

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Ronakkumar Keshermal Kankariya**

Residential Flat No. 4, Fourth Floor, "**Hemka Apartment**", Survey No.13/3 & 13/4, Plot No.3+4,
Opp. Borade Hospital, Agriculture Collage Farm Area, Loknete Vyankatrao Hire Marg,
At – Malegaon Camp, Taluka- Malegaon, District - Nashik, PIN Code – 423 105,
State – Maharashtra, Country – India.

Latitude Longitude: 20°33'54.5"N 74°30'50.7"E

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Valuation Prepared for:

Bank of Baroda

Regional Office




BSNL Building, Datta Mandir Road, Nashik Road,
Nashik, PIN – 422 101, 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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Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 4, Fourth Floor, "Hemka Apartment", Survey No.13/3 & 13/4, Plot No. 3+4, Opp. Borade Hospital, Agriculture Collage Farm Area, Loknete Vyankatrao Hire Marg, At – Malegaon Camp, Taluka- Malegaon, District - Nashik, PIN Code – 423 105, State – Maharashtra, Country – India belongs to **Shri. Ronakkumar Keshermal Kankariya**.

Boundaries of the property.

| Boundaries | Building | Flat |
|------------|----------|------------|
| North | Road | Open Space |
| South | Bungalow | Open Space |
| East | Road | Open Space |
| West | Road | Open Space |

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 ₹ **70,39,500.00 (Rupees Seventy Lakh Thirty Nine Thousand Five Hundred Only)**. As per Site Inspection **26%** Construction Work is Completed
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.**

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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
Encl: Valuation report.



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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✉ 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,**Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik, PIN – 422 101, 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 | : 06.06.2023 (R) |
| | b) Date on which the valuation is made | : 10.06.2023 |
| 3. | List of documents produced for perusal: 1) Copy of Declaration Vide No.2672/2023 Dated 15.05.2023 2) Copy of Approved Building Plan Subject to the Condition laid down in this office Letter No. buldg. 52 dated 26.04.2022 issued by Town Planner Commissioner Malegaon Municipal Corporation, Malegaon. 3) Copy of Commencement Certificate Permission No. 52 Javak No. 52 Dated.26.04.2022, issued by Town Planner Commissioner Malegaon Municipal Corporation, Malegaon 4) Copy of Plot Amalgamation Letter No. Town Planning Javak No. 06/2022 Dated. 26.04.2022, Malegaon Municipal Corporation, Malegaon. 5) Copy of Property Card. | |
| 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. Ronakkumar Keshermal Kankariya Address: Residential Flat No. 4, Fourth Floor, "Hemka Apartment", Survey No.13/3 & 13/4, Plot No. 3+4, Opp. Borade Hospital, Agriculture Collage Farm Area, Loknete Vyankatrao Hire Marg,At – Malegaon Camp, Taluka- Malegaon, District - Nashik, PIN Code – 423 105, State – Maharashtra, Country – India. Contact Person: Shri. Kamlesh Mohanlal Kankariya (Owner Representative) Contact No. +91 9422270715 Sole Ownership |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : The property is a Residential Flat No. 4 is located on Fourth Floor. As per Plan composition of flat is: Living + Dining + + Kitchen + 3 Bedrooms + 3 Toilet + Store + Passage + Utility + Balcony (i.e. 3BHK). |

