

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: " B-Orbit Mangalam "

"B-Orbit Mangalam", Proposed Residential Cum Commercial Building on Survey No. 141/1 to 2/2+141/1 to 2/3, Plot No. 4 + 5 + 6 + 7, Village Makhmalabad Shiwar, River Front Cruise Way, Makhmalabad Link Road, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India

Latitude Longitude: 20°01'24.0"N 73°46'05.4"E

Valuation Done for:
Union Bank of India

RLP Nashik Branch

Union Loan Point Nashik, Nawandar Sankul, 1366, M-1 RACCA Colony, Near Soni Paithani, Sharanpur Road, Nashik, Pin Code - 422 002, 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

MASTER VALUATION REPORT OF "B-Orbit Mangalam"

"B-Orbit Mangalam", Proposed Residential Cum Commercial Building on Survey No. 141/1 to 2/2+141/1 to 2/3, Plot No. 4 + 5 + 6 + 7, Village Makhamalabad Shiwar, River Front Cruise Way, Makhamalabad Link Road, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India

Latitude Longitude: 20°01'24.0"N 73°46'05.4"E

NAME OF DEVELOPER: M/s. B-Orbit Group Partnership

Pursuant to instructions from Union Bank of India, RLP Nashik Branch, Project Approval Cell, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **21st August 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"B-Orbit Mangalam"**, Proposed Residential Cum Commercial Building on Survey No. 141/1 to 2/2+141/1 to 2/3, Plot No. 4 + 5 + 6 + 7, Village Makhamalabad Shiwar, River Front Cruise Way, Makhamalabad Link Road, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. It is about 13.4 Km. distance from Nashik Railway Station Surface transport to the property is by buses, Auto, taxis & private vehicles. Surface transport to the property is by buses, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. B-Orbit Group Partnership	
Project Registration Number	Project	RERA Project Number
	B-Orbit Mangalam	P51600046967
Register office address	M/s. B-Orbit Group Partnership Block No. 6, "Arihant Apartment", B-Orbit Group, Patil Lane No. 3, Collage Road, Nashik, Taluka & Dist. - Nashik, PIN - 422 005, State - Maharashtra, Country - India	
Contact Numbers	Contact: Mr. Nitin (Site Engineer - Mobile No. 9322733908 / 02532232929)	
E - mail ID AND Website	www.b-orbit.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Riverfront Cruiseway Road
On or towards South	Shah Empire Building
On or towards East	Nirvana Camping & Makhamalabad Road
On or towards West	Samrudhi Building & Aquavilla Building



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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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 Branch Manager,
Union Bank of India
RLP Nashik Branch

Union Loan Point Nashik, Nawandar Sankul, 1366,
M-1 RACCA Colony, Near Soni Paithani,
Sharanpur Road, Nashik, Pin Code - 422 002,
State – Maharashtra, Country – India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from Union Bank of India, Home Loans Sales, Project Approval Cell, RLP Nashik Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 17.08.2023
	b)	Date on which the valuation is made : 22.08.2023
3.	List of documents produced for perusal	
	1.	Copy of Project Approval Report date 08.08.2023 issued by Adv. Manish S. Chindhade (As per RERA Certificate)
	2.	Copy of Legal Title Report date 06.07.2022 issued by Adv. Akhilesh A. Naik (As per RERA Certificate)
	3.	Copy of Approved Layout Plan No. LND/WS/C2/04/01/3/05/2013, issued by Assistant Director of Town Planning, Nashik Municipal Corporation, Nashik
	4.	Copy of MAHARERA Registration Certificate of Project No. P51600046967 issued by Maharashtra Real Estate Regulatory Authority date 26.09.2022.
	5.	Copy of Sanction of Building Permission and Commencement Certificate No. LND / BP / C2 / 926/ 2022 dated 31.01.2022 issued by Executive Engineer Town Planning Department Nashik Municipal Corporation, Nashik
	6.	Copy of Approved Plan No. C2 / 926/ 2022 dated 31.01.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Sheet No. 1/1 to 1/4)
	Approved upto:	
	Building	Number of Floors
	A	Basement + Ground + 1st Floor (Part Commercial / Part Residential) 2nd to 12th Upper Floors.
	Project Name (with address & phone nos.)	: "B-Orbit Mangalam" , Proposed Residential Cum Commercial Building on Survey No. 141/1 to 2/2+141/1 to 2/3, Plot No. 4 + 5 + 6 + 7, Village Makhmalabad Shiwar, River Front Cruise Way, Makhmalabad Link Road, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India
4.	Name of the owner(s) and his / their address (es)	: M/s. B-Orbit Group Partnership

