९/०९/२०२२

श्री./श्रीमती **सुमंगल बिल्डटेक प्रा.लि.तर्फे डॉ.अभिषेक नरेश रामचंद्र तुळस्यान**
 परवानग्याचे ठिकाण व पत्ता : **रुकुटवड नगर, सिद्ध भवन शेजारी, कामटवडे, नाशिक**

संदर्भ : आपल्या दिनांक २७/०९/२०२१ चा अर्ज क्रमांक **८२/०८/३४५**.

महाराज, दाखला देण्यात येतो की, **कामटवडे** शिवागरीतील/मि.नं. ३०/१ प्लॉट नं. ३०/१ अं.पू. क्र. - मधील इमारतीच्या **नेसप्रेंट + तळ + सहा मजले फ्लॉट** बांधण्याचे इकडील बांधकाम परवानगी क्र. **LND/BP/CO/151** दिनांक २८/०७/२०२१ अन्वये दिव्याद्वारे आर्किटेक्ट/मि./सुप्रभाकर, श्री. **अभिषेक कामसतीवाल** रजिस्ट्रेशन क्र. **CA/२०१४/६३२५९** यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी/निवासेतर/शेअरमिक्/ **निवासी/निवासेतर** करणाऱ्यादी खालील अटी व शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.


- एकूण बांधकाम क्षेत्र **१६६८.०३-वै.मि.** चौ.मी. या पैकी निवासी **१२९४.६४** चौ.मी. निवासेतर **२४८.२९** चौ.मी.
- एकूण चटई क्षेत्र चौ.मी. या पैकी निवासी निवासेतर चौ.मी.
- सदर इमारतीचा वापर निवासी/निवासेतर/शेअरमिक्/ **निवासी/निवासेतर** करणाऱ्याकरिताच करता येईल.
- सदर इमारतीत म.न.पा.च्या पूर्ण परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, परस्पर वापरत व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तत्सुदनुसार कडक कारवाई करण्यात येईल.
- वॉकंट प्लॉट / घाण्टी इटेस नं. **४२४९२९७६**
- अग्रिम विभागाचा अंतिम दाखला क्रमांक -
- पर्यावरण विभागाचा नाहक दाखला क्रमांक -
- घाण्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.
- उक्तीत रक १६६८००३ + मिंघ वेड २३ ५५००/ पा.क्र बु.क्र ७८/५३९/६३२५९/२०२१ अन्वये प्रस्था केला असे**

श्री. जयभाषुक्त (बर), **कामटवडे** (पूर्व/भागशः) आर्क- नाशिक महानगरपालिका, नाशिक
 घाण्टी विभाग, म.न.पा., नाशिक. दिनांक : २९/०९/२०२२

श्री./श्रीमती **सुमंगल बिल्डटेक प्रा.लि.तर्फे डॉ.अभिषेक नरेश रामचंद्र तुळस्यान**
 परवानग्याचे ठिकाण व पत्ता : **रुकुटवड नगर, सिद्ध भवन शेजारी, कामटवडे, नाशिक**

कामटवडे या शिवागरीतील/मि.नं./सखे नं. **३०/१** प्लॉट नं. **३०/१**
 मजल्याचे **नेसप्रेंट + तळ + सहा मजले फ्लॉट** बांधण्याचे चौ.मी.
 पूर्ण क्षेत्राचे बांधकाम पूर्ण केले त्यावर दिनांक **२७/०९/२०२१** पासून मनपाच्या नियमांनुसार घाण्टीची आकारणी
 झाली. सदर आकारणी प्रत्यक्ष जगेद्वर मोडणी करून काढावी. आकारणी केल्यानंतर त्याबाबत इकडील कार्यालयास सात दिवसांच्या
 मजल्याचे **निवासी/निवासेतर** करणाऱ्याची
 आर्कि. - **अभिषेक कामसतीवाल**
 मो.नं. : **९८२२०२८२०४ (नरेश तुळस्यान)**

Draft Deed of Apartment



नसन-५

क्र.सं. (७९१४ / २०२२)

२-२९

विभाग क्र. : 13.3 (सरकारी दर 30,100 प्रति चौ.मी.)

सरकारी मुल्यांकन : 20,08,000/-

मोबदला रक्कम रुपये : 28,00,000/-

स्टॅम्प फी : 1,68,000/-

नोंदणी फी : 28,000/-

मे.दुय्यम निबंधक कार्यालय वर्ग-2 नाशिक-1 यांचेकडे विक्री करारनामा दिनांक 24/11/2021 रोजी अ.नं. 9259/2021 रोजी अन्वये नोंदवितेवेळी मुद्रांक रुपये- 1,68,000/- व नोंदणी फी- 28,000/- अदा केलेले आहेत. त्यामुळे प्रस्तुतचा डीड ऑफ अपार्टमेंट दस्त रक्कम रुपये 100 स्टॅम्प वर नोंदवित आहेत.

॥ श्री ॥

डीड ऑफ अपार्टमेंट

डीड ऑफ अपार्टमेंट आज तारीख ०५ जुलै सन 2022 रोजी नाशिक मूकामी...

1. श्री. मयूर निवृत्ती सोनार
उ.व. 33 वर्ष, व्यवसाय - नोकरी
PAN - DTFPS1356Q
आधार नं. 7945 7885 3309


2. सौ. धनश्री मयूर सोनार
उ.व. 31 वर्ष, व्यवसाय - गृहिणी
PAN - ABTPW6714H
आधार नं. 4729 4819 2707

दोघेही राहणार प्लॉट नं. 12, गट नं. 175,
गॅस गोडाउन रोड, दत्तचैतन्य कॉलनी, वाघ
नगर, जळगाव, महाराष्ट्र - 425001.

