

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Kripa Sindu Saha & Mrs. Namrata Pradhan.**

Residential Flat No. 301, Third Floor, Wing – I, Phase - III, "**Parksyde Homes**", Survey No. 256 Part & 257 Part, Opp. to Rasbihari International School, Hanuman Nagar, Mumbai - Agra National Highway, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.

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Latitude Longitude: 20°01'02.0"N 73°50'01.7"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](mailto:nashik@vastukala.org), Tel. : +91 253 4068262 / 9890380564

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 TeleFax : +91 22 28371325/24  
 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, Third Floor, Wing – I, Phase - III, "Parksyde Homes", Survey No. 256 Part & 257 Part, Opp. to Rasbihari International School, Hanuman Nagar, Mumbai - Agra National Highway, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. belongs to **Mr. Kripa Sindu Saha & Mrs. Namrata Pradhan.**

Boundaries of the property.

Boundaries	Building	Flat
North	Garden Area & Parking	Marginal Space
South	H Wing & Vitthal Rukhmini Mandir	Flat No. 302
East	Road	Marginal Space
West	J Wing	Staircase & Lobby

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 **₹ 54,35,100.00 (Rupees Fifty Four Lakh Thirty Five Thousand One 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.



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 Purpose.
2.	a) Date of inspection	: 11.08.2023
	b) Date on which the valuation is made	: 19.08.2023
3.	List of documents produced for perusal: <ul style="list-style-type: none"> <li>i. Copy of Deed of Apartment Vide No. 8391/2022 Dated 20.07.2022</li> <li>ii. Copy of Occupancy Certificate Javak No. NNRV / C1 / 27312 dated 10.11.2020 issued by Nashik Municipal Corporation, Nashik.</li> <li>iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. C1 / 1594 / 2020 dated 29.01.2020 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.</li> <li>iv. Copy of Commencement Certificate No. LND/ BP/ C-1/ 1096/ 2019 dated 16.10.2019 issued by Nashik Municipal Corporation.</li> <li>v. Copy of RERA Certificate No. P51600003548 dated 09.09.2021 issued by Maharashtra Real Estate Regulatory Authority</li> <li>vi. Copy of Electricity Bill vide Consumer No.049018534133 dated 24.07.2023 in the name of Mr. Kripa Sindu Saha issued by M.S.E.D.C.L.</li> <li>vii. 7/12 Extract.</li> </ul>	
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)	: Name of Owner: <b>Mr. Kripa Sindu Saha &amp; Mrs. Namrata Pradhan.</b>  <b>Address:</b> Residential Flat No. 301, Third Floor, Wing – I, Phase - III, "Parksyde Homes", Survey No. 256 Part & 257 Part, Opp. to Rasbihari International School, Hanuman Nagar, Mumbai - Agra National Highway, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Kripa Sindu Saha (Owner) Contact No. +91 9881796824 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 301 is located on Third Floor. As per Approved plan, the composition of flat is Living + 3 Bedroom + Kitchen + Toilet + Utility + Attached Toilet + Balcony + Passage (i.e. 3BHK).

			The property is at 9.2. Km. distance from nearest railway station Nashik Road. <b>Landmark:</b> Opp. to Rasbihari International School
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. 256 Part & 257 Part
	b) Door No.	:	Residential Flat No. 301
	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. C1 / 1594 / 2020 dated 29.01.2020 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik
	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. 301, Third Floor, Wing – I, Phase - III, " <b>Parksyde Homes</b> ", Survey No. 256 Part & 257 Part, Opp. to Rasbihari International School, Hanuman Nagar, Mumbai - Agra National Highway, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, 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	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Nashik Nashik Municipal Corporation, Nashik
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 / <b>Building</b>		<b>As per Actual Site</b>
	North	:	Garden Area & Parking
			<b>As per the Deed</b>
			By Podium Garden/ Marginal Space & Adj. Sr. No. 257(Part)