	with Phone no. (details of share of each owner in case of joint ownership)		Address: Block No. 6, " Arihant Apartment ", B-Orbit Group, Patil Lane No. 3, Collage Road, Nashik, Taluka & Dist. - Nashik, PIN - 422 005, State - Maharashtra, Country – India Contact Person: Mr. Nitin (Site Engineer - Mobile No. 9322733908 / 02532232929)						
5.	Brief description of the property (Including Leasehold / freehold etc.)	:							
TYPE OF THE BUILDING: <table border="1" style="width: 100%;"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed Basement + Ground + 1st Floor (Part Commercial / Part Residential) 2nd to 12th Upper Floors.</td> </tr> </tbody> </table>				Building	Number of Floors	A	Proposed Basement + Ground + 1 st Floor (Part Commercial / Part Residential) 2 nd to 12 th Upper Floors.		
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A	Proposed Basement + Ground + 1 st Floor (Part Commercial / Part Residential) 2 nd to 12 th Upper Floors.								
LEVEL OF COMPLETEION: <table border="1" style="width: 100%;"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>RCC work upto 1st Floor slab is completed</td> <td>13%</td> </tr> </tbody> </table>				Building	Present stage of Construction	Percentage of work completion	A	RCC work upto 1 st Floor slab is completed	13%
Building	Present stage of Construction	Percentage of work completion							
A	RCC work upto 1 st Floor slab is completed	13%							
DATE OF COMPLETION & FUTURE LIFE: Expected completion date June - 2026 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.									
PROPOSED PROJECT AMENITIES: <ul style="list-style-type: none"> ➤ Vitrified tiles flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink ➤ Powder coated aluminum sliding windows with Mosquito Net ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Landscaping & Tree Planting ➤ Water Conservation, Rain water Harvesting ➤ Sewage Treatment Plant ➤ Yoga ➤ Meditation Deck ➤ Gym 									
6.	Location of property	:							
	a) Plot No. / Survey No.	:	Plot No. 4 + 5 + 6 + 7						
	b) Door No.	:	Not applicable						
	c) C. T.S. No. / Village	:	Survey No. 141/1 to 2/2+141/1 to 2/3, Plot No. 4 + 5 + 6 + 7, Village Makhamalabad Shiwar						
	d) Ward / Taluka	:	Taluka - Nashik						
	e) Mandal / District	:	Dist. - Nashik						
7.	Postal address of the property	:	" B-Orbit Mangalam ", Proposed Residential Cum Commercial Building on Survey No. 141/1 to						

				2/2+141/1 to 2/3, Plot No. 4 + 5 + 6 + 7, Village Makhmalabad Shiwar, River Front Cruise Way, Makhmalabad Link Road, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India	
8.	City / Town	:	River Front Cruise Way, Makhmalabad Link Road, Nashik		
	Residential area	:	Yes		
	Commercial area	:	Yes		
	Industrial area	:	No		
9.	Classification of the area	:			
	i) High / Middle / Poor	:	Middle Class		
	ii) Urban / Semi Urban / Rural	:	Urban		
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Executive Engineer Town Planning 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		
12	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.		
13.	Boundaries of the property		As per Plan	As per MAHARERA	As per Site
	North		18 Mtr. DP Road	18 Mtr. DP Road	Riverfront Cruiseway Road
	South		Survey No. 141/1 to 2/4 to 6	Survey No. 141/1 to 2/4 to 6	Shah Empire Building
	East		Plot No. 8	Plot No. 8	Nirvana Camping & Makhmalabad Road
	West		Part of Plot No. 4	Part of Plot No. 4	Samrudhi Building & Aquavilla Building
14.1	Dimensions of the site		N. A. as the land is irregular in shape		
			A	B	
			As per the Deed	Actuals	
	North	:	-	-	
	South	:	-	-	
	East	:	-	-	
	West	:	-	-	
14.2	Latitude, Longitude & Co-ordinates of property	:	20°01'24.0"N 73°46'05.4"E		
14.	Extent of the site	:	Plot area - 2064.80 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report		
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area - 2064.80 Sq. M. (As per Approved Plan & RERA Certificate)		
16	Whether occupied by the owner / tenant? If	:	N.A. Building Construction work is in progress		

