

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Harshal Subhash Chaudhari**

Residential Flat No.12, Third Floor, **Ashtavinayak Residency Co. Op. Hsg. Soc. Ltd. Nashik**
"**Siddhivinayak**", Survey No.17/C/5+6+17/A/2+17/B+17/C/4, Near K.J. Maheta High School Road,
Off Nashik Pune Road, Village – Deolali, Taluka & District - Nashik, PIN code – 422 401,
State – Maharashtra, Country – India.

Latitude Longitude: 19°57'34.9"N 73°49'40.9"E

Valuation Done for:

State Bank of India

RACPC Nashik Branch

1st Floor, Patel Plaza, N.D. Patel Road, Opp. BSNL, Landmark Seawoods Navratna Hotel,
Nashik - 422001, State – Maharashtra, Country – India.



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

Our Pan India Presence at :

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

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 Residential Flat No.12, Third Floor, **Ashtavinayak Residency Co. Op. Hsg. Soc. Ltd. Nashik, "Siddhivinayak"**, Survey No.17/C/5+6+17/A/2+17/B+17/C/4, Near K.J. Maheta High School Road, Off Nashik Pune Road, Village – Deolali, Taluka & District - Nashik, PIN code – 422 401, State – Maharashtra, Country – India belongs to **Shri. Harshal Subhash Chaudhari**.

Boundaries of the property:

	Building	Flat
North	Building	Marginal Space
South	Road and Garden	Flat No.11
East	Road	Staircase and Flat No.9
West	Hotel	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at specifications **₹ 65,85,600.00 (Rupees Sixty Five Lakh Eighty Five Thousand Six Hundred 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.**

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Admin, 2.5.4.20=9822b6e4fad35cd3bedf3f92b6591349c1131d41311
115279b17a1826a52, postalCode=400069, st=MAHARASHTRA,
serialNumber=41a56a56da6bdc89d862a55a8f8e3e31f106e23
94e2f229a2276d55af, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.02 13:13:03 +05'30'

Auth. Sign.



**Director
Manoj B. Chalikwar**

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.

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

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- 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



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

To,
The Branch Manager,
State Bank of India
RACPC Nashik Branch
 1st Floor, Patel Plaza, N.D. Patel Road,
 Opp. BSNL, Landmark Seawoods Navratna Hotel,
 Nashik - 422001, 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 Housing Loan Purpose.
2.	a) Date of inspection : 01.08.2022
	b) Date on which the valuation is made : 02.08.2023
3.	List of documents produced for perusal: i) Copy of Agreement Vide No. 5427/2023 Dated 19.07.2023 ii) Copy of Approved Plan accoupaning Occupancy Certificate vide No. Nashik Road/18570/3322 dated 29.07.2017 issued by Executive Engineer Town Planning Department Nashik Municipal Corporation iii) Copy of Part Occupancy Certificate vide No. Javak No. / NRV / Nashik Road / 18570 / 3322 dated 29.07.2017 issued by Nashik Municipal Corporation.
4.	Name of the owner(s) / Client's and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Shri. Harshal Subhash Chaudhari Address: Residential Flat No. 12, Third Floor, Ashtavinayak Residency Co. Op. Hsg. Soc. Ltd. Nashik, "Siddhivinayak", Survey No.17/C/5+6+17/A/2+17/B+17/C/4, Near K.J. Maheta High School Road, Off Nashik Pune Road, Village – Deolali, Taluka & District - Nashik, PIN code – 422 401, State – Maharashtra, Country – India. Contact Person: Shri. Harshal Subhash Chaudhari (Owner) Contact No.: +91 9890612272 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat No.12 is located on Third Floor. As per Approved, the composition of flat is Living + Dining + Kitchen + 2 Bedrooms + Toilets + Passage + Balcony + C/B. (i.e. 2BHK). The property is at 2.2 Km. distance from nearest railway station Nashik Road

