

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Rajesh Prabhakar Patil &  
Mrs. Smita Rajesh Patil**

Residential Flat No. 1002, 10<sup>th</sup> Floor, Building A1, "Quillion Residences at Quillion Park", Survey No. 785/1+2/3/10, 785/1/2/3/11 & 777/3/1 (P), Near Sagar Sweets & Anmol Nayantara City One, Govind Nagar, Road Circle, Old Canal Link Road, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India.

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Latitude Longitude: 19°59'12.6"N 73°46'26.4"E

### Valuation Prepared for:

**Bank of Baroda**  
**Regional Office Nashik Road Branch**  
BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik -422 101, 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

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**Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (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. 1002, 10<sup>th</sup> Floor, Building A1, "Quillion Residences at Quillion Park", Survey No. 785/ 1+2/ 3 / 10, 785/1/2/3/11 & 777/3/1 (P), Near Sagar Sweets & Anmol Nayantara City One, Govind Nagar, Road Circle, Old Canal Link Road, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India belongs to **Mr. Rjaesh Prabhakar Patil & Mrs. Smita Rajesh Patil.**

Boundaries of the property.

Boundaries	Building	Flat (as per Plan)
North	Plot	Lift, Staircase & Flat No. A1- 1003
South	Plot	Side Margin
East	Nala and S. No. 786 (P)	Flat No. A1 - 1001
West	Plot	Side Margin

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 ₹ 85,37,300.00 (Rupees Eighty Five Lakh Thirty Seven Thousand Three Hundred Only). As per Site Inspection 5% 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, 1<sup>st</sup> 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.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

**The Chief Manager,****Bank of Baroda****Regional Office Nashik Road Branch**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik - 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 (Education) Purpose.
2.	a)	Date of inspection	: 07.07.2023
	b)	Date on which the valuation is made	: 10.07.2023
3.	List of documents produced for perusal: 1) Copy of Agreement to Sale Vide No. 7524 / 2022 dated 31.03.2022 2) Copy of Commencement Certificate No. LND /BP / CD/ 47 dated 01.06.2021 issued by Nashik Municipal Corporation. 3) Copy of Approved Building Plan Accompanying Commencement Certificate No. CD / 47 dated 01.06.2021 issued by Executive Engineer Town Planning Nashik Municipal Corporation. 4) Copy of Rera Certificate No. P51600030440 issued by Maharashtra Real Estate Regulatory Authority.		
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)	:	<u>Name of Owner:</u> <b>Mr. Rajesh Prabhakar Patil &amp; Mrs. Smita Rajesh Patil.</b>  <u>Address:</u> Residential Flat No. 1002, 10 <sup>th</sup> Floor, Building A1, "Quillion Residences at Quillion Park", Survey No. 785/ 1+2/ 3 / 10, 785/1/2/3/11 & 777/3/1 (P), Near Sagar Sweets & Anmol Nayantara City One, Govind Nagar, Road Circle, Old Canal Link Road, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India.  <u>Contact Person:</u> Mr. Amol Sir Contact No. + 7378499914 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat No. 1002 is located on 10 <sup>th</sup> Floor. As per Plan, the composition of flat is Living + 3 Bedrooms + Kitchen + Dining + Store Room + Pooja Room + 2 Toilets + Dresser room + Passage + Terrace (i.e. 3BHK).  The property is at 9.7 Km. distance from nearest railway station Nashik Road.

			<b>Landmark:</b> Near Sagar Sweets & Anmol Nayantara City One <b>At the time of inspection, the property was under construction. Extent of completion are as under:</b>
	RCC Footing	<b>Completed</b>	
	<b>Total</b>	<b>5% work completed</b>	
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. 785/ 1+2/ 3 / 10, 785/1/2/3/11 & 777/3/1 (P)
	b) Door No.	:	Residential Flat No. 1002
	c) T.S. No. / Village	:	Village – Nashik
	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 Commencement Certificate No. CD/ 47 dated 01.06.2021 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. 1002, 10 <sup>th</sup> Floor, Building A1, "Quillion Residences at Quillion Park", Survey No. 785/ 1+2/ 3 / 10, 785/1/2/3/11 & 777/3/1 (P), Near Sagar Sweets & Anmol Nayantara City One, Govind Nagar, Road Circle, Old Canal Link Road, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 009, 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	:	High Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Nashik Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No