	occupied by tenant since how long? Rent received per month.						
II	CHARACTERSTICS OF THE SITE						
1.	Classification of locality	:	Middle class				
2.	Development of surrounding areas	:	Good				
3.	Possibility of frequent flooding/ sub-merging	:	No				
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by				
5.	Level of land with topographical conditions	:	Plain				
6.	Shape of land	:	Rectangular				
7.	Type of use to which it can be put	:	For Residential Cum Commercial purpose				
8.	Any usage restriction	:	Residential Cum Commercial				
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. C2 / 926/ 2022 dated 31.01.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Sheet No. 1/1 To 1/4) Approved upto:				
			<table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Basement + Ground + 1st Floor (Part Commercial / Part Residential) 2nd to 12th Upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	A	Basement + Ground + 1 st Floor (Part Commercial / Part Residential) 2 nd to 12 th Upper Floors.
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10.	Corner plot or intermittent plot?	:	Intermittent				
11.	Road facilities	:	Yes				
12.	Type of road available at present	:	B. T. Road				
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.00 Mtr. Wide D. P. Road				
14.	Is it a Land – Locked land?	:	No				
15.	Water potentiality	:	Municipal Water supply				
16.	Underground sewerage system	:	Connected to Municipal sewer				
17.	Is Power supply is available in the site	:	Yes				
18.	Advantages of the site	:	Located in developing area				
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No				
Part – A (Valuation of land)							
1	Size of plot	:	Plot area - 2064.80 Sq. M. (As per Approved Plan & RERA Certificate)				
	North & South	:	-				
	East & West	:	-				
2	Total extent of the plot	:	As per table attached to the report				
3	Prevailing market rate (Along With details / reference of at least two latest deals /	:	As per table attached to the report Details of recent transactions/online listings are				

	transactions with respect to adjacent properties in the areas)		attached with the report.						
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 35,000.00 per Sq. M. for Residential ₹ 12,900.00 per Sq. M. for Land						
5	Assessed / adopted rate of valuation	:	As per table attached to the report						
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>2064.80</td> <td>12,900.00</td> <td>2,66,35,920.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2064.80	12,900.00	2,66,35,920.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
2064.80	12,900.00	2,66,35,920.00							
Part – B (Valuation of Building)									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential Cum Commercial						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
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	e) Plinth area floor-wise	:	As per table attached to the report						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. C2 / 926/ 2022 dated 31.01.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Sheet No. 1/1 To 1/4)						
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Basement + Ground + 1st (Part Commercial / Residential) 2nd to 12th Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	A	Basement + Ground + 1 st (Part Commercial / Residential) 2 nd to 12 th Floors.		
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No						

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	

1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	Proposed R.C.C. Structure
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	N.A. Building Construction work is in progress
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER APPROVED PLAN & DEVELOPER'S INFORMATION:

1) Building - A:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
1	101	1	3 BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
2	104	1	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
3	201	2	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
4	202	2	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
5	203	2	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
6	204	2	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
7	301	3	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
8	302	3	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
9	303	3	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
10	304	3	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
11	401	4	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
12	402	4	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
13	403	4	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
14	404	4	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
15	501	5	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
16	502	5	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
17	503	5	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
18	504	5	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
19	601	6	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
20	602	6	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
21	603	6	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
22	604	6	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
23	701	7	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
24	702	7	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
25	703	7	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
26	704	7	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
27	801	8	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
28	802	8	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
29	803	8	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
30	804	8	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
31	901	9	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
32	902	9	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
33	903	9	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
34	904	9	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
35	1001	10	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
36	1002	10	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
37	1003	10	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
38	1004	10	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
39	1101	11	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
40	1102	11	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
41	1103	11	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
42	1104	11	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
43	1201	12	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
44	1202	12	3BHK	1080	139	1219	1341	9000	10,971,000.00	10,422,450.00	8,776,800.00	23000
45	1203	12	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
46	1204	12	3BHK	1197	130	1327	1460	9000	11,943,000.00	11,345,850.00	9,554,400.00	25000
Total				52371	6187	58558	64414		52,70,22,000	50,06,70,900	42,16,17,600	

