

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Krishna Kishorbhai Patel & Ankita Mahendrabhai Pokar (After Marriage Name) Sau. Ankita Krishna Patel**

Residential Flat No. A - 804, Eight Floor, A- Wing, "Krishna", Samraat Vrindavan Apartment, Survey No. 188/ 1A + 188/ 1B/ 1 + 188/ 1C/ 1, Near Hotel Palms Residency, Opp. Swami Narayan Mandir, Bappa Sitaram Marg, Mumbai - Agra National Highway, Adgaon Naka, Panchavati, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.

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Latitude Longitude: 20°00'38.5"N 73°48'27.7"E

### Valuation Prepared for:




**Bank of Baroda**  
**Regional Office Nashik Road Branch**  
BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik -422 101, State - Maharashtra, Country - India.



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

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-  **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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A - 804, Eight Floor, A- Wing, "Krishna", Samraat Vrindavan Apartment, Survey No. 188/ 1A + 188/ 1B/ 1 + 188/ 1C/ 1, Near Hotel Palms Residency, Opp. Swami Narayan Mandir, Bappa Sitaram Marg, Mumbai - Agra National Highway, Adgaon Naka, Panchavati, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Shri. Krishna Kishorbhai Patel & Ankita Mahendrabhai Pokar (After Marriage Name) Sau. Ankita Krishna Patel.**

Boundaries of the property.

Boundaries	Building	Flat
North	B-Wing	Flat No. 803
South	Road/ Highway	Marginal Space
East	Lawns	Marginal Space / Garden
West	Building	Lobby/ Flat No. 801

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 **₹ 1,02,05,804.00 (Rupees One Crore Two Lakh Five Thousand Eight Hundred Forty Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

**Director**

**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.

**Auth. Sign.**



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**Nashik :** 4, 1<sup>st</sup> Floor, Madhusha 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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- TeleFax : +91 22 28371325/24
- mumbai@vastukala.org

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

To,

**The 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	: 29.08.2023
	b) Date on which the valuation is made	: 01.09.2023
3.	List of documents produced for perusal: <ul style="list-style-type: none"> <li>i. Copy of Deed of Apartment Vide No. 3408/ 2022 dated 30.03.2022</li> <li>ii. Copy of Occupancy Certificate Javak No. NRV / Panchavati/ 21101 / 1568 dated 09.06.2017 issued by Nashik Municipal Corporation, Nashik.</li> <li>iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. C1 / 585 / 5151 dated 17.12.2016 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.</li> <li>iv. Copy of Commencement Certificate No. No. LND / BP / C1 / 585 / 5151 dated 17.12.2016 issued by Nashik Municipal Corporation.</li> <li>v. Copy of Electricity Bill vide Consumer No.049014935389 dated 19.08.2023 in the name of Shri. Krishna Kishor Patel issued by M.S.E.D.C.L.</li> </ul>	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>Shri. Krishna Kishorbhai Patel &amp; Ankita Mahendrabhai Pokar (After Marriage Name) Sau. Ankita Krishna Patel</b>  <b>Address:</b> Residential Flat No. A - 804, Eight Floor, A- Wing, "Krishna", Samraat Vrindavan Apartment, Survey No. 188/ 1A + 188/ 1B/ 1 + 188/ 1C/ 1, Near Hotel Palms Residency, Opp. Swami Narayan Mandir, Bappa Sitaram Marg, Mumbai - Agra National Highway, Adgaon Naka, Panchavati, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Krishna Kishor Patel (Owner) Contact No. +91 8484981555 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. A - 804 is located on Eight Floor. As per Approved Plan, the composition of flat is Living + Kitchen + Dinning, 3 Bedrooms + 3 Toilets + WC + Balcony + Passage +

			Attached Terrace (i.e. <b>3BHK + Attached Terrace</b> ). Along with One Car Parking Space No. C.P. 86 admeasuring area about 9.66 Mtrs.  The property is at 9.6 Km. distance from nearest railway station Nashik Road.  <b>Landmark:</b> Near Hotel Palms Residency Opp. Swami Narayan Mandir.
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. 188/ 1A + 188/ 1B/ 1 + 188/ 1C/ 1
	b) Door No.	:	Residential Flat No. A - 804
	c) T.S. No. / Village	:	Village – Nashik
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. C1 / 585 / 5151 dated 17.12.2016 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. A - 804, Eight Floor, A- Wing, <b>“Krishna”</b> , Samraat Vrindavan Apartment, Survey No. 188/ 1A + 188/ 1B/ 1 + 188/ 1C/ 1, Near Hotel Palms Residency, Opp. Swami Narayan Mandir, Bappa Sitaram Marg, Mumbai - Agra National Highway, Adgaon Naka, Panchavati, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Nashik Nashik Municipal Corporation, Nashik
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling	:	No

