

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Rahul Ambadas More &
Sau. Aarti Rahul More**

Name Of Owner: **Sau. Veenaben Sumanbhai Parekh &
Shri. Sumanbhai Champaklal Parekh**

Residential Flat No. 604, Sixth Floor, A - Wing, "Prathamesh", "Shree Ganesha Valley Apartment Co - Op.
Housing Society Ltd.", Survey No.193/ 2+3+6+7+8+9+10+11+12+13 A+192/ 1/ 1, Near Swagat
Lawns, Chide Mala, Eklahara Road, Village – Deolali -2, Taluka & District – Nashik- 422 101,
State – Maharashtra, Country – India.

Latitude Longitude: 19°57'02.7"N 73°50'47.1"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, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
✉ mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 604, Sixth Floor, A - Wing, "Prathamesh", "Shree Ganesha Valley Apartment Co - Op. Housing Society Ltd.", Survey No.193/ 2+3+6+7+8+9+10+11+12+13 A+192/ 1/ 1, Near Swagat Lawns, Chide Mala, Eklahara Road, Village - Deolali -2, Taluka & District - Nashik-422 101, State - Maharashtra, Country - India belongs to **Sau. Veenaben Sumanbhai Parekh & Shri. Sumanbhai Champaklal Parekh**. Name of Proposed Purchaser: **Shri. Rahul Ambadas More & Sau. Aarti Rahul More**.

Boundaries of the property.

Boundaries	Building	Flat
North	Lawns	Marginal Space
South	Open Plot	Lift / Duck / Flat No. 603
East	Road	Flat No. 601
West	Bungalow	Wing B

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 ₹ **46,32,200.00 (Rupees Forty Six Lakh Thirty Two Thousand Two 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.**

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Director

Auth. Sign.

Manoj B. Chalikwar

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



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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	: 30.08.2023
	b)	Date on which the valuation is made	: 05.09.2023
3.	List of documents produced for perusal:		
	1. Copy of Notarized Agreement Vide dated. 10.08.2023 between Shri. Rahul Ambadas More & Sau. Aarti Rahul More (Proposed Purchaser) & Sau. Veenaben Sumanbhai Parekh & Shri. Sumanbhai Champaklal Parekh (Owner)		
	2. Copy of Occupancy Certificate No. NRV / 11462 / 4466 date 28.11.2012 issued by Nashik Municipal Corporation, Nashik		
	3. Copy of Commencement Certificate No. LND/ BP/ 06/ 2025 dated 20.08.2010 issued by Nashik Municipal Corporation, Nashik.		
	4. Copy of Approved Building Plan Accompanying Occupancy Certificate No. Nashik Road/ 11462/ 4466 dated 29.11.2012 issued by Assistant Director Town Planning, Nashik Municipal Corporation, Nashik.		
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)	:	<p>Name of Proposed Purchaser: Shri. Rahul Ambadas More & Sau. Aarti Rahul More</p> <p>Name Of Owner: Sau. Veenaben Sumanbhai Parekh & Shri. Sumanbhai Champaklal Parekh</p> <p>Address: Residential Flat No. 604, Sixth Floor, A - Wing, "Prathamesh", "Shree Ganesha Valley Apartment Co - Op. Housing Society Ltd.", Survey No.193/ 2+3+6+7+8+9+10+11+12+13 A+192/ 1/ 1, Near Swagat Lawns, Chide Mala, Eklahara Road, Village – Deolali -2, Taluka & District – Nashik- 422 101, State – Maharashtra, Country – India.</p> <p>Contact Person: Mr. Ashok (Building Care Taker) Contact No.: +91 8850232414 Joint Ownership</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on Sixth Floor The composition of flat is Living + 2 Bedrooms + Kitchen + Attached Toilet + Common Toilet + Balcony

			+ Passage (i.e. 2BHK) The property is at 1.9 Km. travelling distance from nearest Railway Station Nashik Road). Landmark: Near Swagat Lawns
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.193/ 2+3+6+7+8+9+10+11+12+13 A+192/ 1/ 1
	b) Door No.	:	Residential Flat No. 604
	c) T.S. No. / Village	:	Village – Devlali - 2
	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 Occupancy Certificate No. Nashik Road/ 11462/ 4466 dated 29.11.2012 issued by Assistant Director 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. 604, Sixth Floor, A - Wing, "Prathamesh", "Shree Ganesha Valley Apartment Co - Op. Housing Society Ltd.", Survey No.193/ 2+3+6+7+8+9+10+11+12+13 A+192/ 1/ 1, Near Swagat Lawns, Chide Mala, Eklahara Road, Village – Deolali -2, Taluka & District – Nashik- 422 101, 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 – Deolali -2 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 / Building		As per Actual Site	As per the Deed
	North	:	Lawns	Survey No. 193 Part, 1, 4, 5 & Survey No. 194
	South	:	Open Plot	Survey No. 193 Part, 14, 15 & 16 B
	East	:	Road	Road
	West	:	Bungalow	Survey No.188
13.1	Flat		As per Actual Site	As per the Deed
	North		Marginal Space	Open Land Space Garden
	South		Lift / Duck / Flat No. 603	Flat No. 603 of Prathamesh Building
	East		Flat No. 601	Flat No. 601 of Prathamesh Building
	West		Wing B	Flat No. 601 of Mayuresh Building
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°57'02.7"N 73°50'47.1"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 773.00 Balcony Area in Sq. Ft. = 58.00 (Area as per actual site measurement) Built up Area in Sq. Ft. = 1060.00 (Area as per Notarized Agreement)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up Area in Sq. Ft. = 1060.00 (Area as per Notarized Agreement)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No.193/2+3+6+7+8+9+10+11+12+13 A+192/1/1	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Devlali - 2 Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 604, Sixth Floor, A - Wing, "Prathamesh", "Shree Ganesha Valley Apartment Co - Op. Housing Society Ltd.", Survey No.193/2+3+6+7+8+9+10+11+12+13 A+192/1/1, Near Swagat Lawns, Chide Mala, Eklahara Road, Village – Deolali -2, Taluka & District – Nashik- 422 101, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	