Summary of the Project:

Building	Comp. / Total Number of Flat	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
A	3 BHK - 46 Total - 46	58558	64414	52,70,22,000.00	50,06,70,900.00	42,16,17,600.00

Particulars	Market Value (₹)
Fair Market Value as on date	52,70,22,000.00
Realizable Value as on date	50,06,70,900.00
Distress Sale Value as on date	42,16,17,600.00
Cost of Construction (Total Built up area x Rate) 64414 Sq. Ft. x ₹ 2300.00	14,81,51,740.00

Building	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A	13	64414	14,81,51,740.00	1,92,59,726.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work is in progress
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in progress
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	N.A. Building Construction work is in progress
2. Separate lumber room	
3. Separate water tank / sump	
4. Trees, gardening	
Total	

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. Building Construction work is in progress
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
Total		:	

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Fair Market Value as on date in ₹		:	₹ 52,70,22,000.00
Realizable Value as on date in ₹		:	₹ 50,06,70,900.00
Distress Sale Value as on date in ₹		:	₹ 42,16,17,600.00

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 comparable, 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 ₹ 8,000.00 to ₹ 10,000.00 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 commercial and residential application in the locality etc. We estimate ₹ 9,000.00 per Sq. Ft. on Carpet Area for valuation.

Actual Site Photographs

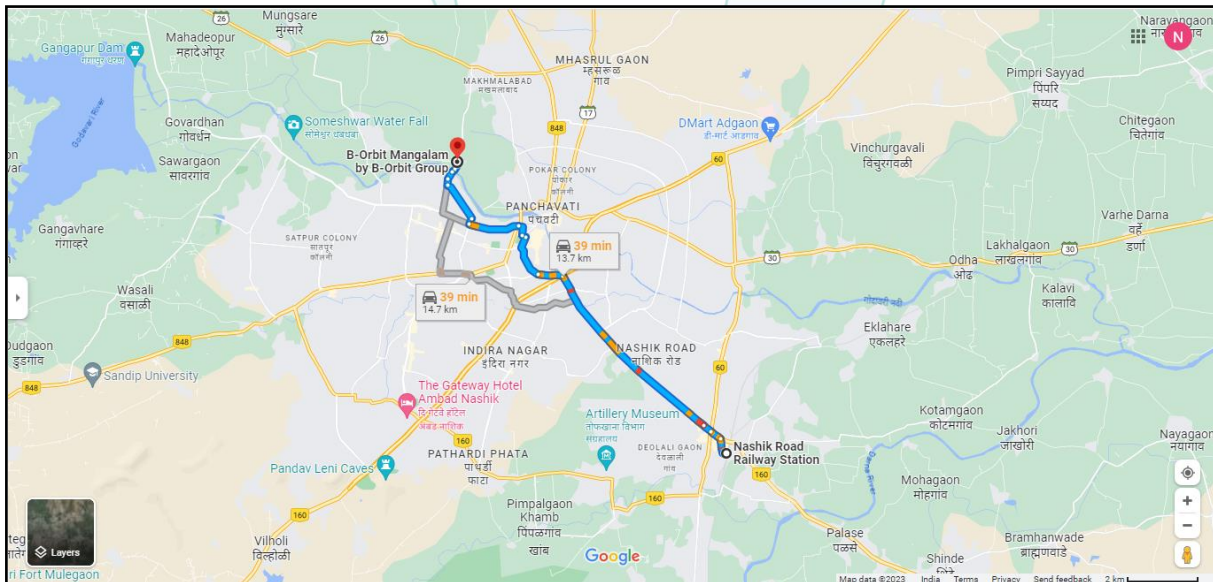
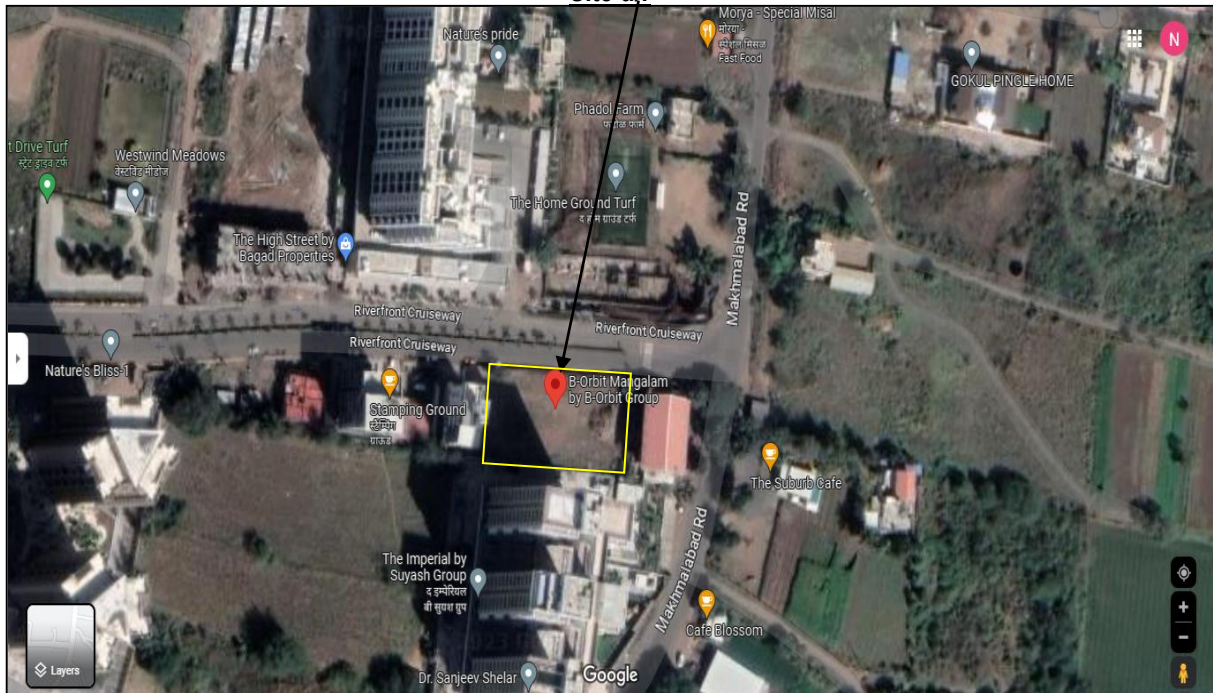