	Act) or notified under agency area/ scheduled area / cantonment area		
13.	Dimensions / Boundaries of the Property / <b>Building</b>		<b>As per Actual Site</b> <b>As per the Deed</b>
	North	:	B-Wing      Adj. Survey No. 188/ 1 - A
	South	:	Road/ Highway      Mumbai Agra Road & Adj. Survey No. 188/ 1 - A
	East	:	Lawns      Adj. Survey No. 188/ 2A/ 1
	West	:	Building      Adj. Survey No. 186, Survey No. 186/ 2/ 1, Survey No. 187
13.1	<b>Flat</b>		<b>As per Actual Site</b> <b>As per the Deed</b>
	North		Flat No. 803      Flat No. 803 / Krishna Building
	South		Marginal Space      Marginal Space
	East		Marginal Space / Garden      Marginal Space / Garden
	West		Lobby/ Flat No. 801      Flat No. 801 / Krishna Building
13.2	Whether Boundaries Matching with Actual		Yes
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°00'38.5"N 73°48'27.7"E
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 1062.00 Terrace Area in Sq. Ft. = 159.00 (Area as per site Measurement)  Carpet Area in Sq. Ft. = 1100.00 Terrace Area in Sq. Ft. = 155.00 (62.00 Sq. Ft. of 40% Terrace area) <b>Total Carpet Area in Sq. Ft. = 1162.00</b> <b>(Carpet Area + 40% Terrace Area)</b> <b>(Area as per Deed of Apartment)</b>  Built up in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %)
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 1100.00 Terrace Area in Sq. Ft. = 155.00 (62.00 Sq. Ft. of 40% Terrace area) <b>Total Carpet Area in Sq. Ft. = 1162.00</b> <b>(Carpet Area + 40% Terrace Area)</b> <b>(Area as per Deed of Apartment)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential

2.	Location	:	
	C.T.S. No.	:	Survey No. 188/ 1A + 188/ 1B/ 1 + 188/ 1C/ 1
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. A - 804, Eight Floor, A- Wing, "Krishna", Samraat Vrindavan Apartment, Survey No. 188/ 1A + 188/ 1B/ 1 + 188/ 1C/ 1, Near Hotel Palms Residency, Opp. Swami Narayan Mandir, Bappa Sitaram Marg, Mumbai - Agra National Highway, Adgaon Naka, Panchavati, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2017 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground (Parking) + 12 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flats on Eight Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	2 Lifts
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flat is situated	:	Eight Floor
2	Door No. of the Flat	:	Residential Flat No. A - 804
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.:	:	049014935389
	Meter Card is in the name of:	:	Shri. Krishna Kishor Patel
6	How is the maintenance of the Flat?	:	Good

7	Sale Deed executed in the name of	:	<b>Shri. Krishna Kishorbhai Patel &amp; Ankita Mahendrabhai Pokar (After Marriage Name) Sau. Ankita Krishna Patel</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built up in Sq. Ft. = 1394.00 (Total Carpet Area + 20%)
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. = 1062.00 Terrace Area in Sq. Ft. = 159.00 (Area as per site Measurement)  Carpet Area in Sq. Ft. = 1100.00 Terrace Area in Sq. Ft. = 155.00 (62.00 Sq. Ft. of 40% Terrace area) <b>Total Carpet Area in Sq. Ft. = 1162.00</b> <b>(Carpet Area + 40% Terrace Area)</b> <b>(Area as per Deed of Apartment)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 17,700.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 7,000.00 to ₹ 8,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 7,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 5,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 46,200.00 per Sq. M. ₹ 4,292.00 per Sq. Ft
	Guideline rate obtained (after Depreciation)	:	₹ 44,988.00 per Sq. M. ₹ 4,179.00 per Sq. Ft
5	Registered Value (if available)	:	--
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	:	
<b>a</b>	Depreciated building rate	:	

