

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Sudhir Barku Bhadane**

Name of Owner: **Mrs. Sunanda Balu Sonawane &  
Mrs. Suman Keshav Dholi**

Residential Row Bungalow No. 2, Ground + First Floor, " **New Sai Samruddhi Row Bungalows**",  
Survey No. 925/3/2 (Old 1157), Plot No. 17, Behind Sai Hotel, Deshmukh Nagar, At - Sinnar,  
Taluka- Sinnar , District - Nashik, PIN Code – 422 113, State – Maharashtra, Country – India.

Latitude Longitude: 19°51'07.4"N 73°58'58.3"E

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### Valuation Done for:

**Bank of Baroda  
Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik, PIN – 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 Row Bungalow No. 2, Ground + First Floor, " **New Sai Samruddhi Row Bungalows**", Survey No. 925/3/2 (Old 1157), Plot No. 17, Behind Sai Hotel, Deshmukh Nagar, At - Sinnar, Taluka- Sinnar, District - Nashik, PIN Code – 422 113, State – Maharashtra, Country – India belongs to **Mrs. Sunanda Balu Sonawane & Mrs. Suman Keshav Dholi**. Name of Proposed Purchaser: **Shri. Sudhir Barku Bhadane**.

Boundaries of the property.

Boundaries	Plot	Row Bungalow
North	Open Plot	Row Bungalow No.1
South	Open Plot	Row Bungalow No.2
East	Open Plot	Open Plot
West	Road	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 for this particular purpose at **₹ 36,16,000.00 (Rupees Thirty Six Lakh Sixteen 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.**

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**Director**

**Auth. Sign.**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.



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**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,  
**The Chief Manager,**  
**Bank of Baroda**  
**Regional Office**  
 BSNL Building, Datta Mandir Road, Nashik Road,  
 Nashik, PIN – 422 101, State - Maharashtra, Country - India

**VALUATION REPORT (IN RESPECT OF ROW BUNGALOW)**

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 : 20.07.2023
	b)	Date on which the valuation is made : 22.07.2023
3.	List of documents produced for perusal: i. Copy of Draft Agreement of Sale date 06.07.2023 between Mrs. Sunanda Balu Sonawane & Mrs. Suman Keshav Dholi (the Owner) and Shri. Sudhir Barku Bhadane (Proposed Purchaser) ii. Copy of Commencement Certificate No. CBNSN-22/BP/400/2023 dated 12.01.2023 issued by Er. Suraj. D. Ugale (Ariyant Associate and Consulting Services) Reg. No. CCNSN/R/2021-2023/APL/0160. iii. Copy of Low Risk Based Building Plan issued by Er. Suraj. D. Ugale (Ariyant Associate and Consulting Services) Reg. No. CCNSN / R / 2021-2023 / APL / 0160 Receipt No. 400 Dated.12.01.2023.	
/	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 Proposed Purchaser</u> <b>Shri. Sudhir Barku Bhadane</b>  <u>Name of Owner</u> <b>Mrs. Sunanda Balu Sonawane &amp; Mrs. Suman Keshav Dholi</b>  <u>Address:</u> Residential Row Bungalow No. 2, Ground + First Floor, “ <b>New Sai Samruddhi Row Bungalows</b> ”, Survey No. 925/3/2 (Old 1157), Plot No. 17, Behind Sai Hotel, Deshmukh Nagar, At - Sinnar, Taluka-Sinnar, District - Nashik, PIN Code – 422 113, State – Maharashtra, Country – India.  <u>Contact Person:</u> Shri. Vaibhav Kurhade (Bank Staff) Contact No. +91 9503106869  Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Row Bungalow of Ground + First floor. As per approved plan, the composition of Row Bungalow is:

			<p><b>Ground Floor</b> – Hall + Kitchen + Bath + W. C. + Passage+ Staircase + Porch.</p> <p><b>First Floor</b> – 2 Bedrooms + Bath + W. C. + Passage+ Staircase + Terrace</p> <p>The property is at 21.3 Km. travelling distance from nearest railway station Nashik Road.</p> <p><b>Landmark:</b> Behind Sai Hotel</p>
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. 925/3/2 (Old 1157), Plot No.17
	b) Door No.	:	Residential Row Bungalow No.2
	c) T.S. No. / Village	:	At – Sinnar
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Low Risk Based Building Plan issued by Er. Suraj. D. Ugale (Ariyant Associate and Consulting Services) Reg. No. CCNSN / R / 2021-2023 / APL / 0160 Receipt No. 400 Dated.12.01.2023
	g) Approved map / plan issuing authority	:	Services) Reg. No. CCNSN / R / 2021-2023 / APL / 0160 Receipt No. 400 Dated.12.01.2023
	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 Row Bungalow No. 2, Ground + First Floor, “ <b>New Sai Samruddhi Row Bungalows</b> ”, Survey No. 925/3/2 (Old 1157), Plot No. 17, Behind Sai Hotel, Deshmukh Nagar, At - Sinnar, Taluka-Sinnar, District - Nashik, PIN Code – 422 113, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Sinnar Sinnar Nagarparishad, Sinnar
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 / Plot		<b>Actual</b>
	North	:	Open Plot
			<b>As per Agreement</b>
			Plot No.16