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 20°01'24.0"N 73°46'05.4"E


Note: The Blue line shows the route to site from nearest Railway Station (Nashik– 13.4 Km.)

Ready Reckoner Rate



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

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rate Guidline
LOGOUT

Valuation For Influence Area

*** welcome to valuation of properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Nashik [Help on Division](#)

District Name	नाशिक	Taluka Name	नाशिक
Village/Zone Name	मौजे मखमलाबाद		
Attribute	सर्व्हे नंबर	141	SubZone Name
Mahapalika Area		Nashik Muncipal Corpr	

Open Land	Residence	Office	Shop	Industry	Unit
12900	35000	40250	47600	0	Square Meter

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Price Indicators Projects nearby Locality


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Home > Property in Nashik > Flats for Sale in Nashik > Flats for Sale in Gangapur Road > 4 BHK > 1840 Sq-ft

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Join Prime 👑 50% OFF

🏠 **1.20 Cr** [Get ₹ 36,000 cashback on Home Loan](#)
ONLY ON MAGICBRICKS
⋮

1840 Sq-ft 4 BHK Flat For Sale in **Gangapur Road, Nashik**



1 Photos

🛏️ 4 Beds
🚿 4 Baths
🏠 Unfurnished

Super Built-Up Area	Floor	Transaction Type
1840 sqft ▾	1 (Out of 3 Floors)	Resale
₹ 6.522/sqft		
Status	Furnished Status	Age Of Construction
Ready to Move	Unfurnished	Above 20 years

1 (0/8)
1 (0/8)
3 of 7


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Nashik > Flats for Sale in Nashik > Flats for Sale in Gangapur Road > 4 BHK > 1936 Sq-ft