	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	06 Years
	Life of the building estimated	:	54 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,820.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 5,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 7,320.00 per Sq. Ft.</b>

#### Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1,162.00 Sq. Ft.	7,320.00	<b>85,05,840.00</b>
2	Parking Cost	Lump sum	Lump sum	<b>2,00,000.00</b>
3	Furniture	Lump sum	Lump sum	<b>15,00,000.00</b>
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	<b>Total</b>			<b>1,02,05,840.00</b>

#### Value of Flat

<b>Fair Market Value</b>	<b>1,02,05,840.00</b>
<b>Realizable value</b>	<b>96,95,548.00</b>
<b>Distress Value</b>	<b>81,64,672.00</b>
<b>Insurable value of the property (1394.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>27,88,000.00</b>
<b>Guideline value of the property (1394.00 Sq. Ft. X ₹4,179.00)</b>	<b>58,25,526.00</b>

#### Justification for price / rate

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

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



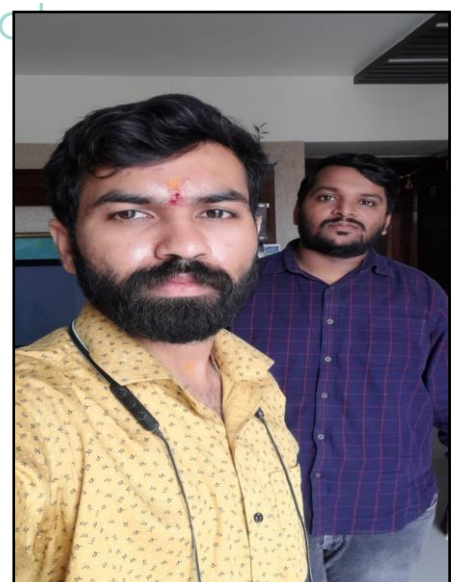
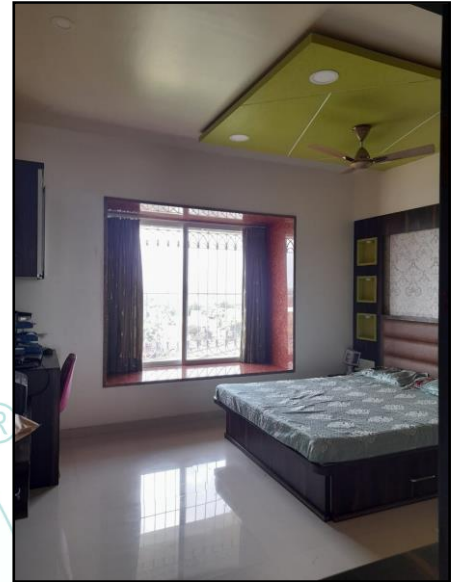
## Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 7,000.00 to ₹ 8,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 7,320.00 per Sq. Ft. (after depreciation) on Carpet Area. for valuation after depreciation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 17,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