	South	:	Open Plot	Plot No.18
	East	:	Open Plot	Plot No.35
	West	:	Road	9 Mtr. Wide Colony Road
13.1	Dimensions / Boundaries of the property / <b>Row Bungalow</b>		<b>Actual</b>	<b>As per Agreement</b>
	North		Row Bungalow No.1	Row Bungalow No.1 on Plot No.17
	South		Row Bungalow No.2	Row Bungalow No.2 on Plot No.18
	East		Open Plot	Plot No.35
	West		Road	9 Mtr. Wide Colony Road
13.2	Latitude, Longitude & Co-ordinates of the site	:	19°51'07.4"N 73°58'58.3"E	
13.3	Whether Boundaries Matching with Actual		Yes	
14.	Extent of the site	:	<p>Total Carpet Area in Sq.Ft. = 730.00 Terrace Area in Sq. Ft. =79.00 Open Space Area in Sq. Ft. =213.00 (Area as per Site Measurement)</p> <p><b>Built Up Area in Sq. Ft. = 1130.00</b> <b>(Area as per Draft Agreement of Sale)</b></p>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up Area in Sq. Ft. = 1130.00</b> <b>(Area as per Draft Agreement of Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 925/3/2 (Old 1157), Plot No. 17	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Sinnar Sinnar Nagarparishad, Sinnar	
	Door No., Street or Road (Pin Code)	:	Residential Row Bungalow No. 2, Ground + First Floor, “ <b>New Sai Samruddhi Row Bungalows</b> ”, Survey No. 925/3/2 (Old 1157), Plot No.17, Behind Sai Hotel, Deshmukh Nagar, At - Sinnar, Taluka-Sinnar, District - Nashik, PIN Code – 422 113, State – Maharashtra, Country – India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2023 (As per site Information)	
5.	Number of Floors	:	Ground Floor + First Floor	

6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Row Bungalows
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	N.A.
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>Row Bungalow</b>		
1	The floor in which the Row Bungalow is situated	:	Ground Floor + First Floor
2	Door No. of the Row Bungalow	:	Residential Row Bungalow No. 2
3	Specifications of the Row Bungalow	:	
	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.	:	Details Not Available
	Tax paid in the name of:	:	Details Not Available
	Tax amount:	:	Details Not Available
5	Electricity Service connection No.:	:	Details Not Available
	Meter Card is in the name of:	:	Details Not Available
6	How is the maintenance of the Row Bungalow?	:	Good
7	Sale Deed executed in the name of	:	<u>Name of Proposed Purchaser</u> <b>Shri. Sudhir Barku Bhadane</b>  <u>Name of Owner</u> <b>Mrs. Sunanda Balu Sonawane &amp;</b> <b>Mrs. Suman Keshav Dholi</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Row Bungalow?	:	Built Up Area in Sq. Ft. = 1130.00 (Area as per Draft Agreement of Sale)
10	What is the floor space index (app.)	:	As per Sinnar Nagarparishad, Sinnar norms
11	What is the Carpet Area of the Row Bungalow?	:	Total Carpet Area in Sq.Ft. = 730.00 Terrace Area in Sq.Ft. =79.00 Open Space Area in Sq.Ft. =213.00 (Area as per Site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium

13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 7,000.00 Expected rental income per month
<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 developed 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 Row Bungalow 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)	:	₹ 3,000.00 to ₹ 4,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row Bungalow under valuation after comparing with the specifications and other factors with the Row Bungalow under comparison (give details).	:	3,200.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 1,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 21,800.00 per Sq. M. ₹ 2,025.00 per Sq. Ft.
	Guideline rate (After Depreciation)	:	₹ 21,800.00 per Sq. M. ₹ 2,025.00 per Sq. Ft.
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 Row Bungalow with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	New Construction
	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	-
	Depreciated Ratio of the building	:	-
<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	:	₹ 1,200.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 3,200.00 per Sq. Ft.</b>
	<b>Remark: -</b>	:	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row Bungalow	1130.00 Sq. Ft.	3,200.00	<b>36,16,000.00</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	As per current stage of work completion the value of the Row Bungalow (if Row Bungalow is under construction)			
12	After 100% completion final value of Row Bungalow			
	<b>Total Value of the property</b>			<b>36,16,000.00</b>