| | | | |
|-----|---|--|--|
| | | | The property is at 2.7 Km. distance from nearest Bus Stand, Malegaon. Landmark: Opp. Borade Hospital At the time of inspection, the property was under construction. Extent of completion are as under: |
| | Foundation Full Building RCC | Completed 2nd Slab Completed | RCC Plinth Total |
| | | | Completed 26% work completed |
| 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.13/3 & 13/4,Plot No.3+4 |
| | b) Door No. | : | Residential Flat No. 4 |
| | c) T.S. No. / Village | : | At – Malegaon Camp |
| | d) Ward / Taluka | : | Taluka – Malegaon |
| | e) Mandal / District | : | District – Nashik |
| | f) Date of issue and validity of layout of approved map / plan | : | Copy of Commencement Certificate Permission No. 52 Javak No. 52 Date 26.04.2022, issued by Town Planner Commissioner Malegaon Municipal Corporation, Malegaon |
| | g) Approved map / plan issuing authority | : | Malegaon Municipal Corporation, Malegaon |
| | 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. 4, Fourth Floor, " Hemka Apartment ", Survey No.13/3 & 13/4, Plot No. 3+4, Opp. Borade Hospital, Agriculture Collage Farm Area, Loknete Vyankatrao Hire Marg,At – Malegaon Camp, Taluka- Malegaon, District - Nashik, PIN Code – 423 105, State – Maharashtra, Country – India |
| 8. | City / Town | : | Nashik |
| | Residential area | : | Yes |
| | Commercial area | : | Yes |
| | 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 | : | At – Malegaon Camp Malegaon Municipal Corporation, Malegaon |
| 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 Deed |
| | North | : | Road | 13.71 M Wide Road |
| | South | : | Bungalow | CTS No.733/K/5 |
| | East | : | Road | 4.50 M Wide Road |
| | West | : | Road | 24.00 M Wide Road |
| Mtrs | Flat | | As per Actual Site | As per the Deed |
| | North | | Open Space | Open Space |
| | South | | Open Space | Open Space |
| | East | | Open Space | Open Space |
| | West | | Open Space | Open Space |
| 13.2 | Whether Boundaries Matching with Actual | | Yes | |
| 13.3 | Latitude, Longitude & Co-ordinates of the site | : | 19°57'28.4"N 73°46'18.7"E | |
| 14. | Extent of the site | : | Carpet Area in Sq. Ft. = 1237.00 (Area as per Plan) Carpet Area in Sq. Ft. = 1235.00 (Area as per Declaration) Built Up Area in Sq. Ft. =1482.00 (Carpet Area as per Declaration + 20%) | |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) | : | Carpet Area in Sq. Ft. = 1235.00 (Area as per Declaration) | |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Building is Under Construction | |
| II | APARTMENT BUILDING | | | |
| 1. | Nature of the Apartment | : | Residential Cum Commercial | |
| 2. | Location | : | | |
| | C.T.S. No. | : | Survey No.13/3 & 13/4,Plot No.3+4 | |
| | Block No. | : | - | |
| | Ward No. | : | - | |
| | Village / Municipality / Corporation | : | At – Malegaon Camp Malegaon Municipal Corporation, Malegaon | |
| | Door No., Street or Road (Pin Code) | : | Residential Flat No. 4, Fourth Floor, " Hemka Apartment ", Survey No.13/3 & 13/4, Plot No. 3+4, Opp. Borade Hospital, Agriculture Collage Farm Area, Loknete Vyankatrao Hire Marg,At – Malegaon Camp, Taluka- Malegaon, District - Nashik, PIN Code – 423 105, State – Maharashtra, Country – India | |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential Cum Commercial | |
| 4. | Year of Construction | : | Building is Under Construction | |
| 5. | Number of Floors | : | Proposed Ground + Parking + 4 Uppers Floor | |