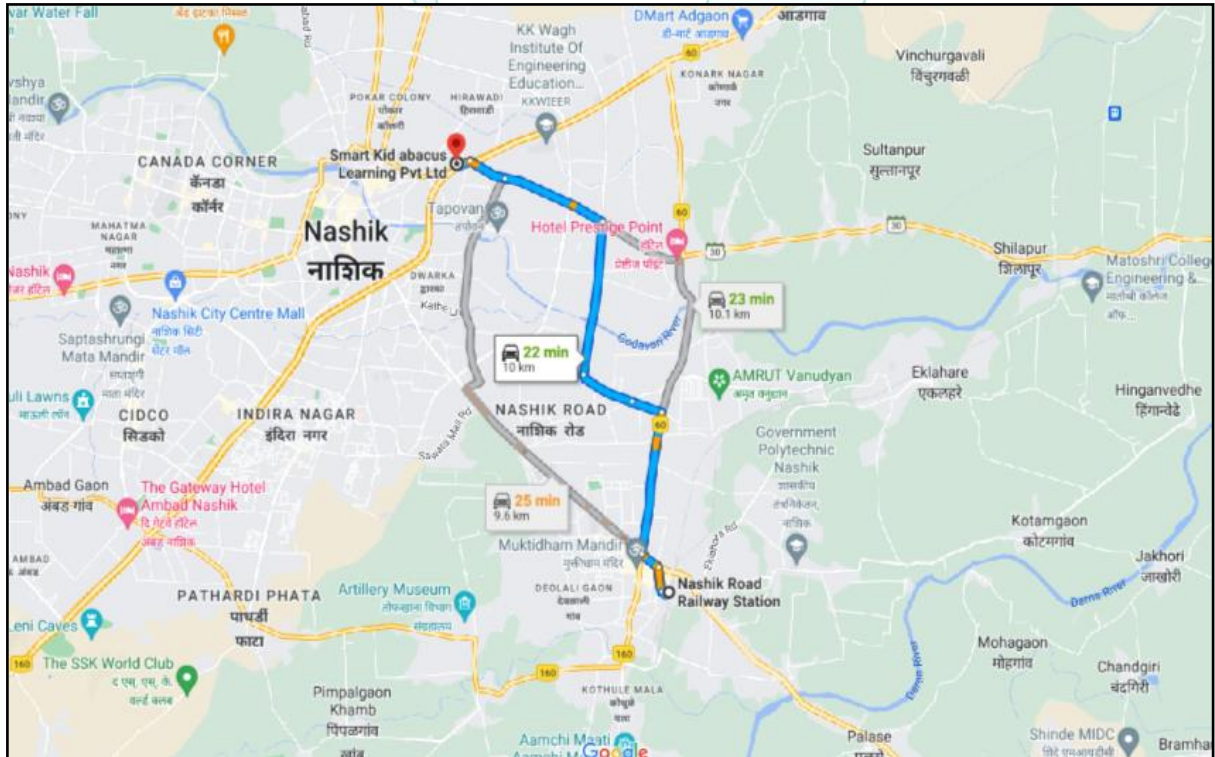
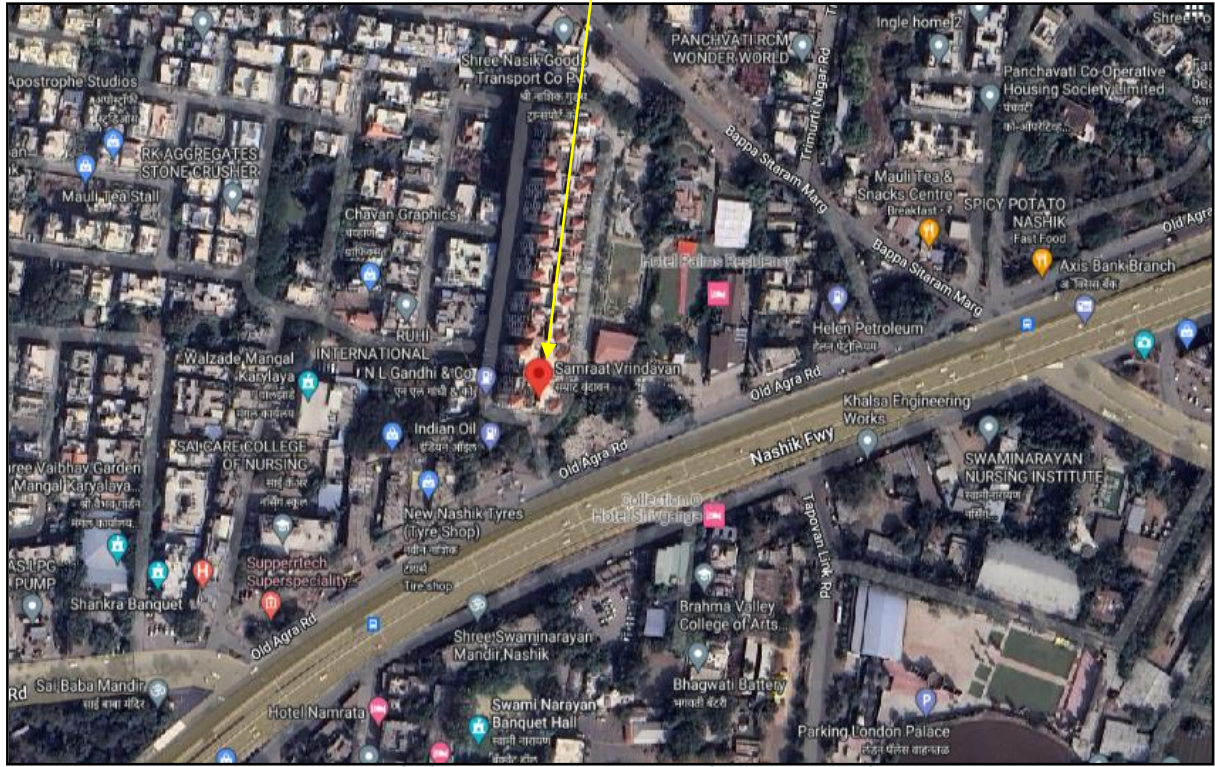
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## Actual site photographs