**Value of Row Bungalow**

<b>Fair Market Value of the property</b>	<b>36,16,000.00</b>
<b>Realizable value of the property</b>	<b>34,35,200.00</b>
<b>Distress Value of the property</b>	<b>28,92,800.00</b>
<b>Insurable value of the property (1130.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>22,60,000.00</b>
<b>Guideline value of the property (1130.00 Sq. Ft. X ₹ 2,025.00)</b>	<b>22,88,250.00</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 Row Bungalow, where



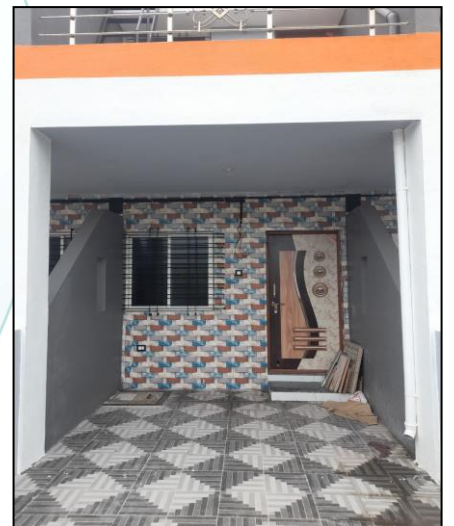
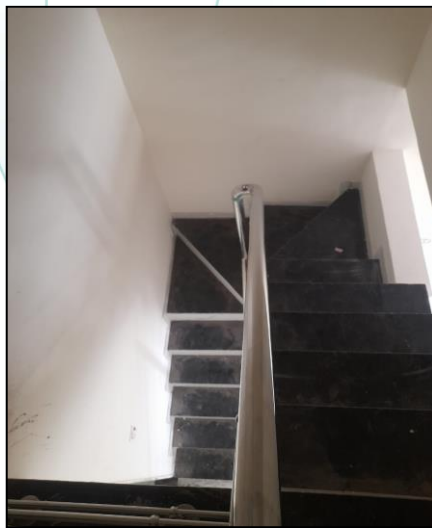
there are typically many comparables available to analyze. As the property is a Residential Row Bungalow, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 3,000.00 to ₹ 4,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Row Bungalow size, location, upswing in real estate prices, sustained demand for Residential Row Bungalow, all-round development of commercial and residential application in the locality etc. We estimate ₹ 3,200.00 per Sq. Ft. on Built Up 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	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 7,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income <sup>®</sup>