लिहून घेणार

सुमंगल बिल्डटेक प्रा.लि. तर्फे डायरेक्टर
PAN NO. AAKCS9512Q
श्री. यश नरेश तुलस्यान
उ.वय. 28, वर्ष- व्यवसाय -बिल्डर अँड डेव्हलपर,
आधार नं. 9605 2200 8188.
रा.फ्लॅट नं.4,सुमंगल ऑर्चिड,
प्लॉट नं.9 थतेवाडी,एच.डी.एफ.सी.
बँकेसमोर, नाशिक 422005.

लिहून देणार



नसन-५

क्र.सं. (७९१४ / २०२२)

२-२९

कारणे डीड ऑफ अपार्टमेंट लिहून देतो ऐसा जे की,

1-अ. मिळकतीचे वर्णन - तुकडी जिल्हा नाशिक, पोठ तुकडी तालुका नाशिक, पैकी नाशिक महानगरपालिका हद्दीतील मोजे कामठावाडे या गावचे शिवारातील बिनशेती मिळकत यांसी सर्व्हे नंबर 30/1 यांसी क्षेत्र 768.00 चौ.मी. यांसी सिटी सर्व्हे नं.1395 यांसी चतुःसिमा खालीलप्रमाणे:-

पूर्वेस	: 18 मीटर रुंद डी.पी.रोड
पश्चिमेस	: 3 मीटर रुंद वहिवाट रस्ता
दक्षिणेस	: 9 मीटर रुंद रस्ता
उत्तरेस	: सर्व्हे नंबर 34/2 ची मिळकत

येणेप्रमाणे चतुःसिमेतील बिनशेती प्लॉट मिळकत जल, तरू, काष्ट, पाषाण, निधी-निक्षेप तदंगभूत वस्तुसह तसेच लेआऊट प्लॅननुसार कॉलनी रोड सामाईक जागा वापराचे हक्कासह मिळकतीचे दरोबस्त.

ब. वर कलम 1-अ या मिळकतीवर नाशिक महानगरपालिका नाशिक यांनी मंजूर केलेल्या बांधकाम नकाशाप्रमाणे बांधण्यात आलेल्या "सुमंगल इम्पेरिया" या नावाने ओळखल्या जाणा-या इमारती मधील चौथ्या मजल्यावरील फ्लॅट नंबर 402 यांसी कार्पेट क्षेत्र 66.55 चौ.मी.यांसी चतुःसिमा येणेप्रमाणे:-

पूर्वेस	: मोकळी जागा व त्यापुढे 18 मीटर रुंद डी.पी.रोड,
पश्चिमेस	: सदनिका क्र 403
दक्षिणेस	: मोकळी जागा व त्यापुढे 9 मीटर रोड,
उत्तरेस	: जिना व सदनिका नं. 401,

येणेप्रमाणे चतुःसिमाकित मिळकत वापरासाठी सामाईक असलेले पॅसेजेस, जिने, लांबी, टेरेस व इतर सुखसुविधा वापराचे हक्कासह तसेच घोषणापत्राप्रमाणे वापराचे हक्कासह दरोबस्त बांधीव मिळकत.

1. मिळकतीचा पुर्व इतिहास- वर कलम 1-अ यात वर्णन केलेली मिळकत ही लिहून देणार सुमंगल बिल्डटेक प्रा.लि.तर्फे डायरेक्टर श्री. यश नरेश तुलस्यान यांच्या खरेदी मालकीची मिळकत आहे. सदर मिळकत ही पुरोगामीचे मालक श्री. दिलीप मोतीराम नेरे यांचेकडून दि. 29/10/2015 रोजीच्या फरोक्त खरेदीखतान्वये खरेदी घेतलेली आहे. सदर खरेदीखताचे दस्त मे.दुय्यम निबंधक साहेब, नाशिक - 4 यांचे कार्यालयात दस्त नं. 7659/2015 अन्वये नोंदविलेले आहेत. त्याप्रमाणे लिहून देणार यांचे नाव सदर मिळकतीच्या रेव्हिन्यु रेकॉर्डला 6-ड नॉद नंबर 12355 अन्वये दाखल झालेले आहे. लिहून

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ **35,80,000.00 (Rupees Thirty Five Lakh Eighty Thousand Only)**. The **Realizable Value** of the above property ₹ **34,01,000.00 (Rupees Thirty Four Lakh One Thousand Only)** and the **Distress Value** ₹ **28,64,000.00 (Rupees Twenty Eight Lakh Sixty Four Thousand Only)**.

Place: Nashik

Date: 20.05.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.

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 20.05.2023 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 19.05.2023. 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 purchased by Shri. Mayur Nivrutti Sonar & Sau. Dhanashri Mayuri Sonar From M/s. Sumangal Buildtech Pvt. Ltd. deed of Apartment dated 04.07.2022
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 SMS 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 Shobha Kuperkar – 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 – 19.05.2023 Valuation Date - 20.05.2023 Date of Report - 20.05.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 19.05.2023
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 **20th May 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 advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **716.00 Sq. Ft. Carpet Area** in the Name of by **Shri. Mayur Nivrutti Sonar & Sau. Dhanashri Mayuri Sonar**. 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 owned by **Shri. Mayur Nivrutti Sonar & Sau. Dhanashri Mayuri Sonar**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **716.00 Sq. Ft. Carpet Area**

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what 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 **716.00 Sq. Ft. Carpet Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(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.

Place: Nashik
Date: 20.05.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.

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