4.	Year of Construction	:	2012 (As Per Site Inspection)
5.	Number of Floors	:	Ground + 8 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flats on Sixth 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
III	FLAT		
1	The floor in which the Flat is situated	:	Sixth Floor
2	Door No. of the Flat	:	Residential Flat No. 604
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. Grills
	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.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	<u>Name of Proposed Purchaser:</u> Shri. Rahul Ambadas More & Sau. Aarti Rahul More. <u>Name Of Owner:</u> Sau. Veenaben Sumanbhai Parekh & Shri. Sumanbhai Champaklal Parekh
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 Area in Sq. Ft. = 1060.00 (Area as per Notarized Agreement)
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. = 773.00 Balcony Area in Sq. Ft. = 58.00 (Area as per actual site measurement)
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?	:	` 9,500.00 Expected rental income per month
IV	MARKETABILITY	:	
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
V	Rate	:	
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)	:	` 4,000.00 to ` 5,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	` 4,700.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	i) Building + Services	:	` 2,000.00 per Sq. Ft.
	ii) Land + others	:	` 2,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	` 32,760.00per Sq. M. i.e. ` 3,043.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	` 29,926.00per Sq. M. i.e. ` 2,780.00 per Sq. Ft.
5	Registered Value (if available)	:	--
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	` 1,670.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	:	` 2,000.00 per Sq. Ft.
	Age of the building	:	11 Years
	Life of the building estimated	:	49 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	16.5%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	` 1,670.00per Sq. Ft.
	Rate for Land & other V (3) ii	:	` 2,700.00 per Sq. Ft.
	Total Composite Rate	:	` 4,370.00 per Sq. Ft.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1060.00 Sq. Ft.	4,370.00	46,00,400.00

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			
	Total			46,32,200.00

Value of Flat

Fair Market Value	46,32,200.00
Realizable value	44,00,590.00
Distress Value	37,05,760.00
Insurable value of the property (1060.00 Sq. Ft. X ` 2,000.00)	21,20,000.00
Guideline value of the property (1060.00 Sq. Ft. X ` 2,780.00)	29,46,800.00

Justification for price / rate

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

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

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 ₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Built Up 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 ₹ 4,370.00per Sq. Ft. (after depreciation) on Built Up Area for valuation after depreciation.