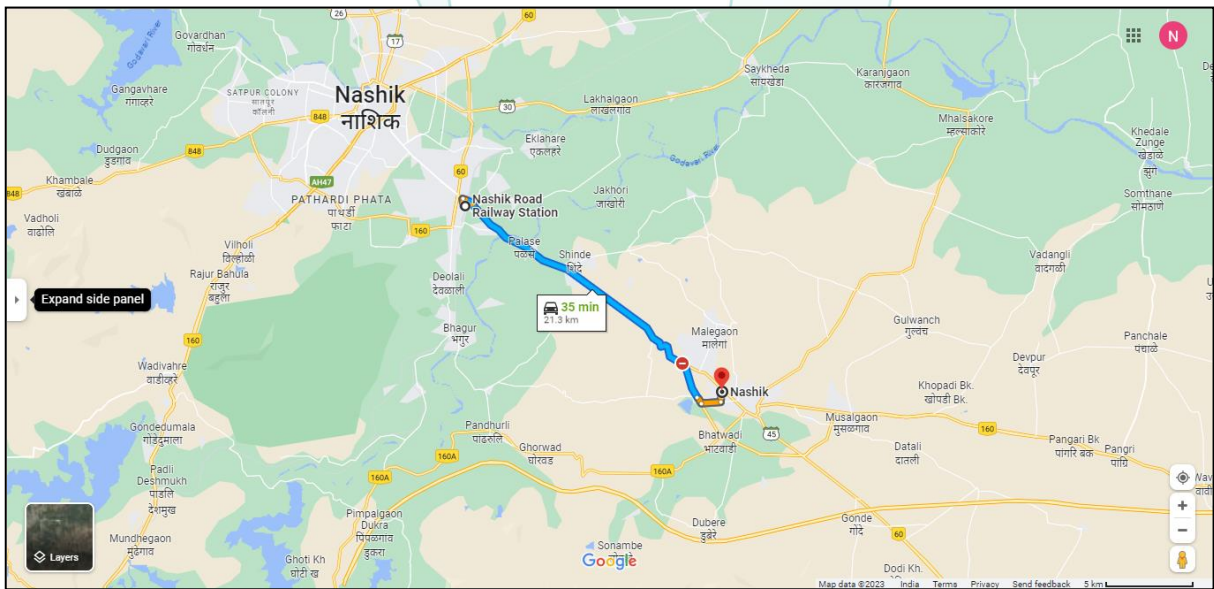
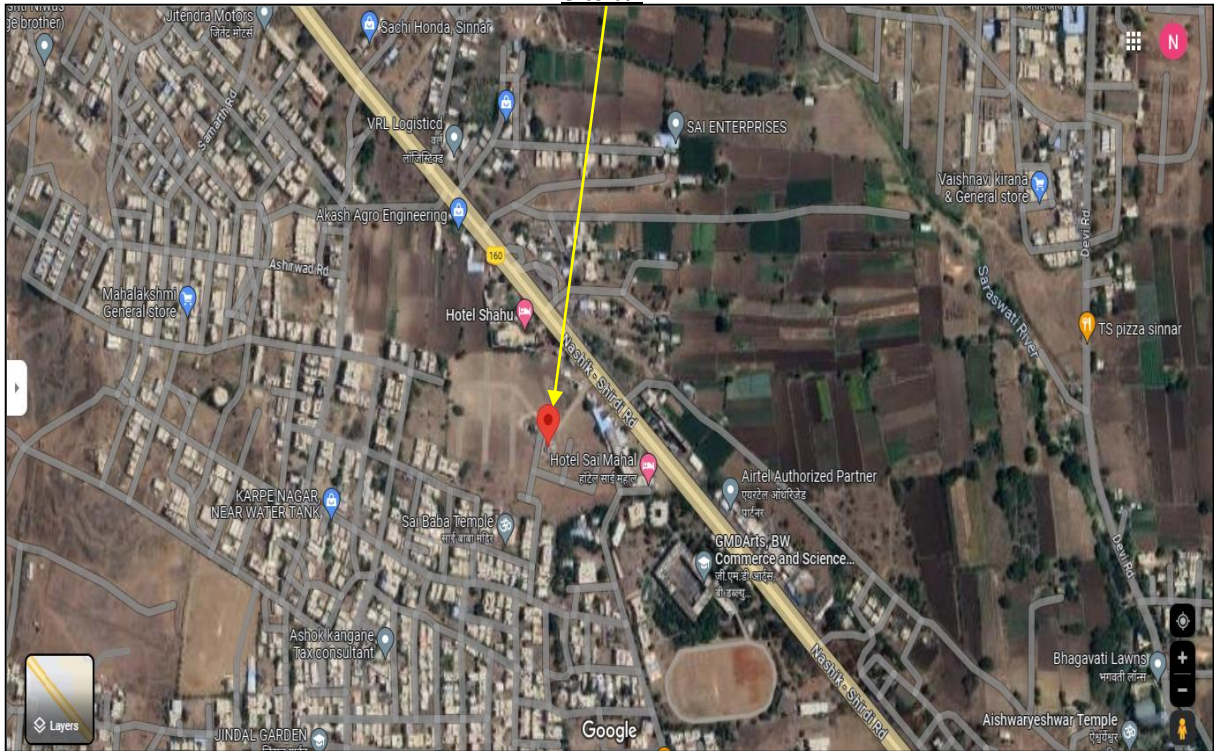
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## Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°51'07.4"N 73°58'58.3"E**

**Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 21.3 Km.)**

## Ready Reckoner Rate

शिवार : सिन्नर - १

विभाग क्रमांक : २.४

दर : ३०२०/- प्रति चौरस मिटर

बांधकामाचा दर : २१,८००/- प्रति चौरस मिटर

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## Price Indicators

Home / Sinnar Taluka / House for Sale in Sinnar Taluka / 1 BHK Independent House Last updated: Oct 27, 2022


### 1 BHK Independent House ₹28.0 L EMI starts at ₹14.83 K

Sinnar Taluka, Kedarpur ₹4.00 K/sq.ft

OFFERS


Zero brokerage Know More


Contact Owner



SHARE

SAVE





700 sq.ft  
Build Up Area

₹4.00 K/sq.ft  
Avg. Price

7 Year Old  
Age of property

Ready to move  
Possession status

Unfurnished  
Furnishing

OVERVIEW
PROMOTIONS
POPULAR PROPERTIES NEARBY
AMENITIES
LOCALITY
CALCULATOR

Home > Property In Nasik > House for sale In Nasik > House for sale in Sinnar > 2 BHK House for sale in Sinnar Posted on Feb 23, 2023 | Ready to move

### ₹26.5 Lac @ 3,312 per sq.ft. 2Bedrooms 2Baths

Estimated EMI ₹21,166 Independent House/Villa for Sale

in Sinnar, Nasik, Maharashtra Contact Owner FREE


RERA STATUS

NOT AVAILABLE

Website: <https://maharera.t.mahaonline.gov.in>

Shortlist

Property (5)



Photos (1/5)

Area

Plot area 800 sq.ft. (74.32 sq.m.)

Configuration

2 Bedrooms, 2 Bathrooms, 1 Balcony

Price

₹ 26.5 Lac+ Govt Charges & Tax @ 3,312 per sq.ft.