| | | | |
|------------|---|---|---|
| 6. | Type of Structure | : | Proposed R.C.C. Framed Structure |
| 7. | Number of Dwelling units in the building | : | 1 Flat on Fourth Floor |
| 8. | Quality of Construction | : | Building is Under Construction |
| 9. | Appearance of the Building | : | Building is Under Construction |
| 10. | Maintenance of the Building | : | Building is Under Construction |
| 11. | Facilities Available | : | |
| | Lift | : | Proposed 1 Lift |
| s | Protected Water Supply | : | Proposed Municipal Water supply |
| | Underground Sewerage | : | Proposed Connected to Municipal Sewerage System |
| | Car parking - Open / Covered | : | Proposed Covered Car Parking |
| | Is Compound wall existing? | : | Proposed –Yes |
| | Is pavement laid around the building | : | Proposed –Yes |
| III | FLAT | | |
| 1 | The floor in which the Flat is situated | : | Fourth Floor |
| 2 | Door No. of the Flat | : | Residential Flat No. 4 |
| 3 | Specifications of the Flat | : | |
| | Roof | : | R.C.C. Slab |
| | Flooring | : | Proposed Vitrified tile Flooring |
| | Doors | : | Proposed Teak Wood door framed with flush doors |
| | Windows | : | Proposed Aluminum sliding window with M.S. Grills |
| | Fittings | : | Proposed Concealed Plumbing , Concealed Electrical wiring |
| | Finishing | : | Proposed Cement Plastering With POP |
| | Paint | : | Proposed Distemper Paint |
| 4 | House Tax | : | |
| | Assessment No. | : | Building is Under Construction |
| | Tax paid in the name of: | : | Building is Under Construction |
| | Tax amount: | : | Building is Under Construction |
| 5 | Electricity Service connection No.: | : | Building is Under Construction |
| | Meter Card is in the name of: | : | Building is Under Construction |
| 6 | How is the maintenance of the Flat? | : | Building is Under Construction |
| 7 | Sale Deed executed in the name of | : | Shri. Ronakkumar Keshermal Kankariya |
| 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 in Sq. Ft. =1482.00 (Carpet Area as per Declaration + 20%) |
| 10 | What is the floor space index (app.) | : | As per MMC norms |
| 11 | What is the Carpet Area of the Flat? | : | Carpet Area in Sq. Ft. = 1237.00 (Area as per Plan) Carpet Area in Sq. Ft. = 1235.00 (Area as per Declaration) |
| 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? | : | Building is Under Construction |
| 15 | If rented, what is the monthly rent? | : | ₹ 14,000.00 Expected rental income per month after completion |
| 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 ₹ 6,000.00 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). | : | ₹ 5,700.00 per Sq. Ft. on Carpet Area |
| 3 | Break – up for the rate | : | |
| | i) Building + Services | : | ₹ 2,000.00 per Sq. Ft. |
| | ii) Land + others | : | ₹ 3,700.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : | ₹ 32,620.00 per Sq. M. ₹ 3,030.00 per Sq. Ft. |
| | Guideline rate obtained (after Depreciation) | : | N.A. as the age of the property is below 5 years |
| 5 | Registered Value (if available) | : | ---- |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | | |
| a | Depreciated building rate | : | N.A. as the age of the property is below 5 years |
| | Replacement cost of Flat with Services (v(3)i) | : | ₹ 2,000.00 per Sq. Ft. |
| | Age of the building | : | Building is Under Construction |
| | Life of the building estimated | : | 60 Years after Completion Subject to proper, preventive periodic maintenance & structural repairs. |
| | Depreciation percentage assuming the salvage value as 10% | : | N.A. as the age of the property is below 5 years |
| | Depreciated Ratio of the building | : | N.A. as the age of the property is below 5 years |
| b | Total composite rate arrived for Valuation | : | |
| | Depreciated building rate VI (a) | : | ₹ 2,000.00 per Sq. Ft. |
| | Rate for Land & other V (3) ii | : | ₹ 3,700.00 per Sq. Ft. |
| | Total Composite Rate | : | ₹ 5,700.00 per Sq. Ft. |
| | Remarks: 1) <u>As per Approved Plan, Plot No. 03 + 04 as mentioned, but as per commencement certificate Plot Number is wrongly mentioned as Plot No. 11 + 12</u> | | |

Details of Valuation:

| Sr. No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|---------|---|-----------------|-------------------|---------------------|
| 1 | Present value of the Flat (Including Parking) | 1235.00 Sq. Ft. | 5,700.00 | 70,39,500.00 |
| 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 | | | |
| 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 | | | |
| | Total | | | 70,39,500.00 |

Value of Flat

| | |
|---|---------------------|
| Fair Market Value | 70,39,500.00 |
| Realizable value | 66,87,525.00 |
| Distress Value | 56,31,600.00 |
| Insurable value of the property (1482.00 Sq. Ft. X ₹ 2,000.00) | 29,64,000.00 |
| Guideline value of the property (1482.00 Sq. Ft. X ₹ 3,030.00) | 44,90,460.00 |

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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 ₹ 6,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,700.00 per Sq. Ft. on Carpet Area for valuation.