	South	:	H Wing & Vitthal Rukhmini Mandir	By Marginal Space & Sr. No. 256(Part)
	East	:	Road	By 12.00 Mt. Internal Road & Phase No. IV
	West	:	J Wing	By Marginal Space
13.1	<b>Flat</b>		<b>As per Actual Site</b>	<b>As per the Plan</b>
	North		Marginal Space	Marginal Space
	South		Flat No. 302	Flat No. 302
	East		Marginal Space	Marginal Space
	West		Staircase & Lobby	Staircase/ Lobby & Flat No.304
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°01'02.0"N 73°50'01.7"E	
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 834.00 Balcony Area in Sq. Ft = 78.00 (Area as per site Measurement)</p> <p><b>Carpet Area in Sq. Ft. = 808.00</b> <b>Sit Out / Balcony / Utility / Covered Area = 83.00</b> <b>Total Carpet Area in Sq. Ft. = 891.00</b> <b>(Area as per Agreement for Sale)</b></p> <p>Built up in Sq. Ft. = 980.00 (Total Carpet Area + 10%)</p>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p><b>Carpet Area in Sq. Ft. = 808.00</b> <b>Sit Out / Balcony / Utility / Covered Area = 83.00</b> <b>Total Carpet Area in Sq. Ft. = 891.00</b> <b>(Area as per Agreement For Sale)</b></p>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 256 Part & 257 Part	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 301, Third Floor, Wing – I, Phase - III, " <b>Parksyde Homes</b> ", Survey No. 256 Part & 257 Part, Opp. to Rasbihari International School, Hanuman Nagar, Mumbai - Agra National Highway, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	

4.	Year of Construction	:	2020 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground (Stilt Parking) + 15 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flat on Third Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	2 Lifts
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flat is situated	:	Third Floor
2	Door No. of the Flat	:	Residential Flat No. 301
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Door framed with flush doors
	Windows	:	Aluminum sliding window with M. S. Grill
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	049018534133
	Meter Card is in the name of:	:	Mr. Kripa Sindhu Saha
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Name of Owner: <b>Mr. Kripa Sindhu Saha &amp; Mrs. Namrata Pradhan</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 up in Sq. Ft. = 980.00 (Total Carpet Area + 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. = 834.00 Balcony Area in Sq. Ft = 78.00 (Area as per site Measurement)  <b>Carpet Area in Sq. Ft. = 808.00</b> <b>Sit Out / Balcony / Utility / Covered Area = 83.00</b> <b>Total Carpet Area in Sq. Ft. = 891.00</b> <b>(Area as per Agreement for Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied

15	If rented, what is the monthly rent?	:	₹ 11,000.00 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 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)	:	₹ 6,000.00 to ₹ 7,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹6,100.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 4,100.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 32,700.00 per Sq. M. ₹ 3,038.00 per Sq. Ft
	Guideline rate obtained (after Depreciation)	:	N.A. as the age of the property is below 5 years
5	Registered Value (if available)	:	--
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	:	
<b>a</b>	Depreciated building rate	:	-
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	03 Years
	Life of the building estimated	:	57 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	:	
<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	:	₹ 4,100.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 6,100.00 per Sq. Ft.</b>

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	891.00 Sq. Ft.	6,100.00	54,35,100.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			

7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	<b>Total</b>			<b>54,35,100.00</b>

**Value of Flat**

<b>Fair Market Value</b>	<b>54,35,100.00</b>
<b>Realizable value</b>	<b>51,63,345.00</b>
<b>Distress Value</b>	<b>43,48,080.00</b>
<b>Insurable value of the property (980.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>19,60,000.00</b>
<b>Guideline value of the property (980.00 Sq. Ft. X ₹3038.00)</b>	<b>29,77,240.00</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.

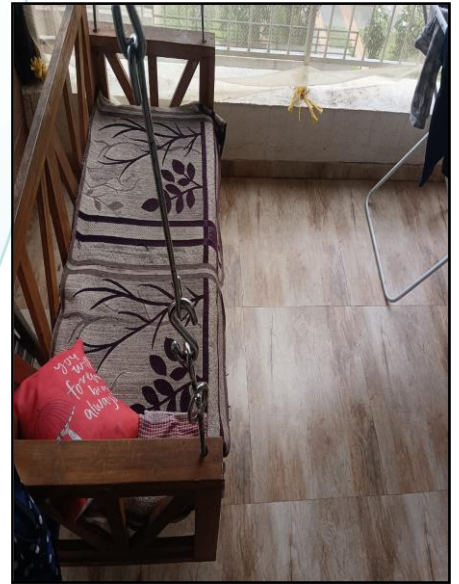
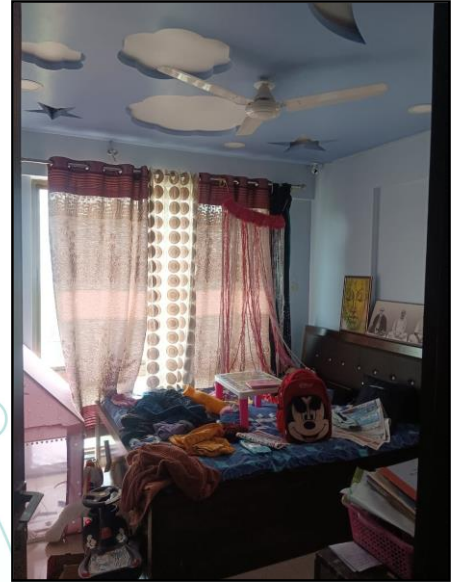
**Method of Valuation / Approach**

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 ₹ 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 ₹ 6,100.00 per Sq. Ft. (after depreciation) on Carpet Area for valuation after depreciation.