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🏠 **2.03 Cr** [Get ₹ 60,900 cashback on Home Loan](#)
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⋮

4 BHK 1936 Sq-ft Flat For Sale in **Gangapur Road, Nashik**



+5 Photos

🛏️ 4 Beds
🚿 4 Baths
🚗 1 Covered Parking
🏠 Unfurnished

Carpet Area	Developer	Project
1936 sqft ▾	Adikara Builders And Developers	RIVERFRONT
₹ 10,486/sqft		
Floor	Transaction Type	Status
7 (Out of 7 Floors)	New Property	Under Construction
Lift	Furnished Status	Car Parking
1	Unfurnished	1 Covered

1 (0/8)
1 (0/8)
4 of 7

Price Indicators Projects nearby Locality

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

Home > Property In Nashik > Flats for Sale In Nashik > Flats for Sale in Gangapur Road > 4 BHK > 1640 Sq-ft


₹ 88.0 Lac

Get ₹ 26,400 cashback on Home Loan

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⋮

4 BHK Flat For Sale in Ishwar Prestige, **Gangapur Road, Nashik**



+19 Photos

4 Beds
3 Baths
1 Balcony
Furnished

Carpet Area 1400 sqft ₹ 6,286/sqft	Developer Samnani Group	Project Ishwar Prestige
Floor 2 (Out of 7 Floors)	Transaction Type Resale	Status Ready to Move
Additional Rooms 1 Store Room	Facing North - East	Furnished Status Furnished

₹ 5k (BCB)
₹ 1.5k (BCB)
2 of 7

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

Home > Property In Nashik > Flats for Sale In Nashik > Flats for Sale in Gangapur Road > 4 BHK > 4230 Sq-ft

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4 BHK Flat For Sale in The Imperial, **Gangapur Road, Nashik**



+21 Photos

4 Beds
6 Baths
3 Balconies
Unfurnished

Super Built-Up Area 4230 sqft ₹ 7,092/sqft	Developer Suyash Group	Project The Imperial
Floor 2 (Out of 7 Floors)	Transaction Type Resale	Status Ready to Move
Additional Rooms 1 Servant Room	Facing East	Furnished Status Unfurnished

₹ 80k (BCB)
₹ 1.5k (BCB)
1 of 7

Price Indicators Projects nearby Locality

Home / Nashik / Makhmalabad / Apartment for Sale in Makhmalabad / 3 BHK Flat

Last updated: Jul 25, 2023

3 BHK Flat

By DHATRAX GROUP

Avadh Utopia, Makhmalabad, Nashik

OFFERS

Zero brokerage Know More

₹55.28 L

EMI starts at ₹29.27 K



₹6.14 K/sq.ft



Contact Owner

Others



SHARE


SAVE

Others



900 sq.ft
Build Up Area

₹6.14 K/sq.ft
Avg. Price

3 BHK
Configuration

30th May, 2023
Possession status

Lower
of 18 floors

Unfurnished
Furnishing

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Gangapur Road > 3 BHK Flats for Sale in Gangapur Road > 789 Sq.ft

₹1.24 Cr

EMI - ₹ 56k | [Get pre-approved loan](#)

3 BHK Flat For Sale in Prima Casa, Gangapur Road, Nashik

Carpet Area

1221 sqft - ₹10,156/sqft

Developer

[Casa Costruzione](#)
[Infratech](#)

Project

[Prima Casa](#)

Floor

3 (Out of 6 Floors)

Transaction Type

Resale

Status

Ready to Move

Additional Rooms

1 Store Room

Facing

East

Lift

1

East Facing Property

Contact Owner

Book Site Visit

Last contact made 1 day ago




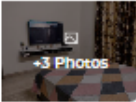
Price Indicators Projects nearby Locality

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Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Gangapur Road > 3 BHK Flats for Sale in Gangapur Road > 1363 Sq-ft

₹99.0 Lac EMI - ₹ 45k | [Get Loan offers from 34+ banks](#)

3 BHK Flat For Sale in Zion Herald, **Gangapur Road, Nashik**

+3 Photos

3 Beds | 3 Baths | 2 Balconies | Furnished

Carpet Area 1160 sqft - ₹ 8,534/sqft	Developer Zion Worldwide	Project Zion Herald
Floor 4 (Out of 7 Floors)	Transaction Type Resale	Status Ready to Move
Facing East	Furnished Status Furnished	Type Of Ownership Freehold