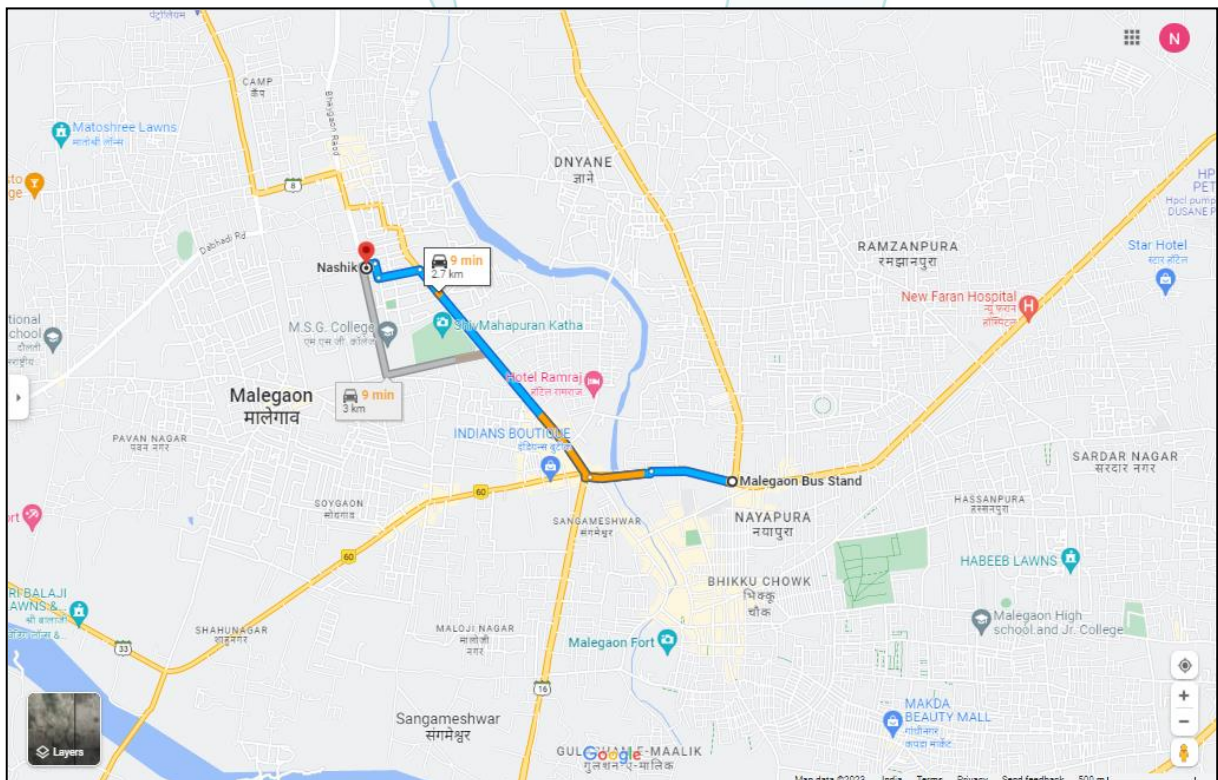
| | |
|--|--|
| Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on | Not applicable. |
| i) Saleability | Good |
| ii) Likely rental values in future in and | ₹ 14 ,000.00 Expected rental income per month after completion |
| iii) Any likely income it may generate | Rental Income |

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 20°33'54.5"N 74°30'50.7"E

Note: The Blue line shows the route to site from nearest Bus Stand (Malegaon – 2.7 Km.)

Ready Reckoner Rate



**Department of
Registration & Stamps**
Government Of Maharashtra

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विभाग**
महाराष्ट्र शासन



Valuation
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Valuation For Urban Area

*** welcome to valuation of properties

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Nashik Help on Division

| | | | | | |
|-----------------|---|--|--|--|---|
| District Name | नाशिक | Taluka Name | मातंगाव | Village/Zone Name | मातंगाव कॅम्प (गावठाण) |
| Attribute | सि.टी.एस. नंबर | 733 | SubZone Name | 14.1 - दक्षिणांचर कॅम्प २ | |
| Mahapalika Area | Malegoan Muncpal | | | | |

| Open Land | Residence | Office | Shop | Industry | Unit |
|-----------|-----------|--------|-------|----------|--------------|
| 10490 | 32620 | 36000 | 48400 | 0 | Square Meter |

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Price Indicators

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Home » Property in Malegaon » Flats in Malegaon » 1 BHK Flats in Malegaon Posted on Sep 21, 2022 | Ready to move

22 Lac @ 3,642 per sq.ft. **1BHK 1Bath**
 Estimated EMI @ 17,571 Residential Apartment for Sale
 in Padmavati Apartment, Himmat Nagar, Malegaon, Maharashtra

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

Overview Owner Details Recommendations

Property (6)



Photos (1/6)

Area
 Built Up area: 604 sq.ft. (56.11 sq.m.)
 Carpet area: 550 sq.ft. (51.1 sq.m.)