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	₹ 11,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



## Actual site photographs

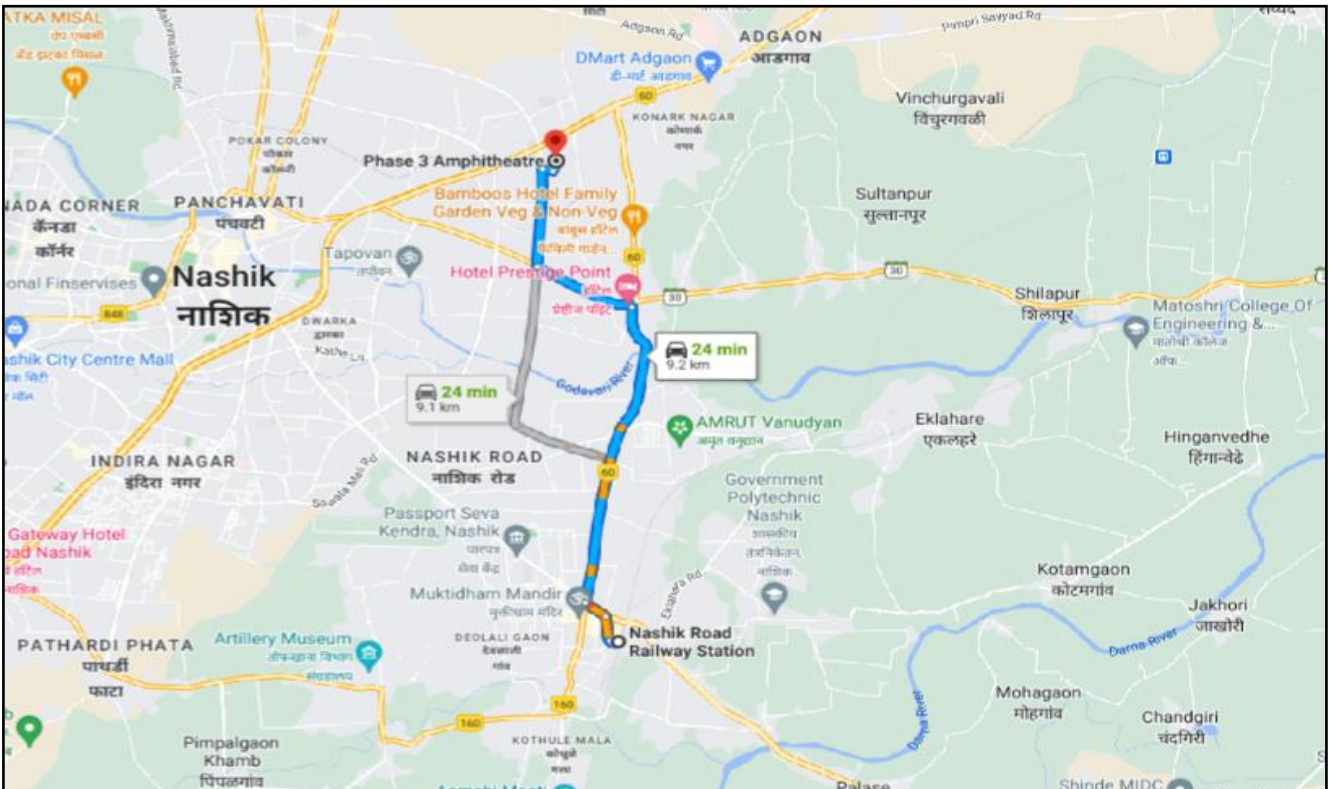
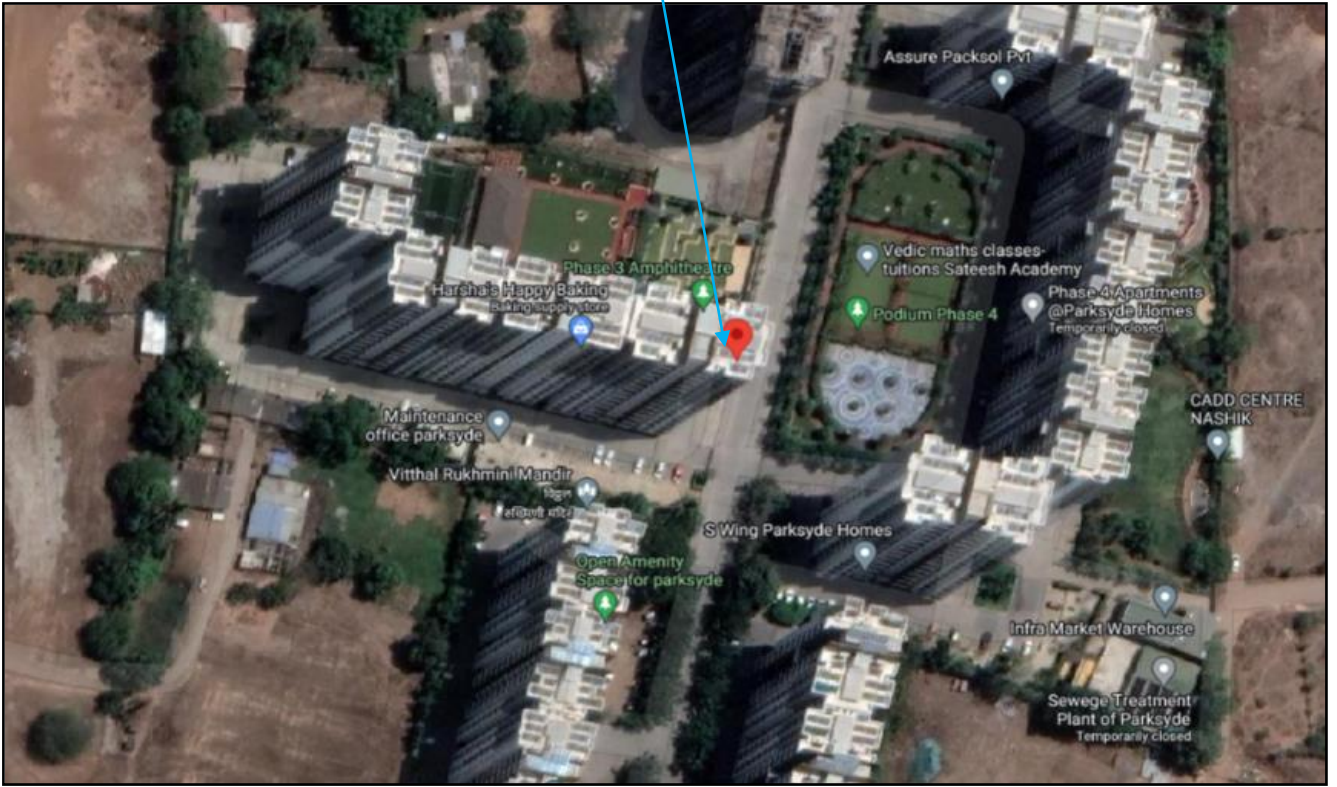