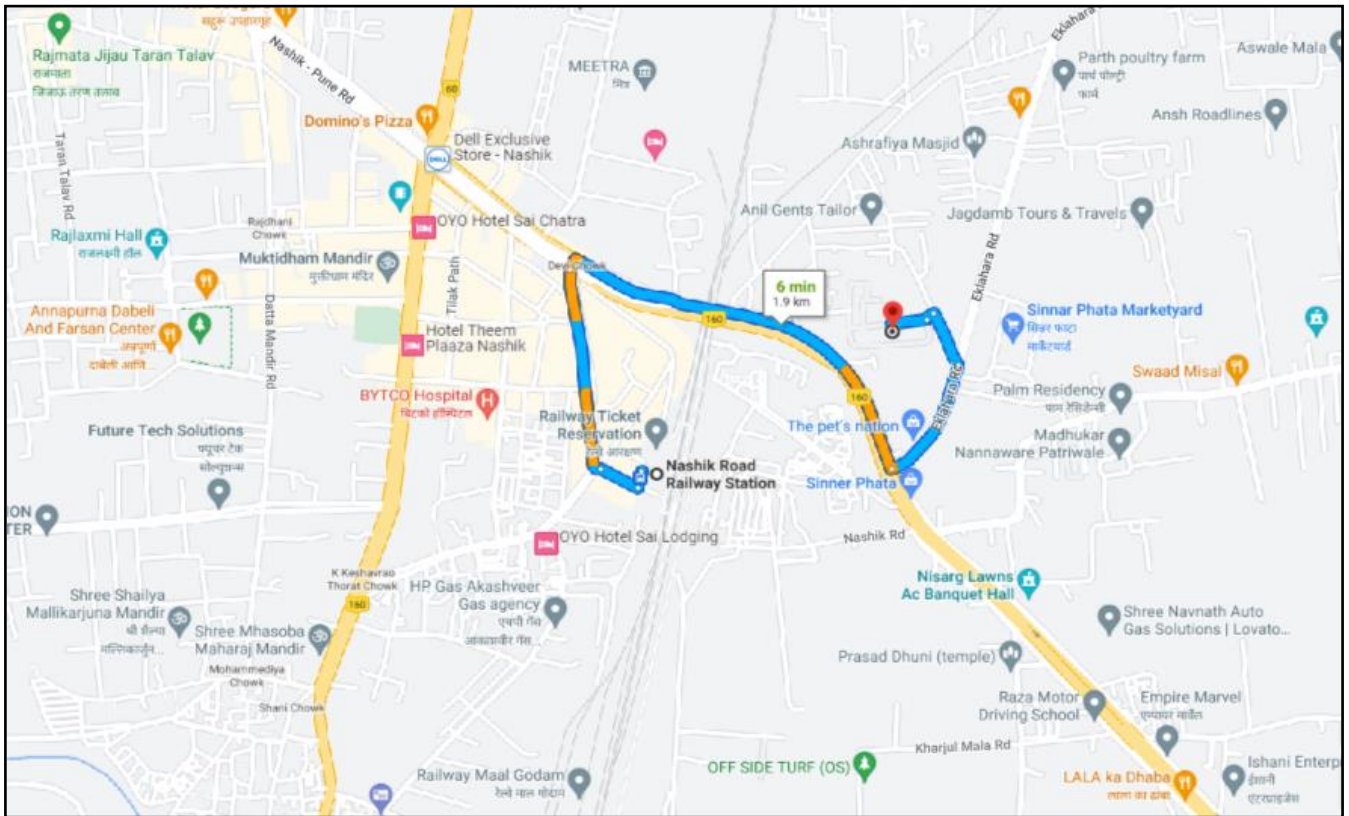
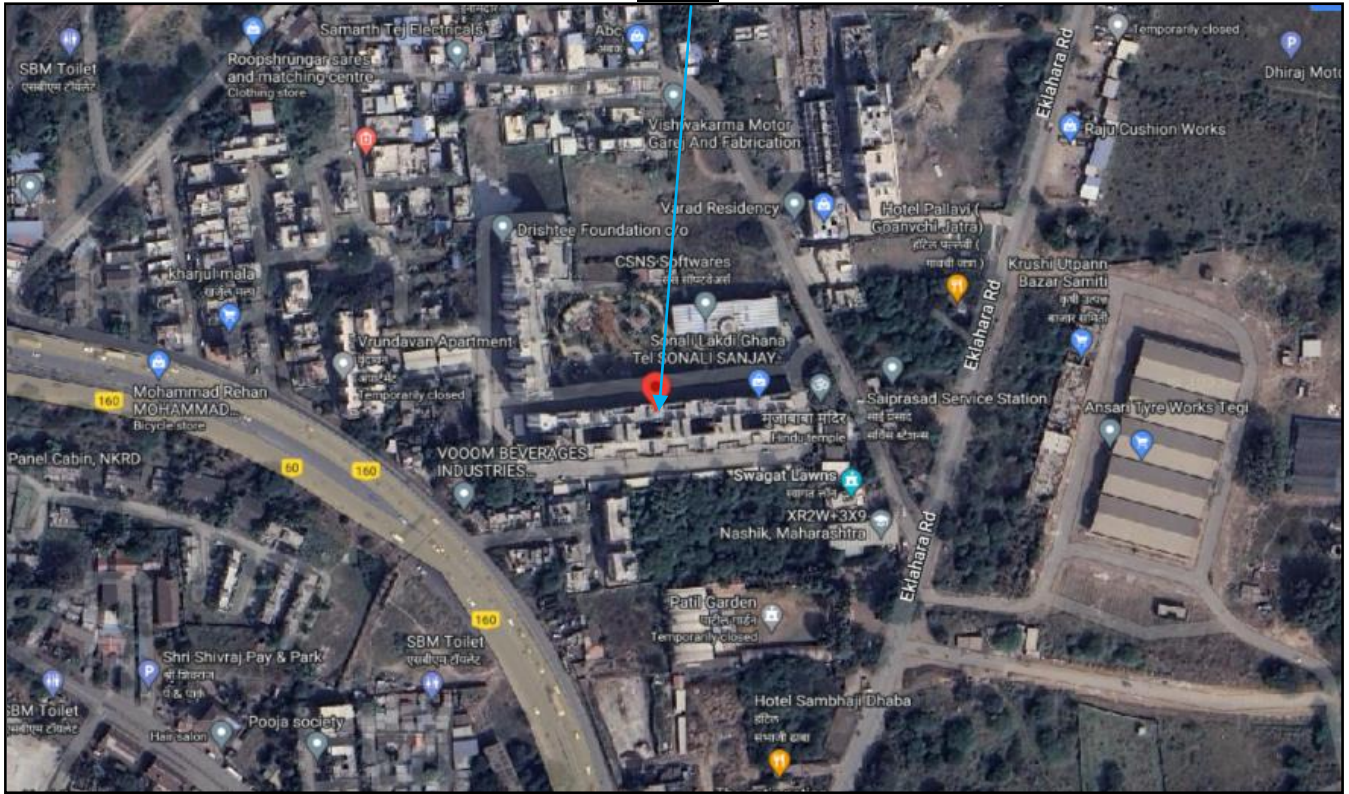
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 9,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°57'02.7"N 73°50'47.1"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 1.9 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year: Language:

Selected District:

Select Taluka:

Select Village:

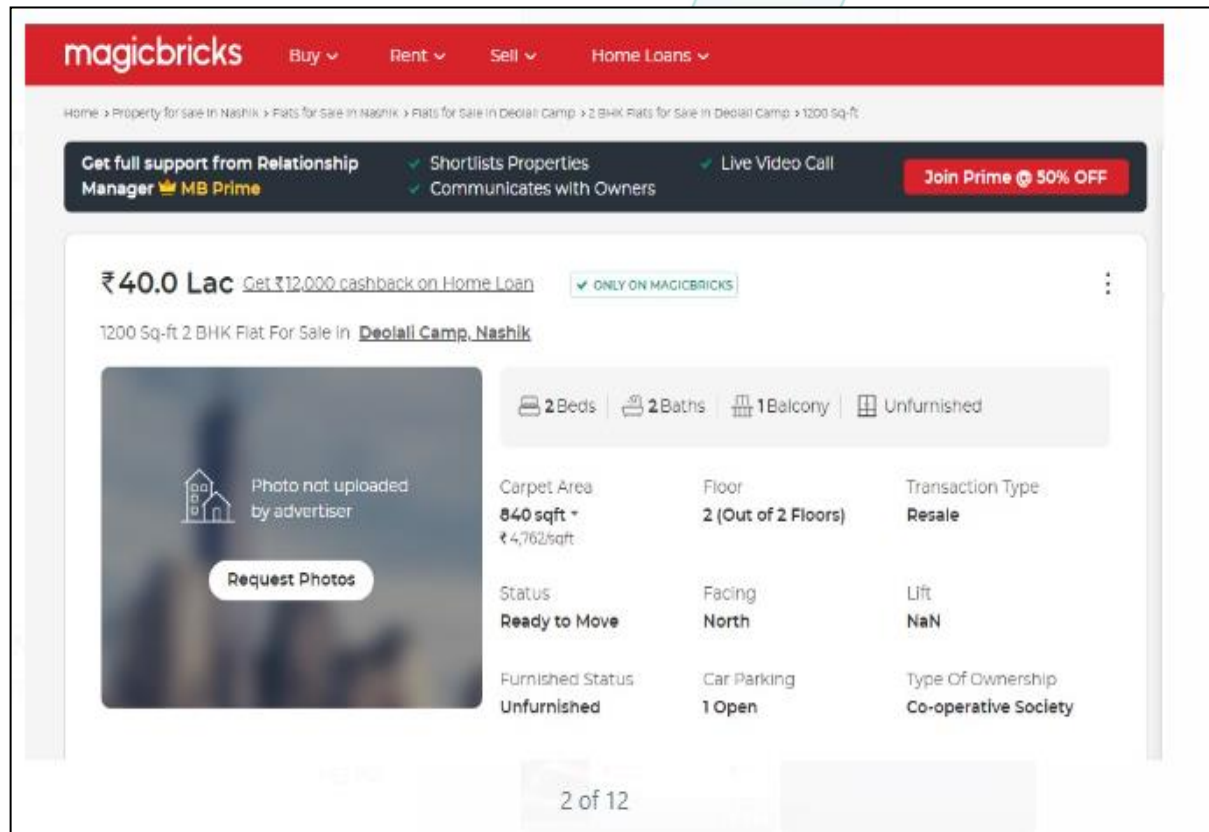
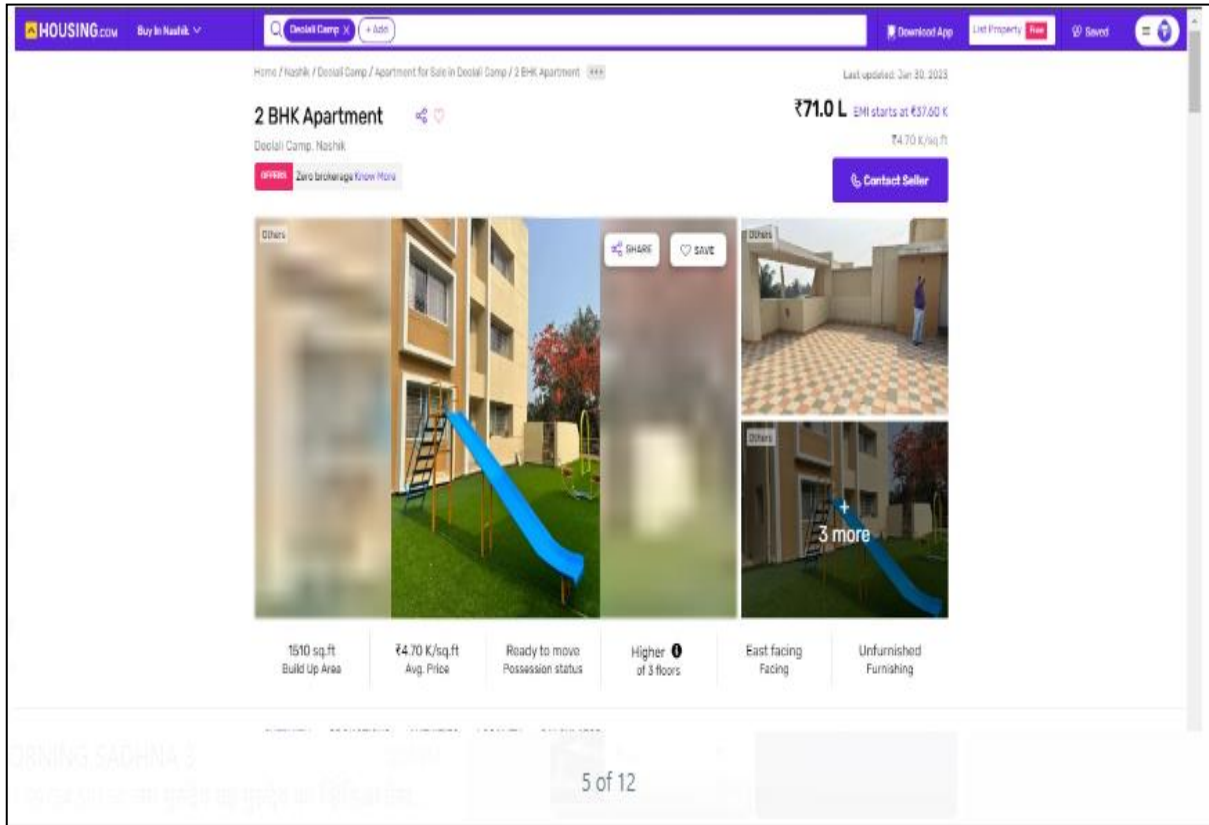
Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
11.16 - विभाग क्रं.11.8 च्या अंतर्गत भागातील मिळकती	7000	31200	34870	39000	0	चौ. मीटर	सि.टी.एस. नंबर