Price
 ₹ 22 Lac+ Govt Charges & Tax @ 3,642 per sq.ft. (Negotiable)

Floor Number
 Ground of 2 Floors

Overlooking
 Main Road

Configuration
 1 Bedroom, 1 Bathroom, 1 Balcony

Address
 Padmavati Apartment
 Himmat Nagar, Malegaon

Facing
 East

Property Age
 1 to 5 Year Old


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Home » Property for sale in Malegaon » Flats for Sale in Malegaon » Flats for Sale in Satana Road » 2 BHK Flats for Sale in Satana Road » 881 Sq-ft Posted on: Dec 06, 22. Property ID: 64512019

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2 Beds | 2 Baths | 1 Balcony | 1 Covered Parking

Carpet Area
678 sqft ~ ₹4,548/sqft

Floor
2 (Out of 2 Floors)

Transaction Type
Resale

Status
Ready to Move

Facing
East

Lift
NaN

Furnished Status
Unfurnished

Car Parking
1 Covered

Type Of Ownership
Freehold

East Facing Property Near tv center,behind suyog mangal karyalaya.

Contact Owner
 Vishal Uttam Mhaske
 +91-9420000085

Your Name

Email

IND +91 Mobile Number

I Agree to MagicBricks' [Terms of Use](#)

More Details

Price Breakup ₹30.8 Lac

Address Flat no 202, sai govind apartment, near tv center, behind suyog magal karyalaya, Satana Road, Malegaon, Maharashtra

Price Indicators

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Home > Property in Malegaon > House for Sale in Malegaon > House for Sale in Soygaon > 4 BHK > 1147 Sq-ft

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4 BHK For Sale in

4 Beds
 4 Baths
 3 Balconies
 Furnished

| | | |
|---|-------------------------------|--------------------------------------|
| Carpet Area 1100 sqft - ₹6,818/sqft | Transaction Type Resale | Status Ready to Move |
| Furnished Status Furnished | Type Of Ownership Freehold | Age Of Construction 5 to 10 years |

Contact Owner
Get Phone No.

Last contact made 58 days ago

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Home > Property in Malegaon > Builder Floor for Sale in Malegaon > Builder Floor in Soygaon > 3 BHK 1300 Sq-ft

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3 BHK Builder Floor For Sale in

3 Beds
 2 Baths
 2 Balconies
 1 Covered Parking

| | | |
|---|---------------------------------|----------------------------|
| Super Built-Up Area 1300 sqft - ₹3,300/sqft | Floor 1 (Out of 5 Floors) | Transaction Type Resale |
| Status Ready to Move | Furnished Status Unfurnished | Car Parking 1 Covered |
| Age Of Construction New Construction | | |

Contact Owner
Get Phone No.

Commencement Certificate



मालेगाव महानगरपालिका, मालेगाव.

इमारत बांधकाम परवानगी व प्रारंभ प्रमाणपत्र

परवानगी नंबर : ५२ जा.नं. ५२ तारीख २६/१०/२०२२
 अर्जदार श्री.श्रीमती हेमसता मोहनराव कांकरीया व इतर व्दारा/- रहमत कन्स. मालेगाव. यास
 कॅम्प वाई सि.स.न./स.न./ग.न. ७३३का/३ (ख.नं.१३/३+४) प्लॉट नं. ११ + १२ फायनल प्लॉट, नं. - मालेगाव
 क्र. - मध्ये मुख्यदारे क्षेत्र ३२५.२० चौ.मी.बांधकामाचे क्षेत्र ६६३.५८ चौ. मी.

आपले वरील नंबराचे जागेवरील वाणिज्य (दुकानकेंद्र) + रहिवास, तळ + टिपीकल पहिना, दुसरा, तौसरा व चौथा मजला फक्त. नविन बांधकाम करणेस परवानगी/नुतनीकरण बाबत प्लॅनसह अर्ज ला. ३१.१२.२०२१ रोजी रज्जू झाला. मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ व महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४७ व ६९ अन्वये सोबतच्या नकाशात — रंगाचे केलेल्या नकाशा प्रमाणे बांधकाम परवानगी/नुतनीकरण प्रारंभप्रमाणपत्र देण्यांत येत आहे. मात्र अर्जदारास खालील अटी बंधनकारक राहतील.