East Facing Property

Contact Owner
Book Site Visit

Last contact made 1 day ago




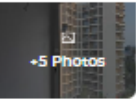
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Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Serene Meadows > 3 BHK Flats for Sale in Serene Meadows > 1399 Sq-ft

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✓ Communicates with Owners
✓ Live Video Call
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₹99.0 Lac **₹81 Lac** EMI - ₹ 41k | [Can I afford it?](#) Special Price by Owner

3 BHK Flat For Sale in Samraat Amozon, **Serene Meadows, Nashik**

+5 Photos

3 Beds | 3 Baths | Unfurnished

Super Built-Up Area 1399 sqft - ₹ 6,433/sqft	Developer Samraat Group	Project Samraat Amozon
Floor 7 (Out of 7 Floors)	Transaction Type Resale	Status Ready to Move
Furnished Status Unfurnished		

Contact Owner
Get Phone No.

Last contact made 1 day ago


Price Indicators Projects nearby Locality

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Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Gangapur Road > 3 BHK Flats for Sale in Gangapur Road > 1255 Sq-ft.

₹78.0 Lac EMI - ₹35k | [Can I afford it?](#)

3 BHK 1255 Sq-ft Flat For Sale Gangapur Road, Nashik




3 Beds
3 Baths
1 Balcony
1 Covered Parking

Super Built-Up Area 1255 sqft - ₹6,215/sqft	Developer Samraat Group	Project Samraat Tropicano
Floor 5 (Out of 11 Floors)	Transaction Type Resale	Status Ready to Move
Lift 1	Furnished Status Furnished	Car Parking 1 Covered

[+14 Photos](#)

Contact Agent
Get Phone No.

Last contact made 6 days ago



All Photos
Outdoors
Indoors

Home > Projects in Nashik > Gangapur > The Grand by Parksyde

The Grand by Parksyde ☆

Gangapur, Nashik

View Number

RERA
No Brokerage
3D Floor Plans Available
+20 Top Facilities

CONSTRUCTION STATUS

New Launch

Completion in Apr, 2027

₹ 89 L - 1.06 Cr + Govt. Charges

PRICE RANGE

3, 4 BHK Apartment

<p>3 BHK Apartment</p> <p style="font-size: x-small;">Built-up Area 1576 sq.ft. (146.42 sq.m.) ▾</p> <p>₹ 89 L + Govt. Charges</p>	<p>4 BHK Apartment</p> <p style="font-size: x-small;">Built-up Area 1889 - 3153 sq.ft. (175.49 - 292.92 sq.m.) ▾</p> <p>₹ 1.06 Cr + Govt. Charges</p>
--	---

Why you should consider The Grand by Parksyde?

- Commercial shops within the premises
- Ample parking space available
- Eco-friendly features like rain water harvesting for sustainable living

DEVELOPED BY

Jaikumar Constructions Limited

Influencer/Endorsed/Star

Contact Builder

As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Nashik

Date: 22.08.2023

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

UBI Emp No. ROS:ADV:Valuer/033:008:2021-22

Auth. Sign. [®]

Certificate

This is to certify that **Approved Plan No. C2 / 926/ 2022** dated **31.01.2022** of "**B-Orbit Mangalam**" issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik

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).

Think.Innovate.Create

Date

Signature

(Name & Designation of the Inspecting Official/s)

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

Annexure – I

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 22.08.2023 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 17.08.2023. 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. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. B-Orbit Group Partnership
2.	Purpose of valuation and appointing authority	As per request from Union Bank of India, Home Loans Sales, Project Approval Cell, RLP Nashik Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Swapnil Wagh – Valuation Engineer Vinita Surve – Processing Manager Chintamani Chaudhari-Valuation Engineer
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 - 17.08.2023 Valuation Date - 22.08.2023 Date of Report - 22.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.08.2023
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative 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, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **22nd 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 necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. B-Orbit Group Partnership**. 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 **M/s. B-Orbit Group Partnership**. 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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

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 Highest and Best Use model is used for analysing development potential.

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 land 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 currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

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****{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}**

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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. (R)

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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