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Price Indicators



Price Indicators

99acres Buy | Enter Locality / Project / Society / Landmark | Post property FREE

Home > Property in Nashik > Flats in Nashik > 2 BHK Flats in Deolali Camp | Posted on Oct 12, 2022 | Ready to move

₹27 Lac @ 4,909 per sq.ft. Estimated EMI ₹ 21,565

2BHK 2Baths
Residential Apartment for Sale
In Satnam Society, Deolali Camp, Nashik, Maharashtra

REERA STATUS: NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in>

Overview | Owner Details | Price Trends | Recommendations

Property (1)

Area
Carpet area: 550 sq.ft. (51.1 sq.m)

Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony

Price
₹ 27 Lac @ 4,909 per sq.ft. (all inclusive)

Address
Satnam Society, Deolali Camp, Nashik

Floor Number
1st of 2 Floors

Facing
East

Overlooking
Park/Garden

Property Age
10+ Year Old

Photos (1/1)

3 of 12

99acres Buy | Enter Locality / Project / Society / Landmark | Post property FREE

Home > Property in Nashik > Flats in Nashik > Flats in Deolali Camp > 2 BHK Flats in Deolali Camp | Posted on Jan 21, 2023 | Ready to move

₹32 Lac @ 4,266 per sq.ft. Estimated EMI ₹ 25,529

2BHK 1Bath
Residential Apartment for Sale
In Deepak New Parichratna Society, Deolali Camp, Nashik, Maharashtra

REERA STATUS: NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in>

Overview | Owner Details | Price Trends | Recommendations

Property (0)

Area
Carpet area: 750 sq.ft. (69.6 sq.m)

Configuration
2 Bedrooms, 1 Bathroom, 1 Balcony

Price
₹ 32 Lac @ 4,266 per sq.ft.

Address
Deepak New Parichratna Society, Deolali Camp, Nashik

Floor Number
Ground of 2 Floors

Property Age
5 to 10 Year Old

Photos not shared by advertiser
Request Photos

4 of 12

Agreement For Sale

महाराष्ट्र MAHARASHTRA 2023
 4 AUG 2023
 TREASURY OFFICE NASHIK 59AA 549373
 म. नं. १२६३२ दि. १० / २०२३
 मालिकापत्र/कोशाधिकार/सदर करारनाम्याचे करण
 पुस्तक घेणाऱ्याचे नाव श्री. राहुल अंबादास मोरे कारणा
 दरवृत्ता प्रकार करारनामा वरून नोंदणी करणारे को-होम/मालिका
 पु. निबंधक कार्यालय - नोंदणी / इतर - नोंदणी
 मुरक्या पक्षाकाराचे नांव: श्री. सुमन भाई चंपकलाल पारेख
 मुरक्या वरणी: श्री. सुमन भाई चंपकलाल पारेख
 टार: २५२३
 ठी: श्री. राहुल अंबादास मोरे
 आर. सी. सिंहे स्टॅम्प सेल
 वॉलंट आय.व. नॉनप्रॉफिट
 कार्यालय नं. २२ - २०२३
 NOTED AND REGISTERED
 AT SR. NO 317... 15/08/23
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 मुक्ताने, ...

१. श्री. राहुल अंबादास मोरे,
 उ.वय ३५ वर्षे, धंदा : नोकरी,
 PAN : BQJPM 7146 M UID : 2720 0526 6374

२. श्री. आरती राहुल मोरे,
 उ.वय ३४ वर्षे, धंदा : गृहिणी,
 UID : 8372 0885 7826
 राहणार : शास्त्री नगर, मलविहिर, जि. बुलडाणा - ४४३ ००१.

-- यांसी --

१. श्री. वीनाबेन सुमनभाई पारेख,
 उ.वय ६८ वर्षे, धंदा : गृहिणी,
 PAN : AAFPP 6672 A

२. श्री. सुमनभाई चंपकलाल पारेख,
 उ.वय ७० वर्षे, धंदा : व्यापार,
 PAN : AKRPP 9360 R
 राहणार : १०४, प्रथमेश, श्री गणेशा कॉलोनी अपार्टमेंट
 को. ऑप. सोसायटी लि., एकलहरा रोड, नाशिकरोड - ४२२ १०१.
 ता. जि. नाशिक.

कारणे फ्लॅट विक्री करारनामा लिहून व नोंदवून देतो की :-

१) मिळकतीचे वर्णन :- तुम्हाला नाशिक, पोस्ट तुळुडी तालुका नाशिक पैकी, नाशिक महानगरपालिका हद्दीतील तसेच बाँधे देवळांनी-२ हयागांवचे शिवारातील स.नं. ११३/२/३/६ ते १३३ पैकी + ११२/१/१/१ यांसी यांसी एकूण क्षेत्र २०९०५.४० चौ.मी. यांसी सिटी सर्वे नंबर ६१२४ यांसी चतुःसिमा :-

पुर्वेस : रोड.
 पश्चिमेस : स.नं. १८८.
 दक्षिणेस : स.नं. ११३ घाट, १४, १५ व १६ घ.
 उत्तरेस : स.नं. ११३ घाट, १, ४, ५ व स.नं. ११४.