१. सदर प्रमाणपत्र अर्जदारास मिळालेल्या दिनांका पासुन एक वर्षा पर्यंत वैध राहिल. एका वर्षाच्या आत कोही कारणास्तव बांधकाम न झाल्यास किंवा अपूर्ण राहिल्यास प्रमाणपत्राचे नुतनीकरण करणे आवश्यक आहे. तसे न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४८ अन्वये सदर परवानगी रद्द ठरेल.
२. सदर प्रमाणपत्र दिल्याचे दिनांक पासुन एक वर्षा पर्यंत वैध राहिल.म.शासनाने लागू केलेल्या एकरिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुदीनुसार प्रत्येक वारा महिन्याच्या आत नुतनीकरण केल्यानंतर ४ वर्षांपर्यंत वैध राहिल व ४ वर्षांनंतर रद्द समजावी.
३. सदर प्रमाणपत्र बदल करण्याचा, अट मध्ये वाढ करण्याचा व मंजूर नकाशात बदल करण्याचा अधिकार महानगरपालिकेने राखुन ठेवला आहे.
४. विनोतीची परवानगी महसुल प्राधिकरणमार्फत घेतल्या शिवाय प्रत्यक्ष जागेवर बांधकाम करू नये.
५. बांधकाम मंजूर नकाशाप्रमाणेच करावे. बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्या शिवाय करू नये.
६. महानगरपालिकेच्या विकास नियमानुसार बांधकाम असले पाहिजे.
७. बांधकामाचा वापर फक्त वाणिज्य + रहिवास उपयोगासाठी करावयाचा आहे.
८. मंजूर नकाशासह सदर प्रमाणपत्र केवळही जागेवर उपलब्ध होईल अशी खबरदारी घ्यावी. महानगरपालिकेच्या अधिका-यांनी अथवा इतर शासकीय अधिका-यांनी मागणी केली असता त्यांना सदर कागदपत्र दाखविणे आवश्यक आहे.
९. अ) जागेवर प्रत्यक्ष बांधकाम चालू करणे पूर्वी जिल्हा निरीक्षक, मुमि अभिलेख खात्या कडून मंजूर रेखांकनाप्रमाणे मोजणी करून घेणे आवश्यक आहे व सदरचा आखणीचा नकाशा या कार्यालयाकडे पाठविणे आवश्यक आहे.
 ब) अर्जदार यांनी सादर केलेली माहिती व जागेवरील खुणा खोटे अथवा दिशाभूल करणाऱ्या असल्यास वा आढळल्यास सदरची परवानगी रद्द समजण्यांत येईल.
१०. जागे संबंधी अथवा बांधकामासंबंधी कोणताही वाद निर्माण झाल्यावर त्यासंबंधी सर्व जबाबदारी तुमच्यावर राहिल. बांधकाम फक्त अर्जदारांच्या मालकी हद्दय़ातच करावे.



Plot Amalgamation Letter



मालेगाव महानगरपालिका, मालेगाव.

☎(02554) 231800, 231801, 232807 फॅक्स :- 230894.

Email Id :- mlgmnc@gmsll.com आयुक्त कार्यालय :- 231900

अर्जदार. श्री./श्रीमती हेमसता मोहनलाल कांकरीया व इतर व्दारा/- रहैमत कन्स. मालेगाव. यास कॅम्प वाई सि.स.न./स.न./ग.न. ७३३का/३ (स.नं.१३/३+४) प्लॉट नं. ११ + १२ फायनल प्लॉट नं. — या जमिनीचे एकत्रिकरण (Amalgamation) अभिन्यास रद्दीवास/वाणिज्य वापरासाठी मंजूर करणे बाबत दिनांक ३१.१२.२०२१ चा अर्ज.

हुकूम

नगर रचना जा.क्रं./ ०६/२०२२

तारीख : २८/१०/२०२२

अर्जदार श्री./श्रीमती हेमसता मोहनलाल कांकरीया व इतर व्दारा/- रहैमत कन्स. मालेगाव. यास कॅम्प वाई सि.स.न./स.न./ग.न. ७३३का/३ (स.नं.१३/३+४) प्लॉट नं. ११ + १२ फायनल प्लॉट नं. — या जमिनीचे एकत्रिकरण (Amalgamation) अभिन्यास रद्दीवास/वाणिज्य करणेस महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये मंजूर करण्यांत येत आहे. मात्र खालील शर्ती विभाजन केलेल्या प्लॉट्स वर बंधनकारक राहतील.