13.	Dimensions / Boundaries of the Property / Building		<b>As per Actual Site</b>	<b>As per the Deed</b>
	North	:	Plot	S. No. 785/1+2+3/9
	South	:	Plot	S. No. 785/1+2+3/11(P)
	East	:	Nala and S. No. 786 (P)	Nala and S. No. 786 (P)
	West	:	Plot	S. No. 785/1+2+3/7
13.1	<b>Flat</b>		<b>As per Actual Site</b>	<b>As per Deed</b>
	North		Lift, Staircase & Flat No. A1- 1003	Lift, Staircase & Flat No. A1- 1003
	South		Side margin	Open to Sky Side margin
	East		Flat No. A1 - 1001	Flat No. A1 - 1001
	West		Side margin	Open to Sky Side margin
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°59'12.6"N 73°46'26.4"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 1394.00 Terrace Area in Sq. Ft = 133.00 <b>Total Carpet Area in Sq. Ft. = 1447.00</b> <b>Carpet area + 40% of Terrace Area</b> <b>(Carpet Area as Per Agreement of Sale)</b>  Built Area in Sq. Ft = 1592.00 (Carpet Area as per Agreement of sale +10%)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 1394.00 Terrace Area in Sq. Ft = 133.00 <b>Total Carpet Area in Sq. Ft. = 1447.00</b> <b>Carpet area + 40% of Terrace Area</b> <b>(Carpet Area as Per Agreement of Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is Under Construction	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 785/ 1+2/ 3 / 10, 785/1/2/3/11 & 777/3/1 (P)	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1002, 10th Floor, Building A1, " <b>Quillion Residences at Quillion Park</b> ", Survey No. 785/ 1+2/ 3 / 10, Near Sagar Sweets & Anmol Nayantara City One, Govind Nagar, Rd Circle, Old Canal Link Road, Village - Nashik, Taluka & District - Nashik, PIN	

		Code – 422 009, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: Building is Under Construction
5.	Number of Floors	: Proposed 2 Basement + Ground Floor + 2 (Podiums) + 1 <sup>st</sup> to 28 <sup>th</sup> Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 4 Flats on Tenth Floor (As per Plan)
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 Open Car Parking
	Is Compound wall existing?	: Proposed -Yes
	Is pavement laid around the building	: Proposed -Yes
<b>III</b>	<b>FLAT</b>	
1	The floor in which the Flat is situated	: 10 <sup>th</sup> Floor
2	Door No. of the Flat	: Residential Flat No. 1002
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
	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	: <b>Mr. Rajesh Prabhakar Patil &amp; Mrs. Smita Rajesh Patil</b>
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 Area in Sq. Ft = 1592.00 (Carpet Area Agreement for sale +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. = 1394.00 Terrace Area in Sq. Ft = 133.00 <b>Total Carpet Area in Sq. Ft. =1447.00</b> <b>Carpet area + 40% Terrace Area</b> <b>(Carpet Area as Per Agreement of Sale)</b>

12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Proposed Residential purpose
14	Is it Owner-occupied or let out?	:	Building is Under Construction
15	If rented, what is the monthly rent?	:	₹ 18,000.00 Expected rental income per month after building; completion
<b>IV</b>	<b>MARKETABILITY</b>	:	
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
<b>V</b>	<b>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)	:	₹ 5,500.00 to ₹ 6,500.00 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).	:	₹ 5,900.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,900.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 35,400.00 per Sq. M. ₹ 3,289.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	Building is Under Construction
5	Registered Value (if available)	:	---
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	₹ 2,000.00 per Sq. Ft
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,900.00 per Sq. Ft.
	Age of the building	:	Building is Under Construction
	Life of the building estimated	:	60 Year After Completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	-
	Depreciated Ratio of the building	:	N.A. Building is Under Construction
<b>b</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	:	₹ 3,900.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 5,900.00 per Sq. Ft.</b>
	<b>Remarks:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1447.00 Sq. Ft.	5,900.00	<b>85,37,300.00</b>
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			
	<b>Total value of the property</b>			<b>85,37,300.00</b>

**Value of Flat**

<b>Fair Market Value</b>	<b>85,37,500.00</b>
<b>Realizable value</b>	<b>81,10,435.00</b>
<b>Distress Value</b>	<b>68,29,840.00</b>
<b>Insurable value of the property (1592.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>31,84,000.00</b>
<b>Guideline value of the property (1592.00 Sq. Ft. X ₹ 3,289.00)</b>	<b>52,36,088.00</b>

