

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Sau. Jyoti Pravin Sangale & Shri. Pravin Shankar Sangale**

Residential Flat No. A/1, Ground Floor, A-Wing, "**Shree Balaji Vihar Apartment**", Survey No. 3/ 1/ 2/ 2/ 3/ 1,  
Plot No. 30 to 32, Near Shree Tirumala Glumohar, Gamane Mala, Ramkrishna Nagar, Village – Makhmalabad  
-2, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.

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Longitude Latitude: 20°02'43.6"N 73°46'37.1"E

### Valuation Done for:

**Union Bank of India**

**Gangapur Road Branch**

Shree Ganesh Avenue, Chunchale Road,  
Nashik - 422 013, State – Maharashtra, Country – India.



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

### Our Pan India Presence at :

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

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

Valuation Report Prepared For: UBI / Gangapur Road, Nashik Branch / Sau. Jyoti Pravin Sangale (31785/2300965) Page2 of 22

Vastu/Nashik/06/2023/31785/2300965  
06/06-73-RYV  
Date 06.06.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A/1, Ground Floor, A-Wing, "Shree Balaji Vihar Apartment", Survey No. 3/ 1/ 2/ 2/ 3/ 1, Plot No.30 to 32, Near Shree Tirumala Glumohar, Gamane Mala, Ramkrishna Nagar, Village – Makhmalabad-2, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs **Sau. Jyoti Pravin Sangale & Shri. Pravin Shankar Sangale**

Boundaries of the property:

Boundaries	Building	Flat
North	Road	Marginal Space & Road
South	B-Wing	Staircase, Parking & B-Wing
East	Row House	Marginal Space
West	Road	Parking & Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 42,57,000.00 (Rupees Forty Two Lakh Fifty Seven 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.

Sharadkumar  
B. Chalikwar  
Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.06.06 10:57:44 +05'30'

Auth. Sign.



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

Nashik : 4, 1<sup>st</sup> 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





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

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

To,

**The Branch Manager****Union Bank of India****Gangapur Road Branch**

Shree Ganesh Avenue, Chunchale Road,

Nashik - 422 013, 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	: 03.06.2023
	b)	Date on which the valuation is made	: 06.06.2023
3.	List of documents produced for perusal	:	
	1)	Copy of Deed of Apartment between No. 5739/2022 dated 11.05.2022 Shri. Balu Kacharu Kakad (Seller) and Sau. Jyoti Pravin Sangale & Shri. Pravin Shankar Sangale (Owner)	
	2)	Copy Of Approved Building Plan Accompanying Occupancy Certificate No. C-2/ 16091/ 4644 dated 16.01.2014 issued by Executive Engineer Town Planning Nashik Municipal Corporation.	
	3)	Copy of Commencement Certificate No.LND/ BP/ Panch/ C-2/ 979/ 5526 dated 17.01.2013 issued by Nashik Municipal Corporation.	
	4)	Copy of Occupancy Certificate No. Panchavati C-2/ 16091/ 4644 dated 16.01.2014 issued by Nashik Municipal Corporation, Nashik	
01	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p><b>Name of Owner:</b>  <b>Sau. Jyoti Pravin Sangale &amp; Shri. Pravin Shankar Sangale</b></p> <p><b>Address:</b> Residential Flat No. A/1, Ground Floor, A-Wing, "Shree Balaji Vihar Apartment", Survey No. 3/ 1/ 2/ 2/ 3/ 1, Plot No.30 to 32, Near Shree Tirumala Glumohar, Gamane Mala, Ramkrishna Nagar, Village – Makhmalabad, Taluka &amp; District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.</p> <p><b>Contact Person:</b>  Mr. Pravin Sangale (Owner)  Mobile No. +91 8888840409</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	<p>The property is a residential flat is located on Ground floor</p> <p>As per approved plan, The composition of flat is:  Living + 2 Bedrooms + Kitchen + WC + Bath + Balcony + (i.e. 2BHK).</p>