शर्ती

1. अभिन्यासातील सर्व भुखंडाचा वापर रद्दीवास/वाणिज्य कारणासाठीच करावा.
2. अभिन्यासातील भुखंड,रस्ते,खुल्या जागा यांची प्रत्यक्ष जागेवर प्रस्तावित अभिन्यासा प्रमाणे आखणी सिटी सर्व्हे ऑफिसर/तालुका निरीक्षक, भुमि अभिलेख यांचे मार्फत करून तसा दाखला व नकाशा महानगरपालिकेस सादर करावा.
3. अभिन्यासातील रस्ते व गटारी महानगरपालिकेच्या ताब्यांत द्यावी लागेल.
4. बांधकाम करतांना अभिन्यासातील भुखंडत पुढून, मागुन व बाजुने सोडावयाचे अंतर एकूण बांधकामाचे क्षेत्र व मजल्यांची संख्या ह्या बाबत विकास नियंत्रण नियमावलीनुसार राहतील व नियोजन प्राधिकरणाची म्हणजेच म.न.पा. नियोजन प्राधिकरणाची पुर्व मंजूरी घेतल्या शिवाय बांधकाम करू नये.
5. अभिन्यासातील प्रत्येक भुखंडाचे क्षेत्र प्रत्यक्ष जागेवर विकास नियंत्रण नियमावलीतील अनुज्ञेय क्षेत्रा प्रमाणे असावे. तसेच राज्य हमरस्ता, राष्ट्रीय महामार्ग व जिल्हा प्रमुख मार्गावर व १८.०० मी. रुंदी अथवा त्यापेक्षा जास्त रुंदीचे रस्त्यावरील भुखंडाचे क्षेत्र हे ४५० चौ.मी.पेक्षा कमी अनुज्ञेय होणार नाही.
6. वरील पुर्तते व्यतिरिक्त अभिन्यासास परवानगी दिल्या तारखे पासुन एक वर्षाचे आंत अर्जदाराने खालील बाबींची पुर्तता करावी लागेल.
 - अ. जमीन ऊंच सखळ असल्यास ती योग्य प्रकारे समपातळीवर आणणे.
 - ब. नियोजित रस्त्यात नाले, ओहोळ इ.असल्यास त्यावर सार्वजनिक वापर रस्त्यासाठी पुल बांधणे.



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Declaration

घोषणा पत्र (Declaration)

घाँसि अ (नियम ३ प्रक.)

जिल्हा तुकडी जिल्हा परिषद नासिक, तालुका पोटा तुकडी तालुका मालेगांव पैडी मालेगांव महानगर पालिका व नगर भू-मापन हद्दीतील, **मालेगांव कॅम्प घाँसितील मिळकतीचे घोषणा पत्र (Declaration)**

आज दिनांक १५ मार्च ते सन २०२३ या दिवशी.

आमी १. श्री. मोहनलाल चंद्रलाल कांकरिया वय-७६, मोबाईल नंबर ७५८८५१५४६१ आधार नंबर ७८२१ ५४८६ ८१३२, PAN AATPK 0962 A व २.श्री. हेमलता मोहनलाल कांकरिया वय-७०, मोबाईल नंबर ९३७३२९६१९६, आधार नंबर ७४४४ ९६८३ ६६६७, PAN AGFPK 2337 K ३, श्री. लक्ष्मी मोहनलाल कांकरिया, वय-४८, पेशा- व्यापार, मोबाईल नंबर ९३७००४२२१११, आधार नंबर ५८८८ ९४०० ८३०९, PAN ADYPK 3900 C ४, श्री. कपलेश मोहनलाल कांकरिया, वय-४६, आधार नंबर ७४०६ ५२२५ ४५३७, मोबाईल नंबर ९४२२२७०७९५, PAN AFMPK 7306 L ५, श्री. रौनककुमार केशरमल कांकरिया, वय-४३, मोबाईल नंबर ९३२५६६५१५१ आधार नंबर ९४६७ ७७३४ १४६२, PAN AHKPK 3473 E सर्व या.आ.जी.एच. कन्या विद्यालयासमोर, कॉलेज रोड, मालेगांव कॅम्प, वि.नासिक जिल्हा ग्रान्टर म्हणून या घोषणापत्रात यापुढे उल्लेख करण्यात येईल. ग्रान्टर हे शहर मिळकतीचे खरेदीदार मालक असल्याने त्यांना सदरचा दस्त लिहून घेण्याचा पूर्णपणे हक्क व अधिकार प्राप्त असून ते हा दस्त लिहून देतात व कथन करतात की,

मुद्रा क्रमांक १

ग्रान्टर हे स्थालीसमार्गे वर्णन केलेल्या मिळकतीचे घोषणापत्र करून देत आहे ते येणेप्रमाणे-