**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

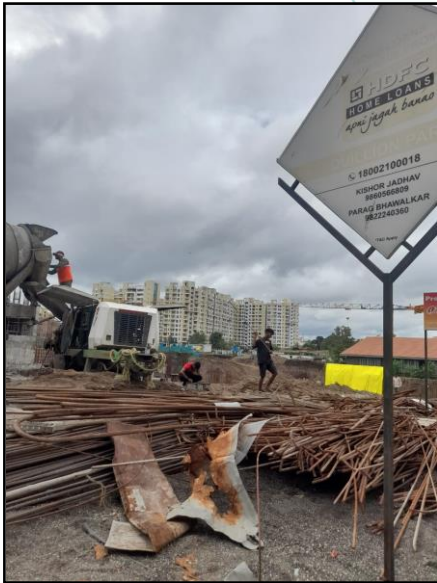
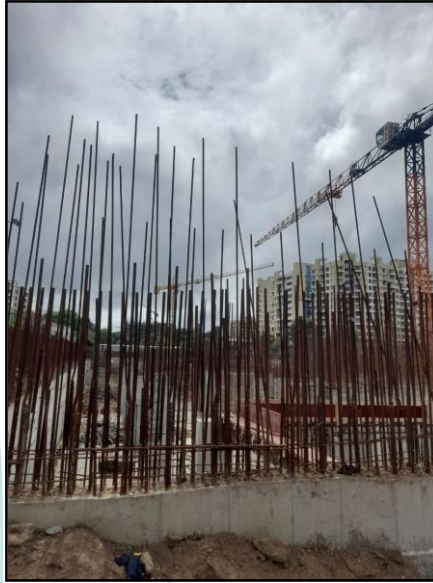


comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential 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 ₹ 5,500.00 to ₹ 6,500.00 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 ₹ 5,900.00 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	₹ 18,000.00 Expected rental income per month after building; completion
iii) Any likely income it may generate	Rental Income