Address

Sinnar, Nasik

Total Floors

2 Floors

Property Age

0 to 1 Year Old

## Draft Agreement of Sale

<p style="text-align: center;"><b>॥ श्री स्वामी समर्थ ॥</b></p> <p>शिवाय :- सित्र - १</p> <p>विभाग क्रमांक :- २.४</p> <p>दर :- ३०२०/- प्रति चौरस मिटर</p> <p>बांधण्यासाठी दर :- २१,८००/- प्रति चौरस मिटर</p> <p>बांधण्यासाठी प्रयत्न :- आर.सी.सी. स्वरूपाचे</p> <p>सर्व्हे नंबर :- १२५ / ३ / २ (पुणे सर्व्हे नंबर - ११५०)</p> <p>प्लॉट नंबर :- १० वरवी न्यू साई समृद्धी रो-बंगलोर</p> <p>रो - बंगलोर नंबर :- ०२</p> <p>रो-बंगलोरचे प्लॉटचे क्षेत्र:- ५१.२० चौरस मिटर</p> <p>रो-बंगलोरचे बांधीचे क्षेत्र:- ६६.२२ चौरस मिटर (कारपेट) टेरस क्षेत्राकड ०.१३ चौरस मिटर यांसी सेलेंबटा विरटअच क्षेत्राकड ११३०.२० चौरस मिटर म्हणजेच १०५.०३ चौरस मिटर</p> <p>बाजार मूल्य :- २४,००,०००/-</p> <p>मोबिलिटी :- २८,००,०००/-</p> <p>मुद्रांक मूल्य :- १,६८,०००/-</p> <p>नोंदणी मी :- २८,०००/-</p> <p style="text-align: center;"><b><u>साठेखत करारनामा</u></b></p> <p style="text-align: center;"><b>(Agreement of Sale)</b></p> <p>साठेखत करारनामा आज दिनांक ०६ गाळे जुलै इतमी सन २०२३ रोजी गुलवार ते</p> <p>दिवशी सित्र मुर्यामी.....</p>	<p>१) श्री. सुधीर बारकु भडाने</p> <p>उ.मन - ३१ बर्से, भंदा - पोखरी</p> <p>वेल कार्ड नंबर - AUMPP ३०२२ G</p> <p>अभ्यास कार्ड नंबर - ०९२९ २९३८ २९३९</p> <p>पातणार - अकिण्ठ बरत, वेराभुव बरत पवळ,</p> <p>पराकवाडी रोड, काचपे मळा, पित्रा हा, पित्रा</p> <p>वि, शारिक मळाराद - ४२२०*३ .....सिद्धत वेणार</p> <p style="text-align: center;">- यांसी -</p> <p>१) श्रीमती. सुमदा बाजु सोनवणे</p> <p>उ.मन - ५२ बर्से, भंदा - सोती व मुडिणी</p> <p>वेल कार्ड नंबर - UDPS ५८८६ L</p> <p>अभ्यास कार्ड नंबर - ८९०८ २६९३ १५१३</p> <p>पातणार - मुलकाल - लतवाडी, पोष्ट - लपेगांव</p> <p>हा, पित्रा वि, शारिक मळाराद - ४२२०*३</p> <p>२) श्रीमती. सुमन केराम डोती</p> <p>उ.मन - ५२ बर्से, भंदा - सोती व मुडिणी</p> <p>वेल कार्ड नंबर - DOYFD *५*० H</p> <p>अभ्यास कार्ड नंबर - ३५२९ ५००० ३१५२</p> <p>पातणार - डोती वली, मुलकाल पोष्ट - कुपे</p> <p>हा, पित्रा वि, शारिक मळाराद - ४२२०*३ .....सिद्धत वेणार</p> <p>या सेठ्यात सिद्धत वेणार यांचा मुक्ती / मुक्या / मुक्या / मुक्या / सिद्धत वेणार व सिद्धत वेणार यांचा आम्ही / आम्हा / आता / आता / आता / आता / आता / आता / सिद्धत वेणार आहे प्रबोधने आहे. आम्ही श्रीमती वेणार यांचा दालोच श्रीमती वेणार अच केलेला आहे. या पत्रे भंजराकडे दलकाले संकवारच, अचरानीच, एचजीएनएच, सिंगल रिजिस्ट्रिडिब, पल्लोचन या पत्रांचा पत्रावेला आहे. काल ५३ यांत बर्सेन केलेल्या निव्वकलीचा दालोच पत्र निव्वकल/ दलपेचल निव्वकल अच केलेला अचुन पत्र निव्वकल या पत्रावेलाचा विचन अचलेली निव्वकल आहे.</p>
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## Draft Agreement of Sale

१) मिळकतीचे वर्णन :- पुणे जिल्हा भासिक,पोट पुणे जिल्हा तालुका सिद्धार पेडी, मीचे सिद्धार नगरपालिका हद्दीमधील व शिवाचालील, रहिवासी विभागात स्थापित असलेली मीजे सिद्धार - ०१ या गांधाचे शिवाचालील विनशेती प्लॉट मिळकत,यांची हल्लीचे रेकॉर्ड ऑफ राईटस प्रमाणे रेकॉर्ड.....