येणेप्रमाणे चतुःसिमेतील मिळकत जल, तळ, काढ, पाषाण निष्केपासह जाण्यायेण्याचे व वागवहिवाटीचे मार्गांसह. तसेच कॉलनी रोड वापरणेचे हक्कांसह दरोबस्त मिळकत.

२) फ्लॅट मिळकतीचे वर्णन :-

वर कलम १ यांत वर्णन केलेल्या मिळकतीवर बांधण्यात आलेल्या श्री गणेशा कॉलोनी अपार्टमेंट को. ऑप. सोसायटी लि., या गृहनिर्माण प्रकल्पा मधील प्रथमेश या इमारतीचे सहाव्या मजल्यावरील फ्लॅट क्र. ६०४, यांसी क्षेत्र १०६०.०० चौरस फुट म्हणजेच सुमारे १८.९१ चौ.मी. ही २ बेड, हॉल, किचन व स्वतंत्र टोरेससह, तसेच सदर फ्लॅट मिळकतीचे बिल्डअप क्षेत्र हे कार्पेट क्षेत्र २५% असे असून व टोरेसचे क्षेत्र स्वतंत्र असे फ्लॅटच्या क्षेत्राचे ५० टक्के असे धरलेले आहे. सदर फ्लॅट मिळकतीमध्ये स्वतंत्र हलेक्रीक मिटर कनेक्शनसह रहिवाशी बांधीव फ्लॅट मिळकत यांसी चतुःसिमा पुढील प्रमाणे, :-

पुर्वेस : प्रथमेश बिल्डिंग मधील फ्लॅट क्र. ६०१.
 पश्चिमेस : मयुरेश बिल्डिंग मधील फ्लॅट क्र. ६०१.
 दक्षिणेस : प्रथमेश बिल्डिंग मधील फ्लॅट क्र. ६०३.
 उत्तरेस : ओपन लॅण्डस्कैप गार्डन.

येणेप्रमाणे चतुःसिमेतील फ्लॅट मिळकतीमध्ये जाण्यायेण्याचे, वागवहिवाटीचे तसेच सामाईकपणे वापर करण्याचे हक्कांसह. तसेच सदर बांधीव फ्लॅट मिळकतीमध्ये असलेल्या स्वतंत्र हलेक्रीक मिटर कनेक्शनसह तसेच सदर फ्लॅट मिळकतीमध्ये आमचे नांवाने अॅलर्ट असलेली स्वतंत्र पार्किंग क्र. - प्रथमेश-६०४ चे असलेल्या पार्किंगचे मालकीहक्कांसह तसेच लिफ्ट व सामाईक टोरेस तसेच गॅस कनेक्शन पाईप लाईनचे कायमस्वरुपी वापरासह दरोबस्त मिळकत.

प्रस्तुतचे फ्लॅट विक्री करारनामा करारमध्ये लिहून घेणा यांच उल्लेख 'तुम्ही' व लिहून देणार यांचा उल्लेख 'आम्ही' असा करण्यात आलेला आहे. तसेच कलम २ यांत वर्णन केलेल्या बांधीव फ्लॅट मिळकतीचा उल्लेख 'सदर मिळकत' असा करण्यात आलेला आहे.