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## Actual site photographs

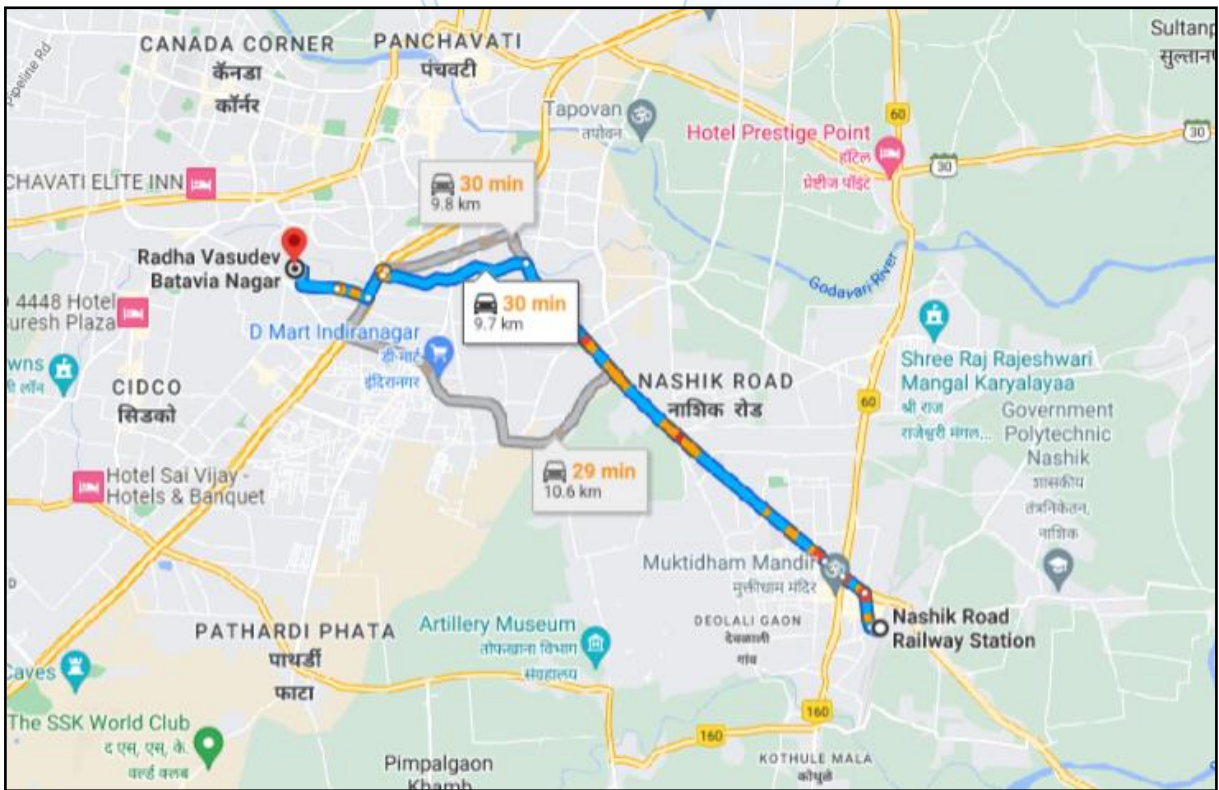
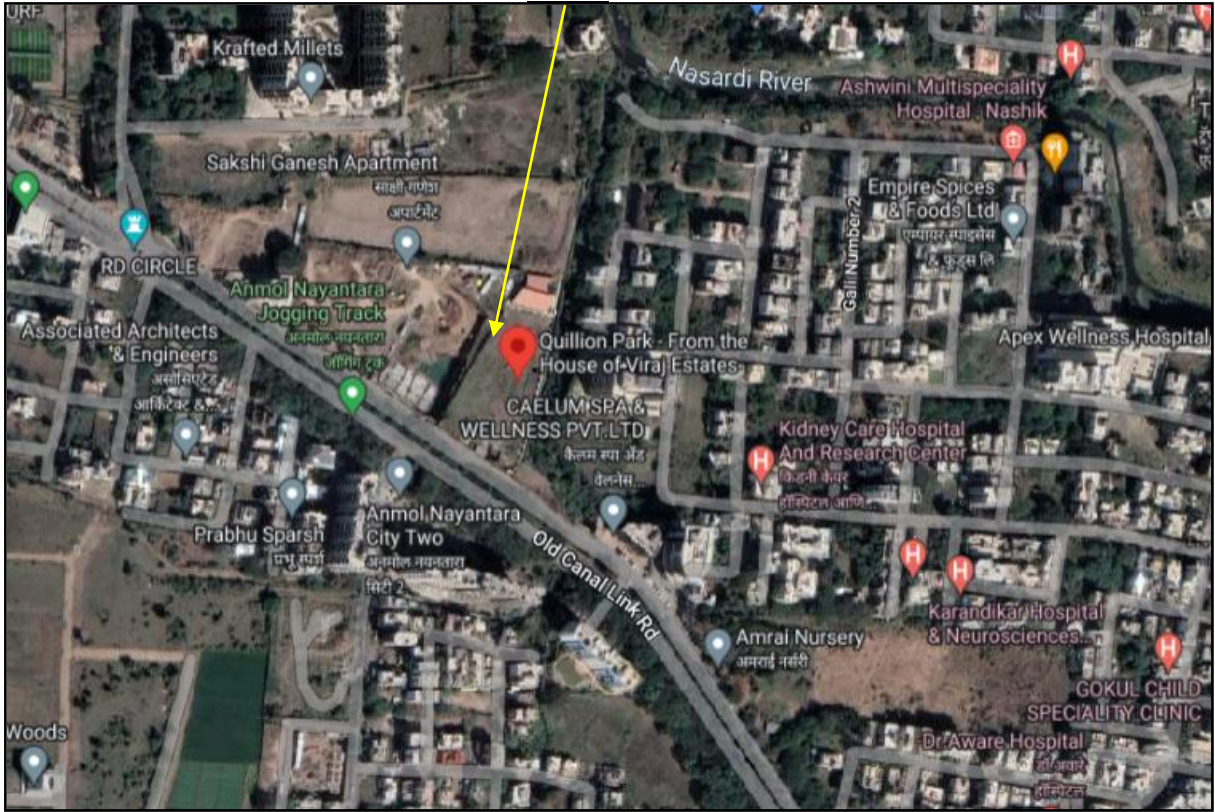


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## Route Map of the property


Site u/r



**Latitude Longitude: 19°59'12.6"N 73°46'26.4"E**


**Note:** The Blue line shows the route to site from nearest railway station (Nashik Road – 9.7 Km.)

## Ready Reckoner Rate



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Government Of Maharashtra

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Valuation
Home
Rule Guidline
LOGOUT