## Actual site photographs



# Route Map of the property


Site u/r




**Latitude Longitude: 20°01'02.0"N 73°50'01.7"E**

**Note:** The Blue line shows the route to site from nearest railway station (Nashik Road – 9.2 Km.)

## Ready Reckoner Rate


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

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 महाराष्ट्र शासन



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**बाजारमूल्य दर पत्रक**

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Year	Annual Statement of Rates						Language
2023/2024							English
Selected District		नाशिक					
Select Taluka		नाशिक					
Select Village		मौजे नाशिक - गावठाण, न. र. यो. क्र. -1 व 2 वगळता					
Search By		<input checked="" type="radio"/> Survey No <input type="radio"/> Location					
Enter Survey No		257		Search			
उपविभाग	हुली जमीन	निवासी सदनिका	ऑफीस दुकाने	बौधोगिक	एफक (Rs./)	Attribute	
1.3.69-A-विशेष गृहनिर्माण प्रकल्प- Parksyde Homes - रहिवास व तत्सम विभागातील मिळकती	10700	32700	37600 40870	0	चौ. मीटर	सर्व्हे नंबर	
1.3.69-नवीन मुंबई आग्रामार्गाच्या दक्षिणेकडील रहिवास विभागातील अंतर्गत मिळकती	11300	33300	38250 41620	0	चौ. मीटर	सर्व्हे नंबर	

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**₹ 45.0 Lac** **2 BHK Flat for sale in parksyde home...** **Owner Poonam Birajdar** **Contact Now**