१ अ) सर्व्हे नंबर - १२५ / ३ / २ (जुगा सर्व्हे नंबर - ११५०) मधील गिवास प्रयोजनार्थ विनशेती प्लॉट नंबर - १० यांची क्षेत्रफळ १४८.०० चौरस मिटर यांची आकार रु १००.०० फीट.

यांची चतुःसिमा खालील प्रमाणे ....

पूर्वेस :- याच लो आऊट मधील प्लॉट नंबर - ३५  
 पश्चिमेस :- १.०० मिटर लंदीचा खोलागी रोड  
 दक्षिणेस :- याच लो आऊट मधील प्लॉट नंबर - १८  
 उत्तरेस :- याच लो आऊट मधील प्लॉट नंबर - १६

१ ब) उपरोक्त कालम १ अ मध्ये वर्णन केलेल्या प्लॉट मिळकतीवर बांधण्यात येत असलेल्या न्यू साईड समृद्धी रो-बंगलोज मधील रो-बंगलो नंबर - ०२ यांची प्लॉट (एक जागेचे) क्षेत्रफळ ५१.२० चौरस मिटर या मिळकतीवरील आर.सी.सी. स्वरुपाचे घटई ६६.२२ चौरस मिटर (कारपेट) टरेस क्षेत्रफळ ०.१३ चौरस मिटर यांची सेलेबल बिल्टअप क्षेत्रफळ ११३०.२० चौरस फुट म्हणजेच १०५.०३ चौरस मिटर या साठेखत कारारनाम्याचा विषय असलेली ही संपूर्ण मिळकत.

(प्लॉट नंबर - १० यांची प्लॉट (एकजागेचे) क्षेत्रफळ ५१.२० चौरस मिटर या वस्तू  
अपघे विक्री / हस्तांतरित केलेली आहे.)

सदर मिळकतीच्या वर्णन मध्ये दाखविल्याप्रमाणे रो-बंगलोच्या भागील व पुढील व जाणु बाणुची भोळकी जाणा बापरणेचे हक्कासह मिळकत.

यांची चतुःसिमा खालील प्रमाणे ....

पूर्वेस :- याच लो आऊट मधील प्लॉट नंबर - ३५  
 पश्चिमेस :- १.०० मिटर लंदीचा खोलागी रोड  
 दक्षिणेस :- प्लॉट नंबर - १८ मधील रो-बंगलो नंबर - ०२  
 उत्तरेस :- प्लॉट नंबर - १० मधील रो-बंगलो नंबर - ०१

वेणेप्रमाणे चतुःसिमा पूर्वकीची मिळकत दगड, पाती, विटा पासह रो-बंगलोज मिळकत तसेच गिवासी विनशेती प्लॉट / रो-बंगलोज यागीचे बहिवाटीचे व ड्रेनेजचे वगैरे सर्व मार्ग व हक्क मंजुर होऊनकट प्लॉटप्रमाणे खोलागी मधील सामाईक. रस्त्याचे व सामाईक ड्रेनेजचे सागाईयात आहे त्या सर्व व हक्कांसह आणि खोलागी मधील सामाईक खुली जाणा सामाईक बापरण्याचे हक्कासह,पाण्यासाठी अंतराकंड टाकी व इतर सामाईक सुविधांसह बापरण्याचे हक्कासह तसेच मिळकतीचे बांधकाम संबंधीत असलेल्या सुविधा ( जॅमिनीटोच ) परिशिष्ट अ मध्ये दर्शविल्या प्रमाणे या सह दरोबस्त मिळकत.

२) मिळकतीचा इतिहास :- वर कालम १अ मध्ये वर्णन केलेली मिळकत आर्की लिडुन देगार यांचे स्वतंत्र व सर्वस्वी मालकीची मिळकत आहे.

वर कालम १अ मध्ये वर्णन केलेली मिळकत आर्की लिडुन देगार श्रीमती. सुमन केराव कोली व श्रीमती. सुमना बाळु सोनवणे यांनी श्री. हिरेका मनोज बाळगा यांचे कडुन कायम पारोक्ष खरेदी केलेली असुन सदरचे खरेदीखत मा. दुय्यम निबंधक कार्यालय सिद्धार - २ यांचे कार्यालयात दिनांक १४ / १० / २०२२ रोजीचा दस्त प्रमांक - २८२१ / २०२२ अन्वये रोजी नोंदणीकृत करण्यात आलेला आहे. सदर मिळकतीचे ४/१२ सदरी मालकी हक्कात लिडुन देगार श्रीमती. सुमन केराव कोली व श्रीमती. सुमना बाळु सोनवणे यांचे नांव नोंद प्रमांक - ५१२६० किंवा इतर नोंदी अन्वये लागलेले आहे.