जिल्हा तुकडी जिल्हा परिषद नासिक, तालुका पोटा तुकडी तालुका पंचायत घाँसितील मालेगांव कॅम्प, मालेगांव महानगर पालिका व नगर भू-मापन हद्दीतील **मालेगांव कॅम्प घाँसितील स्थालीसमार्गे वर्णन केलेली निवासी प्लॉट मिळकत--**

| मालेगांव कॅम्प | सि.स.नं. | क्षेत्र चौ.मी. |
|---|----------|----------------|
| | ७३१/४/३ | ३२५.२० |
| ग्रान्टर नं.१ यांचे अविभक्त मालकीचे क्षेत्र | | ८१.३० |
| ग्रान्टर नं.२ यांचे अविभक्त मालकीचे क्षेत्र | | ६१.३० |
| ग्रान्टर नं.३ यांचे अविभक्त मालकीचे क्षेत्र | | ५४.२० |

२६/०३/२०२३
५/४६

मालेगांव प्लॉट नं.०१ सेक्टर मालेगांव प्लॉट नं. ०२, घाँसि प्लॉटमाल प्लॉट नं.०३ व घाँसि प्लॉटमाल प्लॉट नं.०४ अशा एकतीने हेमका अपार्टमेंट मधील सर्वमिळकतीचे नंबर राहतील.

सदर प्लॉटचे घेऊन घेतल्या जाणारे भिती, बालकनी सोबत भोवमाण क्षेत्रात आलेले आहे. सदर भोवमाण हे कापट हाथीय म्हणून संबोधण्यात येईल. (प्लॉटचे एकूण क्षेत्रफळ कापट दफ्तरीत आलेले आहे.) यात बाहेरील भिती, दिना, लिफ्ट, फर्शिंग, लॉबी, आडवावुची पार्किंगची मोकळी यांचे समावेश करण्यात आलेला नाही. त्याचा स्वतंत्रपणे उल्लेख करण्यात आलेला आहे.

| प्लॉटनं | प्लॉट नंबर | क्षेत्र चौ.मी. | अर्लीट करण्यात आले | ४ |
|---------|------------|-----------------------------------|--------------------|------|
| ०१ | १२.१२ | १.श्री. मोहनलाल चंद्रलाल कांकरिया | | २.१८ |
| ०२ | १२.०८ | २.श्री. हेमलता मोहनलाल कांकरिया | | २.१७ |
| ०३ | १२.०८ | | | २.१७ |

| प्लॉटनं | सर्वमिळकती (प्लॉट नंबर) | क्षेत्र चौ.मी. | पार्किंग केस | स्टेअर | अर्लीट करण्यात आले | ४ |
|---------|-------------------------|----------------|--------------|--------|---|-------|
| ०१ | ११४.७२ | २०.९८ | १९.४४ | | १.श्री. मोहनलाल चंद्रलाल कांकरिया व २.श्री. हेमलता मोहनलाल कांकरिया | २३.१७ |
| ०२ | ११४.७२ | २०.९८ | १९.४४ | | श्री.लक्ष्मी मोहनलाल कांकरिया | २३.१७ |
| ०३ | ११४.७२ | २०.९८ | १९.४४ | | श्री. कपलेश मोहनलाल कांकरिया | २३.१७ |
| ०४ | ११४.७२ | २०.९८ | १९.४४ | | श्री. रौनककुमार केशरमल कांकरिया | २३.१७ |

२६/०३/२०२३
५/४६

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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is **₹ 70,39,500.00 (Rupees Seventy Lakh Thirty Nine Thousand Five Hundred Only)**. The **Realizable Value** of the above property is **₹ 66,87,525.00 (Rupees Sixty Six Lakh Eighty Seven Thousand Five Hundred Twenty Five Only)** and the **Distress Value** is **₹ 56,31,600.00 (Rupees Fifty Six Lakh Thirty One Thousand Six Hundred Only)**.

Place: Nashik

Date: 10.06.2023

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.

| 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 10.06.2023 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 06.06.2023. 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; | As per Declaration owner Name is Shri. Ronakkumar Keshermal Kankariya Vide Declaration dated.15.05.2023 |
| 2. | purpose of valuation and appointing authority | As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office. to assess fair market value of the property for Banking purpose |
| 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 Vinitia Surve – Technical Manager Chintamani Chaudhari – 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 – 06.06.2023 Valuation Date - 10.06.2023 Date of Report - 10.06.2023 |
| 6. | inspections and/or investigations undertaken; | Physical Inspection done on 06.06.2023 |
| 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 **10th June 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 **1235.00 Sq. Ft. Carpet Area** Owned by **Shri. Ronakkumar Keshermal Kankariya**. 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 **Shri. Ronakkumar Keshermal Kankariya**. 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 **1235.00 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 **1235.00 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: 10.06.2023

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