# Route Map of the property


Site u/r



**Latitude Longitude: 20°00'38.5"N 73°48'27.7"E**


**Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 10.0 Km.)**

## Ready Reckoner Rate




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**Location Details**

Select Type  Development Agreement  Tenant Occupied  Other

Division Name Nashik [Help on Division](#)

District Name	<span style="border: 1px solid black; padding: 2px;">नाशिक</span>	Taluka Name	<span style="border: 1px solid black; padding: 2px;">नाशिक</span>	Village/Zone Name	<span style="border: 1px solid black; padding: 2px;">मीजे नाशिक - गावठाण ,न</span>
Attribute	<span style="border: 1px solid black; padding: 2px;">सधे नंबर</span>	<input type="text" value="188"/>		SubZone Name	<span style="border: 1px solid black; padding: 2px;">1.3.35-नावेन मुंबई आशा</span>
Mahapalika Area	<span style="border: 1px solid black; padding: 2px;">Nashik Muncipal Corj</span>				

Open Land	Residence	Office	Shop	Industry	Unit
26000	44000	50600	62500	0	Square Meter

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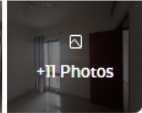
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2 BHK Flat For Sale in Parksyde Homes, **Panchvati, Nashik**



🛏️ 2 Beds
🚿 2 Baths
🏠 Unfurnished

Super Built-Up Area	Developer	Project
930 sqft ₹5,268/sqft	<b>Jaikumar</b> Constructions Ltd.	<b>Parksyde Homes</b>
Floor	Transaction Type	Status
3 (Out of 12 Floors)	<b>Resale</b>	<b>Ready to Move</b>
Furnished Status	Car Parking	Age Of Construction
<b>Unfurnished</b>	<b>1 Open</b>	<b>Less than 5 years</b>

+11 Photos

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₹ 45.0 Lac




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910 Sq-ft 2 BHK Flat For Sale in **Panchvati, Nashik**



🛏️ 2 Beds
🚿 2 Baths
🏠 2 Balconies
🏠 Unfurnished

Carpet Area	Floor	Transaction Type
591 sqft ₹7,614/sqft	1 (Out of 6 Floors)	<b>Resale</b>
Status	Facing	Furnished Status
<b>Ready to Move</b>	<b>South</b>	<b>Unfurnished</b>
Type Of Ownership	Age Of Construction	
<b>Freehold</b>	<b>Less than 5 years</b>	

-20 Photos

✔ Near Shri kalaram mandir

Contact Owner
Get Phone No.
👤 Last contact made 30 days ago


## Price Indicators

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₹ **96.3 Lac**
EMI - 1.43k
[Get pre-approved loan](#)
ZERO BROKERAGE

3 BHK 1625 Sq-ft Flat For Sale [Panchvati, Nashik](#)



3 Beds | 3 Baths | Unfurnished

Super Built-Up Area <b>1625 sqft</b> ₹ 5,928/sqft	Developer <b><a href="#">Jaikumar Constructions Ltd.</a></b>	Project <b><a href="#">Parksyde Nest</a></b>
Transaction Type <b>New Property</b>	Status <b>Under Construction</b>	Lifts <b>2</b>
Furnished Status <b>Unfurnished</b>		

Contact Builder
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## Deed of Apartment

मुल्यांकन विभाग क्रमांक :	१३.३५	<i>Amshale</i>
मुल्यांकन किंमत रुपये :	६३,०३,०००/-	
खरेदी किंमत रुपये :	८१,००,०००/-	
मुद्रांक शुल्क रुपये :	४,८६,०००/-	<i>Amshale</i>
नोंदणी फी रुपये :	३०,०००/-	
डिड ऑफ डिग्लेजेशन दस्त क्र. ४०४०/२०१८ दिनांक २४/०८/२०१८.		
॥ श्री ॥		
<b>डिड ऑफ अपार्टमेंट (कायम फरोक खरेदीखत)</b>		
डिड ऑफ अपार्टमेंट (कायम फरोक खरेदीखत) आज दिनांक ३० माहे मार्च इसवी सन २०२२ रोज पुणेकर ते दिवशी नाशिक मुकामी...		