Free Property Valuation for sale in Parksyde Homes, Panchavati, Nashik

PROPERTY DETAILS PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS Posted on: May 08, '22

 Bedrooms: 2 Bathrooms: 2

Super area: 850 sqft @ ₹ 5,294/sqft

Developer: Jaikumar Constructions Ltd. Project: Parksyde Homes

Status: Ready to Move Transaction type: Resale Floor: 2 (Out of 15 Floors) Car parking: None

Free Legal Title Check

Contact Owner Save for Later Download Brochure Share Property Feedback

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Owner: Poonam Birajdar +91-98XXXXXX93 **Save for Later**

**Description**

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Home > Property in Nashik > Apartments in Nashik > Apartments in Panchavati > 2 BHK Apartments in Panchavati > 45 to 50 Lakh Posted on May 07, 2022 | Ready to move


**₹48 Lac** @ 5,047 per sq.ft. **2BHK 2Baths** Residential Apartment for Sale

Estimated EMI ₹38,338 in Jaikumar Parksyde Homes, Panchavati, Nashik, Maharashtra

REBA STATUS REGISTERED Registration No: P5160009429 Website: https://maharera.mahaonline.gov.in

Overview Society Owner Details Recommendations Price Trends

Property (29) Society (23)

 Photos (1/29)

Area: Super Built up area 951 sq.ft. (88.35 sq.m.) Configuration: 2 Bedrooms, 2 Bathrooms, 2 Balconies

Price: ₹ 48 Lac @ 5,047 per sq.ft. (Negotiable) Address: Jaikumar Parksyde Homes Panchavati, Nashik

Floor Number: 2<sup>nd</sup> of 14 Floors Facing: East

Overlooking: Park/Garden,Others Property Age: 1 to 5 Year Old

Why should you consider this property?

East Facing Close to School Close to Hospital Close to Market 24\*7 Water Visitor Parking Available On-Call Maintenance Staff Gated Society

Overlooking Park/Garden Feng Shui/Vastu Compliant Natural Light Airy Rooms Parking Available Modular Kitchen

Transaction Type: Resale Property Ownership: Freehold Flooring: Vitrified Furnishing: Semifurnished

Gated Community: Yes Parking: 1 Open Water Source: 24\*7 Water Power Backup: None

Property Code: J62562478 www.99acres.com/J62562478

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Property ID: 58128125

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**₹ 42.0 Lac** **2 BHK Flat for sale in Panchvati, Nas...** **Owner: pradip** [Contact Now](#)

[Free Property Valuation](#) for sale in Parksyde Homes, Panchvati, Nashik

**PROPERTY DETAILS** PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS Posted on: Jun 11, '22

 2 photos

Bedrooms	Bathrooms	Balcony
2	2	1

Carpet area	Loading
616 sqft ₹ 6.818/sqft	26%

Developer	Project
Jalkumar Constructions Ltd.	Parksyde Homes

Status	Transaction type	Floor	Car parking
Ready to Move	New Property <a href="#">Free Legal Title Check</a>	6 (Out of 13 Floors)	None

**USP** Newly Constructed Property

**Why to buy in this project?** [SITE VISIT RECOMMENDED](#)

- Strategically Located off Mumbai Agra Highway.
- Near the Educational Hub.

[-5 more](#)

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**Owner: pradip** +91 -97XXXXXX93 [Save for Later](#)

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Home > Property for sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Panchvati > 2 BHK Flats for Sale in Panchvati > 810 Sq-ft


Property ID: 60615883

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**₹ 49.0 Lac** **2 BHK Flat for sale in Panchvati, Nas...** **Owner: omkar** [Contact Now](#)

[Free Property Valuation](#) for sale in Parksyde Homes, Panchvati, Nashik

**PROPERTY DETAILS** PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS Posted on: Apr 18, '22

 3 photos

Bedrooms	Bathrooms	Balcony
2	2	1

Carpet area	Loading
612 sqft ₹ 8.007/sqft	24%

Developer	Project
Jalkumar Constructions Ltd.	Parksyde Homes

Status	Transaction type	Floor	Car parking
Ready to Move	New <a href="#">Free Legal Title Check</a>	10 (Out of 13 Floors)	None

**USP** East Facing Property

[Contact Owner](#) [Book Site Visit](#) [Download Brochure](#) [Share Property Feedback](#)