३) बिनशेती परवानगी :-

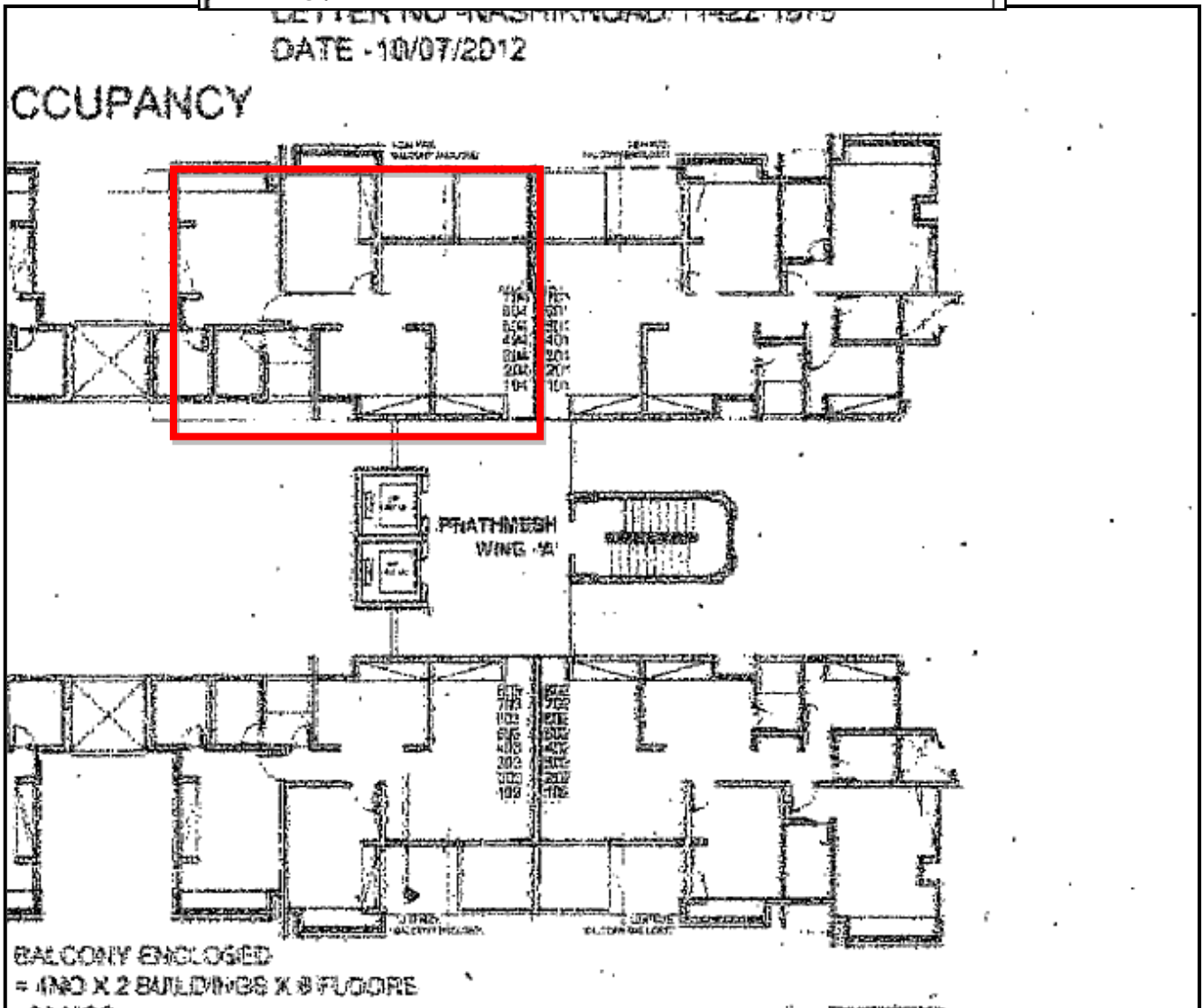
वर कलम १ यांत वर्णन केलेली मिळकत मे. जिल्हाधिकारी सो., नाशिक यांचेकडील बिनशेती हुकुम नंबर माह/कस-३/१/एनएएसआर/३४४/२००८ नाशिक, दिनांक १६/१०/२००९ अन्वये बिनशेतीकडे वर्ग करण्यात आलेली आहे.

४) बिल्डिंग प्लॅन व कंप्लायन्स :-

वर कलम १ यांत वर्णन केलेल्या फ्लॅट मिळकतीवर बांधण्यात आलेल्या इमारतीस इमारतीचा बिल्डिंग प्लॅन नाशिक महानगरपालिका, नाशिक यांनी वेळोवेळी मंजूर केलेला असून त्यांचेकडील आंताम मंजूरीचे पत्र क्र. एएनडी/बोपी/सी-३/२१८/५१०५, दिनांक ०४/०२/२०११ असे आहे. तसेच सदर इमारतीचा बांधकाम पुर्वेत्ताचा दाखला नाशिक महानगरपालिका, नाशिक यांचेकडील त्यांचेकडील पत्र क्र. जा.क्र.नरवि/११४२२/१८७८, दिनांक १०/०४/२०१२ अन्वये मिळालेला आहे.

Approved Plan

	SHEET NO.3 OF 4
COMMENCEMENT CERTIFICATE LETTER NO - LND/SPC-3/21/5105 DATE -07/02/2011	PART OCCUPANCY CERTIFICATE LETTER NO - NASHIKROAD/11462/1878 DATE -10/07/2012
FULL OCCUPANCY CERTIFICATE LETTER NO - DATE	PART OCCUPANCY CERTIFICATE (FIRE) LETTER NO - HMC/FIREAWS/111/23/2012 DATE -03/03/2012
APPROVAL STAMP <div style="border: 2px solid black; padding: 5px; display: inline-block;"> APPROVED As per the accompanying occupancy Certificate No. No. <i>Road/11462/4466</i> Date. <i>29/11/2012</i> </div>	
 Executive Engineer TOWN PLANNING Nashik Municipal Corporation Nashik	



Commencement Certificate & Occupancy Certificate

NASHIK MUNICIPAL CORPORATION
 NO. LND/PM/ 106/30/25
 OFFICE OF NASHIK MUNICIPAL CORPORATION
 DATE: 20/08/2010

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Sanction of Building Permit & Commencement Certificate in Plot No. 106/30/25, Hermit Dugad, Str. Kog. Sanjey, Parel of Nashik.

Sanction of Building Permit & Commencement Certificate in Plot No. of S. No. 183/2+3+6+7+8+9+10+11+12+13A+192/1/1of Daulat Shivar.

Ref: Your Application & Plan dated: 12/05/2010. Inward No. CMBP/1009/55. Case No. ---

Sanction of building permit & commencement certificate is hereby granted under section 45 & 46 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work and building permits under section 233 of the Bombay Provincial Municipal Corporation Act, 1948 (B.M.C. Act, No. 12A of 1948) to erect building for Residential purpose as per plan duly submitted in Red subject to the following conditions:

CONDITIONS (1 to 38)

- The area vacated in consequence of enforcement of the set-back rule shall form part of public street.
- No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate under sec. 254 of the Bombay Provincial Municipal Corporation Act, 1948 is duly granted.
- The commencement certificate building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid unless it is renewed or otherwise renewed in stipulated period. Construction with commencement certificate in force to which commencement certificate is granted will be treated as construction in accordance with the provisions of the Act in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act 1948 and 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 in the APPLICATION SEVEN DAY.
- Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities and no commencement of work shall be permitted under Urban & Ceiling Regulation Act, 1973, unless the same is obtained from the concerned authority.