<p>१. श्री. कृष्णा किशोरमाई पटेल उ. वय : २८ वर्ष, धंदा : व्यापार पॅन नं. : वी एस एफ पी वी १७४५ एम आधार क्र. : ८८७२ ०६५४ ६९०७</p> <p>२. अंकिता महेंद्रमाई घोकार उर्फ शिवाहनंतरचे नाव - सौ. अंकिता कृष्णा पटेल उ. वय : २६ वर्ष, धंदा : व्यापार, पॅन नं. : ई वी डी पी वी २२०३ सी आधार क्र. : ८७३५ ६८४९ ३७१७ दोधीही रा. ७, श्री मानव सोसायटी, महालक्ष्मीनगर, नंदिनी अन्नबाजीसमोर हिरामाडीरोड, पंचवटी, नाशिक-४२२००३.</p> <p style="text-align: right;">लिहून घेणार</p>	<p>१. सौ. कल्पना शिरीष मनसुख उ. वय : ५३ वर्ष, धंदा : गृहिणी, पॅन नं. : ए वी आय पी एम ११७५ पी आधार नं. ८३८८ ५७८२ ४०२८</p> <p>२. श्री. शिरीष ज्ञानेश मनसुख उ. वय : ६३ वर्ष, धंदा : व्यापार, पॅन नं. : ए ओ एन पी एम ३२२० बी आधार क्र. : ६६०२ ३२५२ २१९१ दोपोही रा. १७०४/एस, मुर्गासांती हार्डटस, खरतंनरोड, गोल्ड सिनेमासमोर, चेंदनी, ठाणे पश्चिम - ४००६०१.</p> <p style="text-align: right;">लिहून देणार</p>
यांसी...	
कारणे डिड ऑफ अपार्टमेंट (कायम फरोक खरेदीखत) लिहून देतो ऐसा जे की,	