### Location Details

Select Type

Development Agreement
  Tenant Occupied
  Other

Division Name

Nashik

Help on Division

District Name	नाशिक	Taluka Name	नाशिक	Village/Zone Name	मीजे नाशिक - गावठाण ,न
Attribute	सद्वे नंबर	785		SubZone Name	1.3.15-कैनालच्या उत्तरेक
Mahapalika Area	Nashik Muncipal Cor				

Open Land	Residence	Office	Shop	Industry	Unit
12600	35400	40710	44250	0	Square Meter

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## Price Indicators


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Home > Property for Sale In Nashik > Penthouse for Sale In Nashik > 2338 Sq-ft

**1.12 Cr** [How much loan can I get?](#)



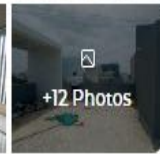
⋮

3 BHK For Sale in **Govind Nagar, Nashik**



3 Beds
 3 Baths
 16 Covered Parking
 Unfurnished

Carpet Area <b>2000 sqft</b> ▾ ≈ 5,600/sqft	Floor <b>1 (Out of 2 Floors)</b>	Transaction Type <b>New Property</b>
Status <b>Ready to Move</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>West</b>
Lifts <b>6</b>	Furnished Status <b>Unfurnished</b>	Car Parking <b>16 Covered</b>

+12 Photos

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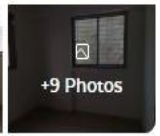
⋮

2 BHK For Sale in **Govind Nagar, Nashik**



2 Beds
 2 Baths
 Unfurnished

Carpet Area <b>940 sqft</b> ▾ ≈ 5,957/sqft	Floor <b>4 (Out of 4 Floors)</b>	Transaction Type <b>Resale</b>
Status <b>Ready to Move</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>East</b>
Furnished Status <b>Unfurnished</b>	Age Of Construction <b>Less than 5 years</b>	

+9 Photos

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POPULAR PROJECT

**43 L - 58.5 L**

S M Shree Chintamani Annex  
By S M Developers  
Talathi Colony, Nashik

Configurations: 2, 3 BHK Apartments | Possession Starts: Dec. 2025 | Avg. Price: 4/94 K/sq.ft

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### Radhe Developers Govinda Heights

₹35.58 L - 61.35 L | 6.21 K/sq.ft

EMI starts at 18.84 K

By **RADHE DEVELOPERS**  
S No. 788/2, Plot No. 11B, Govind Nagar, Nashik

Price excludes maintenance, floor rise c... [See More](#)

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Contact Developer

Project Images

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Project Images

Project Images

2, 3 BHK Apartments  
Configurations

Jun, 2019  
Possession Starts

6.21 K/sq.ft  
Avg. Price

573.00 sq.ft. - 988.00 sq.ft.  
(Carpet Area)  
Sizes

**99acres** Buy  Add more

All Photos

Outdoors

Facilities

Home > Projects in Nashik > Govind Nagar > Shreeji Celestia

**Shreeji Celestia** ☆

Govind Nagar, Nashik

View Number

✓ RERA

No Brokerage

3D Floor Plans Available

+20 Top Facilities

CONSTRUCTION STATUS

New Launch

Completion in Dec, 2024

🏠 **62.37 L - 1.24 Cr** + Govt. Charges

PRICE RANGE

2, 3, 4 BHK Apartment

2 BHK Apartment

Built-up Area  
1169 sq.ft. (108.6 sq.m.)

₹ 62.37 L + Govt. Charges

3 BHK Apartment

Built-up Area  
1572 - 1721 sq.ft. (146.04 - 159.89 sq.m.)

₹ 82.92 - 97.4 L + Govt. Charges

4 BHK Apartment

Built-up Area  
2144 - 2197 sq.ft. (199.1 - 203.1 sq.m.)