		Landmark: Near K.J. Maheta High School Road	
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No.17/C/5+6+17/A/2 17/B+17/C/4
	b) Door No.	:	Residential Flat No.12
	c) C.T.S. No. / Village	:	Village – Deolali
	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 Plan accoupaning Occupancy Certificate vide No. Nashik Road / 18570 / 3322 dated 29.07.2017 issued by Executive Engineer Town Planning Department 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. 12, Third Floor, Ashtavinayak Residency Co. Op. Hsg. Soc. Ltd. Nashik, "Siddhivinayak" , Survey No. 17/C/5+6+17/A/2+17/B+17/C/4, Near K.J. Maheta High School Road, Off Nashik Pune Road, Village – Deolali, Taluka & District - Nashik, PIN code – 422 401, State – Maharashtra, Country – India
8.	City / Town	:	Village – Deolali
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Deolali Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		
	Building	As per Actual Site	As per the Deed
	North	: Building	Part of Survey No.17
	South	: Road and Garden	Common Road and Garden



				Estate
	East	:	Road	Common Road
	West	:	Hotel	Hotel Natraj
M.	Flat		As per Actual Site	As per the Deed
	North		Marginal Space	Marginal Space
	South		Flat No.11	Flat No.11
	East		Staircase and Flat No.9	Flat No.9
	West		Marginal Space	Hotel Natraj
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.	
			A	B Actual
			As per the Deed	
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 888.00 Balcony Area in Sq. Ft. = 97.00 (Area as per Actual site Measurement)</p> <p>Carpet Area in Sq. Ft. = 980.00 (Area as per Agreement)</p> <p>Built Up Area in Sq. Ft = 1176.00 (Area as per Agreement + 20%)</p>	
14.	Latitude, Longitude & Co-ordinates of flat	:	19°57'34.9"N 73°49'40.9"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 980.00 (Area as per Agreement)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No.17/C/5+6+17/A/2 17/B+17/C/4	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Deolali Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No.12, Third Floor, Ashtavinayak Residency Co. Op. Hsg. Soc. Ltd. Nashik, "Siddhivinayak" , Survey No. 17/C/5+6+17/A/2+17/B+17/C/4, Near K.J. Maheta High	

Life of the building estimated	:	54 years Subject to proper, preventive periodic maintenance & structural repairs.
Depreciation percentage assuming the salvage value as 10%	:	9%
Depreciated Ratio of the building	:	-
b Total composite rate arrived for Valuation	:	
Depreciated building rate VI (a)	:	₹ 1,820.00 per Sq. Ft.
Rate for Land & other V (3) ii	:	₹ 4,900.00 per Sq. Ft.
Total Composite Rate	:	₹ 6,720.00 per Sq. Ft.
<u>Remark:</u>		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	980.00 Sq. Ft.	6,720.00	65,85,600.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total			65,85,600.00
	Realizable value of the property			62,56,320.00
	Distress value of the property			52,68,480.00
	Insurable value of the property (1176.00 Sq. Ft. x 2,000.00)			23,52,000.00
	Guideline value of the property (As per Agreement)			47,53,000.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.



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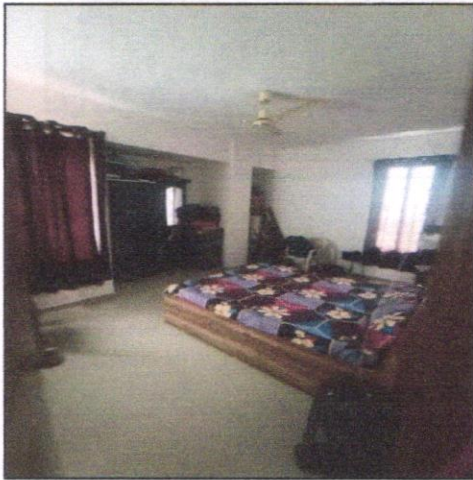
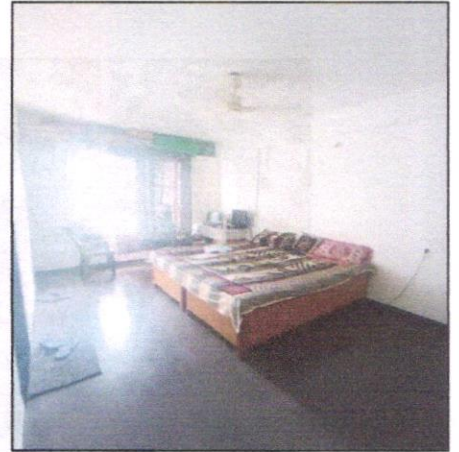
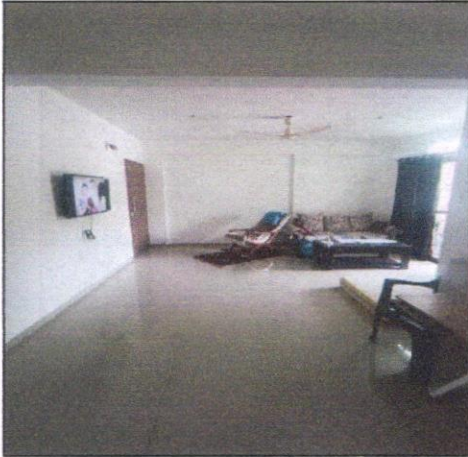
Method of Valuation / Approach