नाशिक महानगरपालिका, नाशिक
 इमारत बांधकामाचा वापर करणे यावतचा ताखला
 (काल/भागशः) शक नं./सं/177822/9204
 दिनांक: 20/08/2010

No. A 11422

श्री./श्रीमते श्री. विनायक डी. खर्जुल व इतर लक्ष्मी. महालक्ष्मी इन्फ्रास्ट्रक्चर पार्लर ही खाडी रोड के. सुयबत्री व इतर तीन
 संदर्भ: तुषा दिनांक 02/02/2009 वा अर्ज क्रमांक सी 8/4809/909

पदावग, 923/2+3+6+7+8+9+10+11+12+13A+192/1/1of Daulat Shivar
 एखला देण्यात येतो की डेव्हलपरी विभागात / विभाग, स. नं. + 99+92+93+94+95+96+97+98+99+100

संशोधन श्री. विनायक डी. खर्जुल व इतर लक्ष्मी. महालक्ष्मी इन्फ्रास्ट्रक्चर पार्लर ही खाडी रोड के. सुयबत्री व इतर तीन

मालकाचे इमारतीचा बांधकाम परवानगी नं. 02/02/2009 अन्वये

दिव्यावगणे अर्ज दिनांक/सं/ सुयबत्री, श्री. हेमंत तुण्ड रत्न, श्री. संजीव पटेल
 कोडे निरीक्षणवाली पूर्ण झाली असून निवास / निवास / संयोजित बांधकामाची बांधकाम अटी सात अंश अंश

इमारतीचा वापर करणे यावतचा ताखला देत आहे

साधे तुषा नवकाम क्षेत्र 923/2+3+6+7+8+9+10+11+12+13A+192/1/1of Daulat Shivar ची नं.
 व वाट नं. 923/2+3+6+7+8+9+10+11+12+13A+192/1/1of Daulat Shivar ची नं.

- इतर इमारतीचा वापर निवास / निवास / संयोजित बांधकामातच करत येईल. या बांधकाम बांधकाम करत येणार नाही. बांधकाम बांधकामाचा बांधकाम इमारती बांधकामाची पूर्ण परवानगी घ्यावी लागेल.
- इमारती बांधकामाची बांधकामी प्रक. अधिक (कर) परवानगी मिळा. बांधकामे पाळिले जातील आहे. लक्ष्मी इतर बांधकामे बांधकामे करतील लागेल.
- सिमेंट फेज दिव तुषा बांधकामे होऊ नये.
- सदस्या पूर्ण तैल्लेय इमारतीत म. नं. स. स. पूर्ण परवानगी शिवाय बांधकामे न बांधकामाचे बांधकामाची बांधकामे करू नये.

बांधकामी लक्ष्मी व इतर लक्ष्मी. महालक्ष्मी इन्फ्रास्ट्रक्चर पार्लर ही खाडी रोड के. सुयबत्री व इतर तीन
श्री. विनायक डी. खर्जुल व इतर लक्ष्मी. महालक्ष्मी इन्फ्रास्ट्रक्चर पार्लर ही खाडी रोड के. सुयबत्री व इतर तीन
श्री. हेमंत तुण्ड रत्न, श्री. संजीव पटेल
अर्ज दिनांक 02/02/2009 अन्वये

श्री. विनायक डी. खर्जुल व इतर लक्ष्मी. महालक्ष्मी इन्फ्रास्ट्रक्चर पार्लर ही खाडी रोड के. सुयबत्री व इतर तीन
श्री. हेमंत तुण्ड रत्न, श्री. संजीव पटेल

बांधकामी अधिकारी
 श्री. विनायक डी. खर्जुल
 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 ₹ **46,32,200.00 (Rupees Forty Six Lakh Thirty Two Thousand Two Hundred Only)**. The **Realizable Value** of the above property ₹ **44,00,590.00 (Rupees Forty Four Lakh Five Hundred Ninety Only)**, and the **Distress Value** ₹ **37,05,760.00 (Rupees Thirty Seven Lakh Five Thousand Seven Hundred Sixty Only)**.

Place: Nashik

Date: 05.09.2023

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

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

_____ only).

Date

Signature
(Name Branch Official with seal)

(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 05.09.2023 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 30.08.2023. 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 Shri. Rahul Ambadas More & Sau. Aarti Rahul More From Sau. Veenaben Sumanbhai Parekh & Shri. Sumanbhai Champaklal Parekh vide Notarized Dated.10.08.2023
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, 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 Swapnil Wagh – Site Engineer Vinita Surve – Technical Manager Rishidatt Yadav – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 30.08.2023 Valuation Date - 05.09.2023 Date of Report - 05.09.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 30.08.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> 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 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 **05th September 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **1060.00 Sq. Ft. Built Up Area** in the Name of Proposed Purchaser: **Shri. Rahul Ambadas More & Sau. Aarti Rahul More**. Name Of Owner: **Sau. Veenaben Sumanbhai Parekh & Shri. Sumanbhai Champaklal Parekh**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is being Purchased by Name of Proposed Purchaser: **Shri. Rahul Ambadas More & Sau. Aarti Rahul More**. Name Of Owner: **Sau. Veenaben Sumanbhai Parekh & Shri. Sumanbhai Champaklal Parekh**. 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 **1060.00 Sq. Ft. Built Up Area**

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what 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 **1060.00 Sq. Ft. Built Up Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure – II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

15. A valuer shall wherever 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: 05.09.2023

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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