सदरची मिळकत ही आपघे प्रथम कळ्या बहिवाटीत व उपनोगात आहे. सदरची मिळकत विक्री करण्याचा अगर अपघ तसेंच तबदिल करण्याचा आर्कास हक्क व अधिकार आहे.

सदर हक्कास अनुसरत वर कालम १ ब मध्ये वर्णन केलेली मिळकत आर्की लिडुन देगार यांनी विक्री करण्याचे ठरविले याची जाण लिडुन देगार यांना आली व लिडुन देगार व लिडुन देगार बांधण्यात घर्चा होतुन सीना वस्ता आला व त्यास अनुसरत ठरलेल्या अटी व शर्तीनुसार प्रस्तुतचे साठेखत कारारनामा लिडुन देगार यांनी लिडुन देगार यांचे नावांत लिडुन दिलेले आहे.

३) विनशेती परवानगी बाबत :- लिडुन देगार यांचे मालकीचे क्षेत्रास रहिवासी विभागावरील विनशेती परवानगी महाराष्ट्र आणि महसूल कायदा १९६६ चे कालम ४४ प्रमाणे मा.तहसिलदार साहेंब, सिद्धार यांचे कार्यालया फकील आदेश प्रमांक जमा -२ / कादि / ६१६ / २०२१ सिद्धार, दिनांक १५ / ११ / २०२१ अन्वये दिलेली आहे. सदर आदेशातील अटी व शर्ती सुमनेचर बंधनकारक राहतील.

४) लोआऊट प्लॉट बाबत :- सदर मिळकतीचा लो-आऊट प्लॉट हा मा.सहाय्यक संघालक नगररचना आणि मूल्यनिर्धारण विभाग, भासिक यांनी त्यांचेपकील जायक

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# Approved Plan

**ARCHITECT/ENGINEER COMMENCEMENT CERTIFICATE (LOW RISK)**

Unified Development Control and Preservation Regulations have been sanctioned for Maharashtra State dated 02/03/2004 vide Resolution No. TPD-101/2004 and Rules of (M.A.M.T.S) S.No. 2002/20-15 and as per Regulation No. 2.1.3. Page No. 21. Being building on a plot of 150 sq.m (Low Risk Category). This self-certified plan has been submitted by Owner/Architect. Engineer is approved for starting and site inspection subject to compliance as per APPENDIX K.

UCCPR-2020 Date: 12/10/2023

Area Calculations:

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No.	148.00
(a) As per ownership document (7/12, CTS extract)	148.00
(b) As per TLNR or City Survey measurement sheet	148.00
(c) As per Demarcated drawing area	148.00
2. Area not in possession	0.00
3. Entire area (1+2)	148.00
4. Deductions for:	
(a) Proposed D.P./D.P. Road widening Area (Service Road / Highway widening)	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5. Total area	148.00

Job No. \_\_\_\_\_

Name Of : Owner Suman Keshav Dholi And Sunanda Balu Sonawane

Postal Address : ...Dubera, Dubere, Nashik-422103, Maharashtra

Phone No.: 9405535531

**DESCRIPTION OF PROJECT :**

Type of Proposal : Residential  
BUILDING ON CTS. NO./SURVEY NO. - 1157

**SITE ADDRESS :**  
S.NO.925/3(2)(1157) P.NO.17 AT SINNAR, DIST. NASHIK

Name Of Engineer : Suraj Dilip Ugale

**OFFICE :**  
At - Sinnar, Vidyavardhini Nagar, Tal-Sinnar, Dist-Nashik

**TECHNICAL PERSON SIGN :**  
Signature valid  
Date: 09/10/23

**OWNERS SIGN :**  
Verified by applicant

SCALE - 1:100

JOB NO - CBNSN-23-02662

CHECK BY -

**SUBMISSION DRAWING**

**P-LINE PLAN GROUND FLOOR PLAN**  
6.50 X 11.56 = 75.14 SQMT  
TOTAL B/UP AREA- 75.14 SQMT

**P-LINE PLAN FIRST FLOOR PLAN**  
6.50 X 14.00 = 91.00 SQMT  
TOTAL B/UP AREA- 91.00 SQMT

**FORM OF STATEMENT - 3**  
Proposed Building [ Sr. No. 9 (ii) ]  
Area Details of Apartment

Floor No.	Floor Name	Normal Use	Total Area of Apartment (sq. ft.)	Area of Balcony Attached to Apartment (sq. ft.)
1	GROUND FLOOR	-	75.14	0.00
2	FIRST FLOOR	-	91.00	7.00
3	GROUND FLOOR	-	75.14	0.00
4	FIRST FLOOR	-	91.00	7.00