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 ₹ 6,000.00 to ₹ 7,000.00 per Sq. Ft. on Carpet area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 6,720.00 per Sq. Ft. (After depreciation) on Carpet area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 13,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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Actual site photographs



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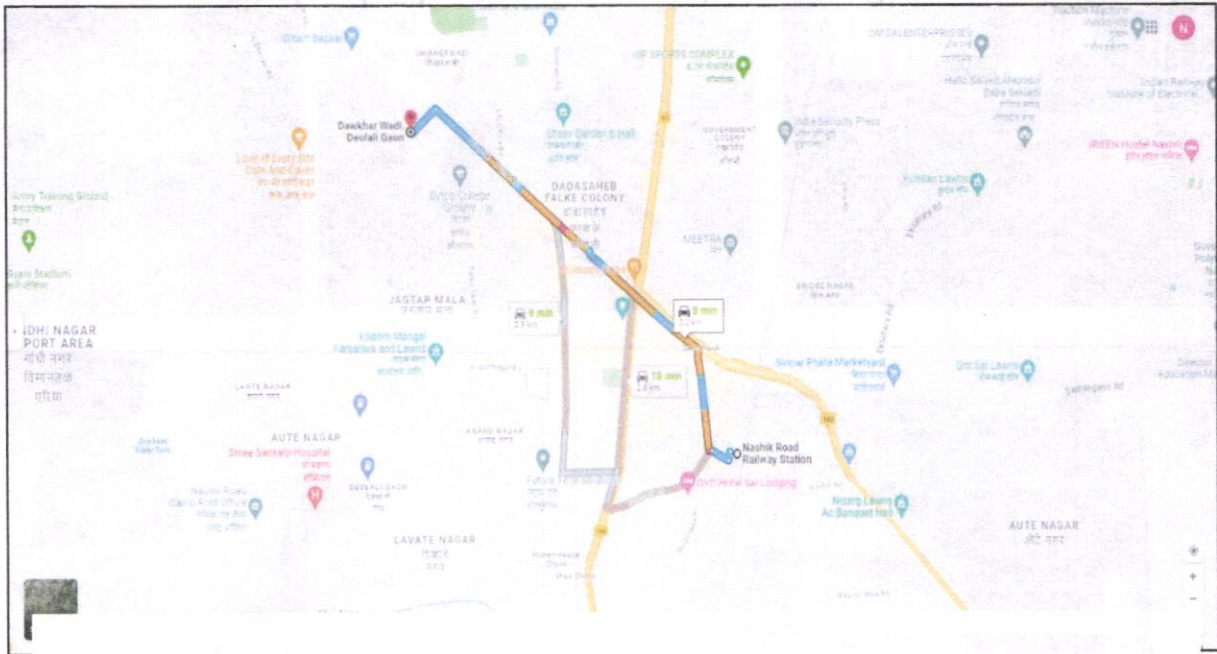
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Route Map of the property


Site u/r



Latitude Longitude: 19°57'34.9"N 73°49'40.9"E


Note: The Blue line shows the route to site from nearest Railway Station (Nashik Road – 2.2 KM.)