**Save Property** Don't want to share your details with the agent right now? [Save Property for Later](#)

**Owner: omkar** +91 -73XXXXX43 [Save for Later](#)

**Description**

## Deed of Apartment



**Project : Parksyde Homes**  
**By Jaikumar Constructions Limited**  
 At-Panchavati Annex, Nashik-422003

Phase-III  
**Deed of Apartment**

**Purchaser**

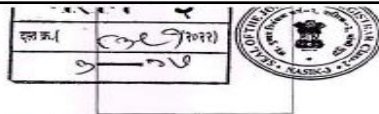
Mr. Kripa Sindhu Saha & Mrs. Namrata Pradhan

**Flat No. 301, ( Wing I )**

Govt. Valuation Rs.27, 31,000/-                      Consideration Rs. 41, 61,300/-  
 Agreement Stamp Rs.2, 49,800/-  
 (Already paid by Registered Agreement For Sale, registered at Sr. No. 6157/2018  
 dated 29/08/2018 at Sub-Registrar, Nashik - 3)  
 Stamp of Rs. 100/-    Registration Fee of Rs. 100/-

|| Shree ||  
**DEED OF APARTMENT**

This Deed of Apartments made and executed on this 20<sup>th</sup> day of July in the  
 Christian year Two Thousand Twenty Two, at Nashik.



**M/S. JAIKUMAR CONSTRUCTIONS LIMITED.,**  
 (erstwhile known as Jaikumar Constructions LLP)  
 a public limited company registered under the Companies Act, 2013 vide CIN :  
 U45100MH2001PLC338134 and having its registered office at Parksyde Homes, S.  
 No. 256(P), Opp Rasbihari International School, Hazuman Nagar, Panchavati Annex  
 Nashik 422003  
 Pan No. AAECJ7816J

Through its Director  
**Shri. Hiten Haridas Rajkotia**  
 Age : 51 Years, Occupation :- Business & Agriculturist,  
 Office At - Survey No. 256+257 Opp. Rasbihari International School,  
 Near Bali Mandir, Haruman Nagar, Mumbai Agra Road, Panchavati, Nashik-422003.

HEREINAFTER referred to as "THE PROMOTERS/OWNER /  
 DEVELOPERS" (Which expression shall unless it be repugnant to the context or  
 meaning thereof shall mean and include the said company, its Directors for the time being  
 constituting the said company, their executors, administrators, representatives and  
 assigns) of the ONE PART.

AND

1. Mr. Kripa Sindhu Saha  
 Age - 38 Years, Occupation - Service  
 Pan- CDRPS3442L

2 | Mrs. Namrata Pradhan  
 Age - 34 Years, Occupation - House Wife  
 PAN No:EHQPP6480J  
 B/Ro. Flat No. Wing I 301, Parksyde Homes, Opp.Rasbihari International School, Near  
 Bali Mandir, Panchavati, Nashik-422003.

Hereinafter referred to as the "ALLOTTEE / PURCHASER" (which expression,  
 shall, unless it be repugnant, to its meaning and context hereof, shall always mean and  
 include, their heirs, executors, administrators, successors, representatives, and assigns) of  
 the OTHER PART.

1. (A) (a) The Land Owner/ Promoter/Developer seized & possessed of &  
 otherwise well & sufficiently entitled to all that pieces or parcels of Non-  
 Agricultural Lands bearing Revenue Survey No.256/2 admeasuring 01 Hecter 60  
 Ares & Land bearing Revenue Survey No. 256/3 (Part) admeasuring 00 Hecter  
 81 Ares situated, lying & being at village Nashik, Tal. & Dist. Nashik, within the  
 limits of Nashik Municipal Corporation, Nashik. The said properties are  
 purchased by said owner by different sale deeds.

sanctioned plan.

### SCHEDULE-II

#### DESCRIPTION OF PHASE-IV-A

Phase-III admeasuring land area under the plinth of 1029.55 Sq. Mtr. consisting of  
 Building / Wing Nos. I, J and K totally admeasuring built-up area of 18099.32 Sq. Mtrs.  
 (total slab area) and covering ground/plinth area of 1029.55 Sq. mtrs. situated in Western  
 side portion specifically lying and situated on Survey No. 257/11(p) as per DLIR record  
 it is numbered as Survey No. 257A/11(p). Out of all that piece and parcel of land and  
 ground within the Registration, Sub-District, Taluka and Dist. Nasik and within the limits  
 of NMC bearing Survey No.256/2 to 6/6+ 256/2 to 6/8(part)+256/2 to 6/1+Plot No 1  
 to 8 out of Survey No 256/7+S.No.257/4, as per DLR record it is numbered as Survey  
 No. 257A/4 (Area of S. No. 257/4 includes area from old S.No.257/1G, 257/1F/2(p),  
 257/1H, 257/1e, 257/1E, 257/2B(p)) + S. No. 257/9 as per DLR record it is numbered  
 as Survey No. 257A/9 (Area of S.No.257/9 includes area from old Survey No.  
 257/2B(p), 257/1C, 257/1D, 257/1I, 257/2A/1(p)+ S. No. 257/11 as per DLR record  
 it is numbered as Survey No. 257A/11 (Area of S.No.257/11 includes area from old S.  
 No. 257/1A, 257/2A/1(p), 257/1B)+S.No.257/12 as per DLR record it is numbered as  
 Survey No. 257A/12 (Area of S.No.257/12 includes area from old S. No.  
 257/2A/1(p)) at Nashik and the said Phase-III is bounded as follows -