			The property is at 16.9 Km. travelling distance from Nashik Road Railway Station.  <b>Landmark:</b> Near Shree Tirumala Glumohar,.	
6.	Location of property	:		
	a) Plot No. / Survey No.	:	Survey No. 3/ 1/ 2/ 2/ 3/ 1, Plot No.30 to 32	
	b) Door No.	:	Residential Flat No. A/1	
	c) C.T.S. No. / Village	:	Village- Makhmalabad	
	d) Ward / Taluka	:	Taluka- Nashik	
	e) Mandal / District	:	District -Nashik	
	f) Date of issue and validity of layout of approved map / plan	:	Copy Of Approved Building Plan Accompanying Occupancy Certificate No. C-2/ 16091/ 4644 dated	
	g) Approved map / plan issuing authority	:	16.01.2014 issued by Executive Engineer Town Planning 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. A/1, Ground Floor, A-Wing, " <b>Shree Balaji Vihar Apartment</b> ", Survey No. 3/ 1/ 2/ 2/ 3/ 1, Plot No. 30 to 32, Near Shree Tirumala Glumohar, Gamane Mala, Ramkrishna Nagar, Village - Makhmalabad, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India	
8.	City / Town	:	Village - Makhmalabad	
	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 Panchayat / Municipality	:	Village - Makhmalabad 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	
12.	Boundaries of the property			
	<b>Building</b>		<b>As per Site</b>	<b>As per deed</b>
	North		Road	9.00 M. Colony Road
	South		B wing	Plot No.33
	East		Row Houses	Plot No.27, 28 & 29



	West		Road	9.00 M. Colony Road
	<b>Flat</b>		<b>As per Plan</b>	<b>As per Document</b>
	North		Marginal Space & Road	9.00 M. Colony Road
	South		Staircase, Parking & B-Wing	Staircase, Parking & B-Wing
	East		Marginal Space	Plot No.27, 28 & 29
	West		Parking & Road	Parking & 9.00 M. Colony Road
13	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet area in Sq. Ft. = 573.00 Open Space area in Sq. Ft. = 523.00 (Area as per Actual Measurement)  <b>Built up area in Sq. Ft. = 900.00 (As per Deed of Apartment)</b>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	20°02'43.6"N 73°46'37.1"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built up area in Sq. Ft. = 900.00 (As per Deed of Apartment)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	S. No.	:	Survey No. 3/ 1/ 2/ 2/ 3/ 1, Plot No.30 to 32	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village -Nashik Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. A/1, Ground Floor, A-Wing, " <b>Shree Balaji Vihar Apartment</b> ", Survey No. 3/ 1/ 2/ 2/ 3/ 1, Plot No.30 to 32, Near Shree Tirumala Glumohar, Gamane Mala, Ramkrishna Nagar, Village – Makhmalabad, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India	
3.	Description of the locality Residential /	:	Residential	



	Industrial / Mixed		
4.	Year of Construction	:	2014 ( as per Occupancy Certificate )
5.	Number of Floors	:	Ground (Part) + Stilt (Part) + 3 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling Flats in the building	:	1 Flats on Ground Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flats situated	:	Ground Floor
2	Door No. of the Flat	:	Residential Flat No. A/1
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 windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	
	Tax paid in the name of:	:	
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	
	Meter Card is in the name of:	:	
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	<b>Sau. Jyoti Pravin Sangale &amp; Shri. Pravin Shankar Sangale</b>
8	What is the undivided area of land as per Sale Deed?	:	NA
9	What is the plinth area of the Flat?	:	<b>Built up area in Sq. Ft. = 900.00 (As per Deed of Apartment)</b>
10	What is the floor space index (app.)	:	As per Nashik Municipal Corporation norms
11	What is the Carpet Area of the Flat?	:	Carpet area in Sq. Ft. = 573.00 Open Space area in Sq. Ft. = 523.00 (Area as per Actual Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Residential purpose





14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 8,500.00 Expected rental income per month
<b>IV MARKETABILITY</b>			
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V Rate</b>			
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 Built Up 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 Built Up 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 (evidence thereof to be enclosed)	:	₹ 34,370.00 per Sq. M. i.e. ₹ 3,193.00 per Sq. Ft.
4A	Guideline rate obtained from the Registrar's Office (after Depreciation )	:	₹ 32,357.00 per Sq. M. i.e. ₹ 3,006.00 per Sq. Ft.
4B	Registered Value (if available)	:	NA
<b>VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>			
a	Depreciated building rate	:	₹ 1,730.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	09 Years
	Life of the building estimated	:	51 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	13.50%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,730.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 4,730.00 per Sq. Ft.</b>
<b>Remark:</b>			

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per Unit(₹)	Estimated Value (₹)
1	Present total value of the Flat	900.00 Sq. Ft.	4,730.00	42,57,000.00







### Actual Site Photographs









## Ready Reckoner Rate

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Government Of Maharashtra

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महाराष्ट्र शासन

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#### Location Details

Select Type  Development Agreement  Tenant Occupied  Other Division Name  [Help on Division](#)

District Name  Taluka Name  Village/Zone Name

Attribute  SubZone Name

Mahapalika Area

Open Land	Residence	Office	Shop	Industry	Unit
12000	34370	39520	42960	0	Square Meter

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## Price Indicators





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3 BHK Flat For Sale in Parksyde Homes, Hanuman Nagar, Nashik