Ready Reckoner




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

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
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Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Nashik Help on Division

District Name: नाशिक Taluka Name: नाशिक Village/Zone Name: मोव ट्रेवकली

Attribute: सह नंबर 17 SubZone Name: 11.3- नाशिक पूर्ण रस्ताव

Mahapalika Area: Nashik Muncipal Corj

Open Land	Residence	Office	Shop	Industry	Unit
24400	44500	51170	59500	0	Square Meter

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Price Indicators

HOUSING.com Buy in Nashik

Deolali Camp, Nashik

2 BHK Apartment

₹71.0 L EMI starts at ₹27600

1970 sq.ft Built Up Area

₹4.10 K/sq.ft Avg Price

Ready to move Possession status

Higher of 3 Floors

East facing Facing

Unfurnished Furnishing

5 of 12

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Home > Property in Nashik > House for Sale in Nashik > House for Sale in Deolali Camp > 2 BHK > 1200 Sq.ft

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₹75.0 Lac How much loan can I get?

2 BHK Owner Residential House For Sale Deolali Camp, Nashik

2 Beds 2 Baths Semi-Furnished

Super Built-Up Area: 1200 sqft - ₹6.250/sqft

Floor: Ground (Out of 2 Floors)

Transaction Type: Resale

Status: Ready to Move

Furnished Status: Semi-Furnished

-7 Photos

Price Indicators

Deolali Gaon X
+ Add
Dis

Home / Nashik / Deolali Gaon / House for Sale in Deolali Gaon / 5 BHK Independent House
Last updated: Jun 21, 2022

5 BHK Independent House

Amarsukh, Deolali Gaon, Nashik

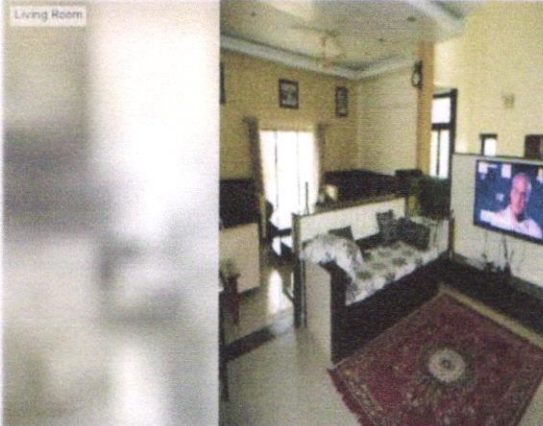
OFFER Free car parking [Know More](#)

₹2.5 Cr


EMI starts at ₹1.24 Lacs

₹5.00 K/sq.ft


[Contact Owner](#)



Living Room



Living Room



Kitchen

+ 2 more

5000 sq.ft

Build Up Area

₹5.00 K/sq.ft

Avg. Price

10 Year Old

Age of property

Ready to move

Possession status

west facing

Facing

Fully Furnished

Furnishing




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₹58.0 Lac [How much loan can I get?](#)

2 BHK Builder Floor For Sale in [Deolali Camp, Nashik](#)

Super Built-Up Area

970 sqft - ₹5.97K/sqft

Floor

1 (Out of 2 Floors)

Transaction Type


Resale




Status

Ready to Move

Furnished Status

Furnished



+9 Photos

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 02.08.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I / my authorized representative have personally inspected the property on 01.08.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P

- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. 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.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **02nd Aug 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 documents and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft = 980.00** in the name of **Shri. Harshal Subhash Chaudhari**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is being purchased by **Shri. Harshal Subhash Chaudhari**. 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 documents and site visit conducted, we understand that the Residential Flat, admeasuring **Carpet Area in Sq. Ft = 980.00**

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 documents and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft = 980.00**

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.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=98272b0cfa035dc3e0ef39e26865913490c3d33641
333115279017a180c552, postalCode=400005,
st=Maharashtra,
serialNumber=+1:a56a566ab0cc99602a35a0f0c3d0317
d3a394e2029e29a3276d32bfc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.08.02 13:13:34 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

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