₹ 1.21 - 1.24 Cr + Govt. Charges



# Approved Plan

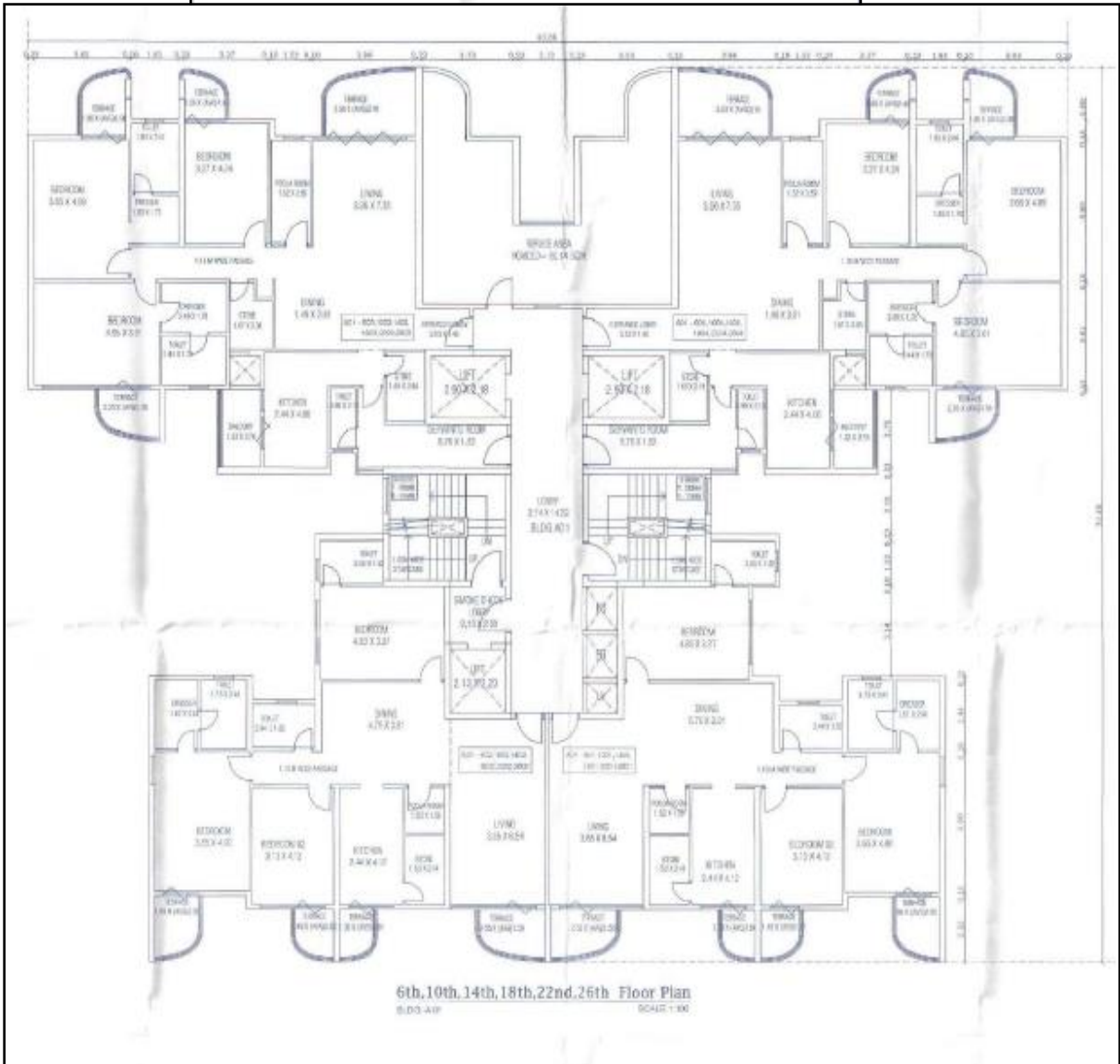
PROFORMA -1

REVISED GROUP HOUSING RESIDENTIAL+COMMERCIAL BUILDING PLAN ON S.NO.785/1/2/3/10 & 785/1/2/3/11(P) & 777/3/1(P), OF NASHIK SHIWAR FOR -FAREED A. KOKANI & OTHERS THRO. G.A.P.H. VIRAJ ESTATES PVT.LTD. & VIRAJ ESTATES PVT.LTD. & OTHERS TWO.	DRAWING SHEET NO. <b>7/29</b>
--	----------------------------------

**APPROVED**

The Plans submitted in .....  
As per the conditions mentioned in the accompanying commencement Certificate No. 147 dated 01/06/2021

  
**Executive Engineer**  
TOWN PLANNING  
Nashik Municipal Corporation  
Nashik



## Commencement Certificate



### NASHIK MUNICIPAL CORPORATION

NO:LND/BP/ CD 147  
DATE :- 01/06/2021

#### **SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE**

**TO, Mr. Farid A. kokani And Others Thro. G.P.A.H Viraj Estates Pvt. Ltd. & Viraj Estates Pvt. Ltd & Other Two.**

**C/o. Ar.Pankaj Jadhav & Stru.Engg.Bhavesh Patel Of Nashik.**

**Sub -:** Sanction of Building Permission & Commencement Certificate on Plot No. -- of S.No.785/1/2/3/10 & 785/1/2/3/11(P) & 777/3/1(P) of Nashik Shiwar.