**FORM OF STATEMENT - 2**  
Proposed Building [ Sr. No. 9 (a) ]

Building No.	Floor Name	Total Built-up Area of Floor as per Outer Construction Line (sq. ft.)
1 (1)	1 (1)	1.51
1	GROUND FLOOR	75.14
2	FIRST FLOOR	91.00
	<b>TOTAL</b>	<b>166.14</b>

**PARKING STATEMENT**

NO.	APPROVED	REQUIRED	UNAPPROVED	REMARKS
1	1	1	0	PROVIDED PARKING

**SCHEDULE OF OPENING**

S. NO.	TYPE	SIZE	DESCRIPTION
1	O	1.2x1.8	W. W. HANDED DOOR
2	W	8.00x2.10	T. W. HANDED DOOR
3	W	8.20x2.1	T. W. WATER PROOF DOOR
4	W	5.20x2.10	ALL GLASSING WINDOW
5	W	5.50x2.10	ALL GLASSING WINDOW
6	W	1.20x1.20	ALL GLASSING WINDOW
7	W	0.60x0.60	ALL GLASSING WINDOW
8	W	1.00x0.60	W.C. INLET

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## Commencement Certificate

**ARIYANT ASSOCIATE AND CONSULTING SERVICES**  
**ER-SURAJ D. UGALE ( B.E. CIVIL ) , MOB-9665022283**  
Add:Shop No-01,Valmune Complex,Near Adwa Pata,Sinnar,Tal-Sinnar,  
Dist-Nashik,Pin-422103,Email-surajugale336@gmail.com

Certificate No-CBNSN-22/HP/406/2023  
Date:-12/01/2023.

**COMMENCEMENT CERTIFICATE**

Applicant Name: - Mrs-Suman Keshav Dholi. And Mrs-Sunanda Balu Sonawane.  
Add:-Plot No.:- 17, Sr.No-925/3/2,Old-1157 Sinnar Tal. :- Sinnar. Dist.:- Nashik.

With reference to your Application, for the Grant of sanction of commencement under Section 44 of the Maharashtra Municipal Councils, Nagar Panchayats & Industrial townships Act, 1965 to carry out Development work/ Building on Plot No-17, Sr.No-925/3/2,Old-1157. Mauje Sinner Plot Area-148.00 Sq. m., Number of floor - G + 1, Use of building -Residential, the Commencement Certificate is granted under Section 45 of the said Act, Subject to the following Conditions:

- 1) The construction to be carried out by the Owner / Developer Shall be strictly in accordance with the sanctioned plan. Any kind of deviation in construction shall not be permitted.
- 2) The commencement certificate / development permission, as approved, valid for 4 years in the aggregate but shall have to be renewed every from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposal shall have to be submitted to obtain development permission afresh. Commencement certificate shall not be renewed beyond 4 years from date of commencement certificate/development permission. Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission & such as permission shall remain valid till the work is commenced Commencement shall mean as per 2.7.1 of UDCPR.

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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 ₹ **36,16,000.00 (Rupees Thirty Six Lakh Sixteen Thousand Only)**. The **Realizable Value** of the above property ₹ **34,35,200.00 (Rupees Thirty Four Lakh Thirty Five Thousand Two Hundred Only)** and the **Distress value** ₹ **28,92,800.00 (Rupees Twenty Eight Lakh Ninety Two Thousand Eight Hundred Only)**.

Place: Nashik

Date: 22.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

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

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Signature  
(Name Branch Official with seal)

(Annexure – III)

### DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 22.07.2023 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 20.07.2023. 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 under consideration is being Purchased by Shri. Sudhir Barku Bhadane from Mrs. Sunanda Balu Sonawane & Mrs. Suman Keshav Dholi as per Vide Draft Agreement of Sale date 06.07.2023
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 Branch. to assess 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 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 – 20.07.2023 Valuation Date - 22.07.2023 Date of Report - 22.07.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 20.07.2023
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 Row Bungalow size, location, upswing in real estate prices, sustained demand for Residential Row Bungalow, 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 **22<sup>nd</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 Row Bungalow, admeasuring **1130.00 Sq. Ft. Built Up Area** owned by **Mrs. Sunanda Balu Sonawane & Mrs. Suman Keshav Dholi**. Name of Proposed Purchaser: **Shri. Sudhir Barku Bhadane**. 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 **Mrs. Sunanda Balu Sonawane & Mrs. Suman Keshav Dholi**. Name of Proposed Purchaser: **Shri. Sudhir Barku Bhadane**. 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 Row Bungalow, admeasuring **1130.00 Sq. Ft. Built Up Area**

## Condition & Repair

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

## Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what Purchasers 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 Row Bungalow 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 Row Bungalow, admeasuring **1130.00 Sq. Ft. Built Up Area**

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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

(Annexure – II)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.



15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### **Confidentiality**

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

### **Information Management**

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

### **Gifts and hospitality:**

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

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

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

### **Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a

reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

**Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Place: Nashik  
Date: 22.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.

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