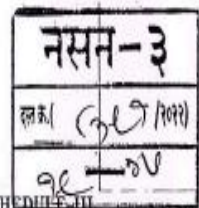
On or towards the East: By 12 Mtr. Internal Road and Phase-No.-IV

On or towards the West : By Marginal Space

On or towards the South : By Marginal space and Sr. No. 256(p)

On or towards the North : By Podium Garden, Marginal Space and Adj. Sr. No.257/

And in addition to the above mentioned land area, FSI of 1120.00 Sq. Mtr. of DP  
 Road from Survey No 256/2 to 6/8 is utilized on the aforesaid area.



SCHEDULE-III

#### OF THE FLAT PROPERTY

Flat/Apartment No. 301 admeasuring carpet area about 75.03 Sq. Mtrs., Carpet Area  
 of Sit out / Balcony / utility / covered area 7.71 Sq. Mtr. which is shown on the  
 building plan which is annexure herewith situated on 3rd Floor in Building Wing I -  
 Wing, from Phase-III of the project known as "PARKSYDE HOMES" together  
 with the absolute and exclusive right to use, utilize and enjoy the said premise is  
 bounded as per Agreement for Sale.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND  
 SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY AND  
 YEAR FIRST HEREINABOVE WRITTEN.

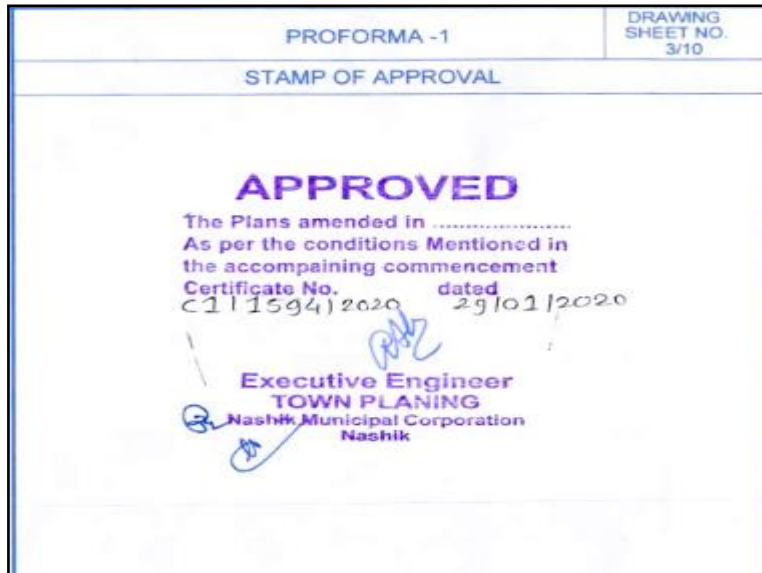
SIGNED SEALED AND DELIVERED

By the within named Vendor/Owner

**M/S. JAIKUMAR CONSTRUCTIONS LIMITED.,**  
 (erstwhile known as Jaikumar Constructions LLP)

Through its Director

# Approved Plan





# Commencement Certificate & Occupancy Certificate

**NASHIK MUNICIPAL CORPORATION**

NO.LND/BP/C1/1096/2019  
DATE :- 16/11/2019

**SANCTION OF BUILDING PERMISSION  
AND  
COMMENCEMENT CERTIFICATE**

TO, M/s. Jaikummar Construction L.L.P. bhagidari sanstha & others thro. G.P.A.H.  
M/s. Jaikummar Construction L.L.P. bhagidari sanstha thro. Mr. Merzyan Hosi Patel.

C/o. Ar. Umesh Bagul & Stru.Engg. Umesh Joshi, Nashik.