<p>१. मिळकतीचे वर्णन :- अ. तुफडी जिल्हा नाशिक पोट तुफडी तालुका नाशिक पैकी रजिस्ट्रेशन जिल्हा नाशिक व सभ रजिस्ट्रेशन तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मौजे नाशिक या गावचे शिवारातील सर्व्हे नंबर १८८/१अ/१+१८८/१ब/१+१८८/१क/१ यांसी एकूण क्षेत्र १५२५८.०० चौ.मी. पैकी रस्ता कंदीकरणाचे क्षेत्र ५०.०० चौ.मी. वाळून (म्हणजेच १४५००.०० चौ.मी.) यांसी चतुःसिमा खालील प्रमाणे :-</p> <table style="width: 100%;"> <tr> <td>पुर्वेस</td> <td>: लातू सर्व्हे नंबर १८८/२अ/१</td> </tr> <tr> <td>पश्चिमेस</td> <td>: लातू सर्व्हे नंबर १८६ पैकी मिळकत, सर्व्हे नंबर १८६/२/१ पैकी मिळकत व सर्व्हे नंबर १८७ पैकी मिळकत</td> </tr> <tr> <td>दक्षिणेस</td> <td>: मुंबई आषारोड व सर्व्हे नंबर १८८/१ पैकी मिळकत</td> </tr> <tr> <td>उत्तरेस</td> <td>: सर्व्हे नंबर १८८/१-अ पैकी मिळकत</td> </tr> </table> <p>ब. वर कलम १ अ यांत वर्णन केलेल्या मिळकतीवर मंजूर इमारत नकाशान्वये बांधण्यात आलेल्या साप्राट वृंदावन अपार्टमेंट या नावाने ओळखल्या जाणाऱ्या प्रकल्पातील ए विंग कृष्णा या इमारतीमधील आठव्या मजल्यावरील फ्लॅट नंबर ए-८०४ यांसी कार्पेट क्षेत्र १०२.२३ चौ.मी., टेरेसचे क्षेत्र १४.४० चौ.मी. व ऑलॉटेड पार्किंग नंबर सीपी-६४ यांसी क्षेत्र १.६६ चौ.मी. यांसी चतुःसिमा खालील प्रमाणे:-</p> <table style="width: 100%;"> <tr> <td>पुर्वेस</td> <td>: मार्जिनल स्पेस / गार्डन स्पेस</td> </tr> <tr> <td>पश्चिमेस</td> <td>: कृष्णा विल्डींग मधील फ्लॅट नंबर ८०१</td> </tr> <tr> <td>दक्षिणेस</td> <td>: मार्जिनल स्पेस</td> </tr> <tr> <td>उत्तरेस</td> <td>: कृष्णा विल्डींग मधील फ्लॅट नंबर ८०३</td> </tr> </table> <p>येमेप्रमाणे चतुःसिमेतील वर्णन केलेल्या मिळकतीमध्ये जाण्यायेण्याचे, वागवहिदाटीचे हक्क व अधिकारासह तसेच मिळकतीत असलेल्या लाईट मिटर, लाईट कनेक्शन, व इतर सुविधांसह व अपार्टमेंटचे नियमाप्रमाणे सामाईक सुविधा</p>	पुर्वेस	: लातू सर्व्हे नंबर १८८/२अ/१	पश्चिमेस	: लातू सर्व्हे नंबर १८६ पैकी मिळकत, सर्व्हे नंबर १८६/२/१ पैकी मिळकत व सर्व्हे नंबर १८७ पैकी मिळकत	दक्षिणेस	: मुंबई आषारोड व सर्व्हे नंबर १८८/१ पैकी मिळकत	उत्तरेस	: सर्व्हे नंबर १८८/१-अ पैकी मिळकत	पुर्वेस	: मार्जिनल स्पेस / गार्डन स्पेस	पश्चिमेस	: कृष्णा विल्डींग मधील फ्लॅट नंबर ८०१	दक्षिणेस	: मार्जिनल स्पेस	उत्तरेस	: कृष्णा विल्डींग मधील फ्लॅट नंबर ८०३	<div style="text-align: right;">  </div>
पुर्वेस	: लातू सर्व्हे नंबर १८८/२अ/१																
पश्चिमेस	: लातू सर्व्हे नंबर १८६ पैकी मिळकत, सर्व्हे नंबर १८६/२/१ पैकी मिळकत व सर्व्हे नंबर १८७ पैकी मिळकत																
दक्षिणेस	: मुंबई आषारोड व सर्व्हे नंबर १८८/१ पैकी मिळकत																
उत्तरेस	: सर्व्हे नंबर १८८/१-अ पैकी मिळकत																
पुर्वेस	: मार्जिनल स्पेस / गार्डन स्पेस																
पश्चिमेस	: कृष्णा विल्डींग मधील फ्लॅट नंबर ८०१																
दक्षिणेस	: मार्जिनल स्पेस																
उत्तरेस	: कृष्णा विल्डींग मधील फ्लॅट नंबर ८०३																





# Commencement Certificate & Occupancy Certificate

**NASHIK MUNICIPAL CORPORATION**

NO.IND/BP/ C-1/585/5151  
DATE: 17/12/2016

**SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE**

TO: Vijay F.Sabadra And others 13 Through GPA Holders Shweta Infrastructure And Housing I Pvt. Ltd. DIRT. Sujoy J Gupta.  
C/o. Ar.Tapsya H. Brendale & Stru.Engg. Rajesh R. Laddhad Nashik

Sub - Sanction of Building Permit & Commencement Certificate in Plot No. of S.No. 188/1A+ 188/1B1+ 188/1C1 Nashik of Shiwar.

Ref - Your Application & Plan dated: 30/11/2016 Inward No.C1/BP/5431

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development workland building permits under section 253 of The Maharashtra Municipal Corporation Act.1949 (Bombay Act. No.LIX of 1949) to erect building for Residential Purpose as per plan duly amended in --- subject to the following conditions.

**CONDITIONS (1 to 48)**

- The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 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 automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act 1949 will be taken against such defaulter which should please be clearly noted.
- This permission does not entitle you to develop the land which does not vest in you.
- The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.
- Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1968 etc.].
- After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
- Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
- The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given in the building plan. If the balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.