+6 Photos

<b>3 Beds</b>	<b>3 Baths</b>	<b>2 Balconies</b>	<b>Semi-Furnished</b>
<b>Carpet Area</b> 1180 sqft - ₹ 7,458/sqft		<b>Developer</b> <u>Jaikumar</u> <u>Constructions Ltd.</u>	<b>Project</b> <u>Parksyde Homes</u>
<b>Floor</b> 11 (Out of 12 Floors)	<b>Transaction Type</b> Resale	<b>Status</b> Ready to Move	
<b>Furnished Status</b> Semi-Furnished	<b>Age Of Construction</b> Less than 5 years		

Contact Owner

Get Phone No.

Last contact made 24 days ago

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### 3 BHK Apartment

By **GHAATRAK GROUP**

Avadh Utopia, Makhmalabad, Nashik


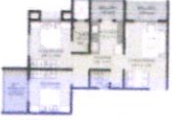
OFFER: Zero brokerage Know More

₹55.28 L



EMI starts at 29,27 ₹

6.14 K/sq.ft

Contact Owner

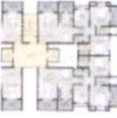
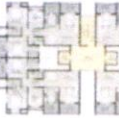
900 sq.ft  
Build Up Area

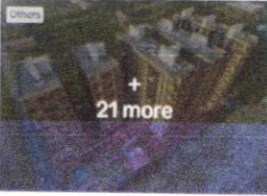



6.14 K/sq.ft  
Avg. Price

3 BHK  
Configuration

30th May, 2023  
Possession status



Lower of 18 floors

Unfurnished / Furnishing



## Price Indicators

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912 Sq-ft 2 BHK Flat For Sale in [Veer Sawarkar Nagar, Nashik](#)

2 Beds
 2 Baths
 1 Balcony
 Semi-Furnished

Carpet Area  
**912 sqft** -  
₹ 5,811/sqft

Status  
**Ready to Move**

Car Parking  
**1 Open**

Floor  
**2 (Out of 3 Floors)**

Facing  
**East**

Type Of Ownership  
**Freehold**

Transaction Type  
**Resale**

Furnished Status  
**Semi-Furnished**

Age Of Construction  
**Above 20 years**

+7 Photos

East Facing Property

Contact Owner

Get Phone No.

Last contact made 2 days ago

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As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is at ₹ 42,57,000.00 (Rupees Forty Two Lakh Fifty Seven Thousand Only). The Realizable Value of the above property is ₹ 40,44,150.00 (Forty Lakh Forty Four Thousand One Hundred Fifty Only) and the Distress Value is ₹ 34,05,600.00 (Thirty Four Lakh Five Thousand Six Hundred Only).

Place: Nashik

Date: 06.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.  
Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,  
email=cmd@vastukala.org, c=IN  
Date: 2023.06.06 10:58:06 +05'30

Auth. Sign.

Director

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

### Certificate

This is to certify that Approved Building Plan Accompanying Commencement Certificate C-2/ 16091/ 4644 dated 16.01.2014 of Building "Shree Balaji Vihar Apartment" is approved by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik is genuine & construction is as per copy of Approved Building Plan furnished.

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 of the Branch Manager with Office Seal)

Enclosures	
Declaration From Valuers (Annexure -I)	Attached
Model code of conduct for valuer (Annexure - II)	Attached



**Annexure – I**

**DECLARATION FROM VALUERS**

I, hereby declare that:

- a. The information furnished in my valuation report dated 06.06.2023 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 03.06.2023. 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. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - 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.



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**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)



Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration Was purchased by Shri. Pravin Shankar Sangale & Sau. Jyoti Pravin Sangale From Shri. Balu Kacharu Kakad vide Deed of Apartment dated 11.05.2022
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Gangapur Road, Nashik Branch, to assess fair market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar- Regd. Valuer Sanjay Phadol-Regional Technical Manager Swapnil Wagh- Site Engineer Vinita Surve - Technical Manager Rishidatt Yadav -Technical Officer.
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment -03.06.2023 Valuation Date -06.06.2023 Date of Report -06.06.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done - 03.06.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	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 Industrial and residential application in the locality etc.
11.	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 **06<sup>th</sup> 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring Total **Built up Area in = 900.00 Sq. Ft.** is being purchased by Name of Owner: **Sau. Jyoti Pravin Sangale & Shri. Pravin Shankar Sangale.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.





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 **Built up Area in = 900.00 Sq. Ft**

**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.





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 necessarily 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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

#### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

#### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

#### **Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

### Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN  
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Auth. Sign.

Think.Innovate.Create