**Sub -** Sanction of Building Permission & Commencement Certificate on Plot No. --, of S.No.asper 7/12-256/2to6/6+256/2to6/8(P)+256/2to6/1+257/4+257/9+257/11+257/12 + P.No. 1to8 from S.No. 256/7 S.No.asperD.I.L.R. 256/2to6/6+256/2to6/8(P)+256/2to6/1+256/7+257A/4+257A/9+257A/11+257A/12 of - Nashik Shiwar.

**Ref :-** 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated: 14/03/2019 Inward No.C1/BP/48  
2) Previous Approved building permission No. C1/675/17083, Dt:01/03/2018.  
3) Final Layout/Tentative layout No. LND/WS/----- Dt:-----

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 ----- subject to the following conditions.

**CONDITIONS (1 to 56)**

- The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 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
- 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.
- This permission does not entitle you to develop the land which does not vest in you.
- The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 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.]
- After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
- Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.

**नाशिक महानगरपालिका, नाशिक**

इमारत वापर करणे दाखला

No. **27312** (पूर्ण/भागणः) जायक क्र./निवि/श्री/210392  
दिनांक : १०/११/२०२०

श्री./श्रीमती/से.जयकुमार कंस्ट्र.पुन.पुन.पी.सागी.संस्था व इ.तर्फे जयकुमार प्रकल्पचे ठिकाण व पत्ता : कंस्ट्र.पुन.पुन.पी.सागी.संस्था तर्फे भोजिमान ठोशी पेटेल  
पत्ता - लळीमांदीशे जवळ नाशिक

संदर्भ : आपला दिनांक 20/१०/२०२० चा अर्ज क्रमांक श्री/१/ओसी/१३१

महाशय, श.नं. 248/2ते 8/8+8/8(4)+8/9+240/8  
दाखला देण्यात येतो की, नाशिक शिवारातील/सि.स.नं., स.नं.+ 240/8+240/99+240/92  
प्लॉट नं. 9ते 8 चा अ.मू. क्र. नाशिक मधील इमारतीच्या एक पार्किंग+१५भाजले (आय.जे.के.पिंगा)  
मजल्याचे इन्टील बांधकाम परवानगी क्र. श्री/१/१५८४/२०२० दिनांक 28/०१/२०२० अन्वये  
दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. उमेश बागुल रजिस्ट्रेशन क्र. CA/93/15997  
यांचे निरीक्षणखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/ निवासी कारणासाठी घातली अटी  
शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- एकुण बांधकाम क्षेत्र १,०६,६४५.०८(५) चौ.मी. या पैकी निवासी १३५१०.३६-निवासेतर - चौ.मी.
- एकुण चटई क्षेत्र १३४८४.६० चौ.मी. या पैकी निवासी १३४८४.६०-निवासेतर - चौ.मी.
- सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/ निवासी कारणाकरिताच करता येईल.
- सदर इमारतीत म.पा.चा पूर्वरवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही. परस्पर वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.
- नॉकट प्लॉट / घरपट्टी इंडेक्स नं. 3920602E
- अग्निशमन विभागाचा अंतिम दाखला क्रमांक -----
- पर्यावरण विभागाचा नाहरकत दाखला क्रमांक -----
- घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

कर्मचारी अधिसंता  
नगर नियोजन विभाग  
नाशिक महानगरपालिका, नाशिक

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 ₹ 54,35,100.00 (Rupees Fifty Four Lakh Thirty Five Thousand One Hundred Only). The **Realizable Value** of the above property ₹ 51,63,345.00 (Rupees Fifty One Lakh Sixty Three Thousand Three Hundred Forty Five Only). and the **Distress Value** ₹ 43,48,080.00 (Rupees Forty Three Lakh Forty Eight Thousand Eighty Only).

Place: Nashik

Date:19.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD. <sup>®</sup>

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 19.08.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 11.08.2023. 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. Kripa Sindu Saha & Mrs. Namrata Pradhan from M/s Jaikumbar Construction L.L.P vide Deed of Apartment No. 8391.2022 Dated.20.07.2022
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Shobha Kuperkar – 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 – 19.08.2023 Valuation Date - 11.08.2023 Date of Report - 11.08.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 19.08.2023
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 **19th August 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 necNayaray 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 necNayaray part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice 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 **Total Carpet Area = 891.00 Sq. Ft.** in the Name of **Mr. Kripa Sindu Saha & Mrs. Namrata Pradhan.** 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 owned by **Mr. Kripa Sindu Saha & Mrs. Namrata Pradhan**. 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 **Total Carpet Area = 891.00 Sq. Ft.**

## 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 **Total Carpet Area = 891.00 Sq. Ft.**

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

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

**(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 necNayaray 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 necNayaraily 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: 19.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

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

Auth. Sign.

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