**Ref -:** 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated: 27/08/2020 Inward No. B2/BP/37  
2) Previous Approved building permission No.CD/13/2020 Dt:27/08/2020

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 --- subjected to the following conditions.

#### **CONDITIONS (1 to 63)**

1. The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
2. 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.
3. 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.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The date of commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**
6. 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.].
7. 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.
8. 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.
9. 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.



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

An ISO 9001:2015 Certified Company

www.vastukala.org





# Agreement for Sale






ZONE No.	:- 1.3.15
GOVT. Rate Rs.	:- 31,710/-
GOVT. VALUATION Rs.	:- 47,60,000/-
CONSIDERATION Rs.	:- 48,80,000/-
STAMP DUTY Rs.	:- 2,92,800/-
REGISTRATION FEES Rs.	:- 30,000/-

**AGREEMENT OF SALE**

THIS AGREEMENT OF SALE of Constructed area made and executed on this 31st day of March, in the year Two Thousand Twenty-Two at Nashik.

\* THERE ARE NO HAND CORRECTIONS ON THIS PAGE.  
NOTE: PLEASE READ AND UNDERSTAND THE CONTENTS OF THIS PAGE CAREFULLY BEFORE SIGNING HERE.

- BETWEEN**
- 1. Mr. Mohammed Rafiq Ahmed Saheb Kokani [Deceased]**  
Through legal heirs
    - 1A. Mr. Mudassar Mohammed Rafiq Kokani  
Age: 36 Years, Occupation: Farming & Business  
PAN: CXJPK 1687B  
AADHAAR: 4905 3937 7900
    - 1B. Mr. Mohammed Shoaib Mohammed Rafiq Kokani  
Age: 35 Years, Occupation: Farming & Business  
AADHAAR: 5399 3524 5603
    - 1C. Smt. Fatema Farhan Kokani  
Age: 37 Years, Occupation: Housewife  
PAN: JTDPK4367R  
AADHAAR: 9504 9802 8095
  2. Mr. Mudassar Mohammed Rafiq Kokani  
Age: 36 Years, Occupation: Farming & Business  
PAN: CXJPK 1687B  
AADHAAR: 4905 3937 7900
  3. Mr. Mohammed Shoaib Mohammed Rafique Kokani  
Age: 35 Years, Occupation: Farming & Business  
PAN: KPSPK1707M  
AADHAAR: 5399 3524 5603
  4. Mr. Faridoddin Ahmedsaheb Kokani  
Age: 62 Years, Occupation: Farming & Business  
PAN: AWXPK 7596C  
AADHAAR: 5949 5224 3840
  5. Mr. Farhan Faridoddin Kokani  
Age: 35 Years, Occupation: Farming & Business  
PAN: BZUPK 0541C  
AADHAAR: 7356 8107 7116
  6. Mr. Sufiyan Faridoddin Kokani  
Age: 31 Years, Occupation: Farming & Business  
AADHAAR: 3700 5940 0250
  7. Mr. Fakir Mohammed Faridoddin Kokani  
Age: 25 Years, Occupation: Farming & Business  
AADHAAR: 9329 3369 9249
  8. Mr. Gulam Mohammed Ahmedsaheb Kokani  
Age: 52 Years, Occupation: Farming & Business  
PAN: BPPPK 9322G  
AADHAAR: 9486 3730 4538



Hereinafter referred to as the VENDOR / PROMOTERS (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the said person, his legal representatives, executors, administrators) of the FIRST PART.

**AND**

1. Mr. Rajesh Prabhakar Patil  
Age: 46 Years, Occupation: Service  
PAN: AHOPP4329C  
AADHAAR: 9116 5062 9454
2. Mrs. Smita Rajesh Patil  
Age: 41 Years, Occupation: Housewife  
PAN: CPIPP7058D  
AADHAAR: 2603 6864 6753

Both R/o: Avishkar Bungalow, Morwadi Telco Road, Telco Compound, Pimpri, Pune City, Pune - 411018.

Hereinafter referred to as the ALLOTTEE/S [which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/ her /their heirs, legal representatives, executors and administrators, assigns] of the SECOND PART.

**AND**

1. Arisk Builders and Developers Partnership Firm  
Having registered address at:  
404, A Karmabhoomi Hingwala Extension,  
Ghatkopar [East], Mumbai - 400077  
PAN: AARFA 1117H  
Through partner  
Mr. Vijay Laljibhai Chheda  
Age: 41 years, Business: Farming & Business  
PAN: AIFPC366G  
AADHAAR: 9258 7649 0034  
R/o: 404, A Karmabhoomi Hingwala Extension,  
Ghatkopar [East], Mumbai - 400077
2. Mr. Vedang Vaishal Naik  
Age: 27 years, Occupation: Farming & Business  
PAN: AUMPN 5940L  
AADHAAR: 8567 3791 9758  
R/o: 15, Vardhman Nagar, Racca Colony,  
Sharanpur Road, Nashik - 422002

Hereinafter referred to as the CONSENTING PARTY [which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/ her /their heirs, legal representatives, executors and administrators, assigns] of the THIRD PART.

NOTION: S. NO. 785/1+2+3/9.

**SCHEDULE III**

**OF THE LAND COMPRISING OF QUILLION RESIDENCES @ QUILLION PARK**

All that piece and parcel of N.A. land bearing S. No. 785/1+2+3/10 admeasuring 13,700.00 sq. meters situated at Village Nashik, Tal. and Dist. Nashik within limits of Nashik Municipal Corporation and Urban Agglomeration Nashik which is bounded as:

East: Nala and S. No. 786 [P].  
West: S. No. 785/1+2+3/7.  
South: S. No. 785/1+2+3/11 [P].  
North: S. No. 785/1+2+3/9.

**SCHEDULE IV**

**OF THE SAID PREMISES REFERRED TO ABOVE**

On the aforesaid property described in Schedule II a project named as "Quillion Park" is under construction, from and out of the said project on the property bearing S. No. 785/1+2/3/10 more particularly described in Schedule III residential part under name and style as Quillion Residences @ Quillion Park being constructed and from the said land on an area of 7942.23 sq. meters a Phase No. I comprising of Building No. A1 & C from Quillion Residences at Quillion Park is being constructed and from the said Phase I land area of 3466.73 Building A1 is being constructed and in the Building A1 premise bearing Flat No. 1002 on 10<sup>th</sup> Floor. The carpet area of the said premise is 129.55 Sq. Mtrs i. e. 1394.48 sq. feet of carpet + 12.39 Sq. Mtrs i. e. 133.37 Sq. Feet of Terrace Area along with 1 parking of 10.35 Sq. Meters i.e. 111.41 Sq. Feet + Wherein each parking space has stackable space for 1 more parking (if applicable) with proportionate right in the common areas. The said premise is bounded as :

East: Flat No A1-1001  
West: Open to Sky Side Margin  
South: Open to Sky Side Margin  
North: Lift, Staircase & Flat No A1-1003

THERE ARE NO HAND CORRECTIONS ON THIS PAGE.  
PLEASE READ AND UNDERSTAND THE CONTENTS OF THIS PAGE CAREFULLY BEFORE SIGNING HERE:

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 ₹ **85,37,300.00 (Rupees Eighty Five Lakh Thirty Seven Thousand Three Hundred Only)**. The **Realizable Value** of the above property ₹ **81,10,435.00 (Rupees Eighty One Lakh Ten Thousand Four Hundred Thirty Five Only)** and the **Distress Value** ₹ **68,29,840.00 (Rupees Sixty Eight Lakh Twenty Nine Thousand Eight Hundred Forty Only)**.

Place: Nashik

Date: 10.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Enclosures		
	Declaration from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

\_\_\_\_\_ only).

Date

Signature  
(Name Branch Official with seal)

(Annexure – I)

## DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 10.07.2023 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 07.07.2023. 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 Mr. Rajesh Prabhakar Patil & Mrs. Smita Rajesh Patil from Viraj Estates Pvt. Ltd Vide Agreement of Sale date 31.03.2022
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, RO 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 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 – 07.07.2023 Valuation Date - 10.07.2023 Date of Report - 10.07.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 07.07.2023
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 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 **10<sup>th</sup> July 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 **1447.00 Sq. Ft. Total Carpet Area** owned by **Mr. Rajesh Prabhakar Patil & Mrs. Smita Rajesh Patil**. 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 owned by **Mr. Rajesh Prabhakar Patil & Mrs. Smita Rajesh Patil**. 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 **1447.00 Sq. Ft. Total 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 **1447.00 Sq. Ft. Total 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.

## 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: 10.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

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

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