भारत बांधकामाचा वापर करणे बाबतचा दाखला

28

श्री. सुजय एच. सावर्हा व इतर लेखी - मजु. शेवेली इन्फ्रास्ट्रक्चर व हाउसिंग प्रा. लि. मुंबई

संदर्भ: तुमचा दिनांक 28/12/2016 वा अर्ज क्रमांक सी/9/5431

महागण,

दाखला देण्यात येतो की नाशिक शिवारातील/मि.सं. नं. 955/9A+955/3B/9

प्लॉट नं. 955/9C/9

मरल्याचे इकडील बांधकाम परवानगी क्र सी/9/5431/49 दिनांक 30/12/2016 अन्व

दिल्याप्रमाणे ऑक्टोवर/डिसे./सुपरवायझर, श्री. लक्ष्मण केडगे

यांचे निरीक्षणार्हात पूर्ण झाले असून निवर्तनी/शिफारसी/शेड्यूलिंग संपादनानंतर बांधकाम पूर्ण झाले आहे व सर्व पर्यची बाबत संबंधित विमानसदर स्विकृत करण्यात आल्या आहेत.

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

न्याये (एकूण बांधकाम क्षेत्र) 90882.68 चौ.मी.

स चर्चई क्षेत्र चौ.मी.

- सर्व इमारतीचा वापर निवर्तनी/शिफारसी/शेड्यूलिंग संपादनानंतर करता येईल. त्या बाबतचे बदल करता येणार नाहीत. बांधकाम बदल करायचाच झाल्यास इकडील कार्यक्षिप्याची पूर्व परवानगी घ्यावी लागेल.
- घरपट्टी आकाशीसाठी अडकवणी प्रत अधिभार (जर) घरपट्टी किंवा मॉडेकडे पाठविण्यात आले आहे तरी घरपट्टी बाबत संबंधित विमानसदर स्विकृत करण्यात आल्या आहेत.
- सिंगल फेज दिव्य पुरवठा करण्यास हरकत नाही.
- नदरच्या पूर्ण वेळाला इमारतीत प.म.चा वग पूर्ण परवानगी दिव्या बाबतमध्ये व बांधकामामध्ये कोणताही बदल करू नये.
- जिल्हा प्रिमियम रु. 30300 / डेव्हो स्ट्रु चार्ज रु. 80000/- बांधकाम करू करणे बाबत 13503 मी रु. 80000/- सेस रु. 85380/- मी रु. 8303/ए.ए.ने 21/19/1 डेव्हो स्ट्रु असे. 12500 बांधकाम परवानगी रु. 222530/- मी रु. 552108 दि. 21/19/1 कालो शरु असे रु. 2033 मी रु. 81000 करणे शरु असे

कार्यकारी अभियंता  
नाशिक शिवा



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 ₹ 1,02,05,840.00 (Rupees One Crore Two Lakh Five Thousand Eight Hundred Forty Only). The **Realizable Value** of the above property ₹ 96,95,548.00 (Rupees Ninety Six Lakh Ninety Five Thousand Five Hundred Forty Eight Only). and the **Distress Value** ₹ 81,64,672.00 (Rupees Eighty One Lakh Sixty Four Thousand Six Hundred Seventy Two Only).

Place: Nashik

Date:01.09.2023

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 01.09.2023 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 29.08.2023. 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. Krishna Kishorbhai Patel & Ankita Mahendrabhai Pokar (After Marriage Name) Sau. Ankita Krishna Patel from Sau. Kalpana Ashish Mansukh & Shri Ashish Dnyanesh Mansukh vide Deed of Apartment dated 30.03.2022
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager 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 – 01.09.2023 Valuation Date - 29.08.2023 Date of Report - 29.08.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 01.09.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **01<sup>st</sup> 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 **1162.00 Sq. Ft. Total Carpet Area** in the Name of **Shri. Krishna Kishorbhai Patel & Ankita Mahendrabhai Pokar (After Marriage Name) Sau. Ankita Krishna Patel**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### **Property Title**

Based on our discussion with the Client, we understand that the subject property is being owned by **Shri. Krishna Kishorbhai Patel & Ankita Mahendrabhai Pokar (After Marriage Name) Sau. Ankita Krishna Patel**.

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 **1,162.00 Sq. Ft. Total Carpet 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 **1,162.00 Sq. Ft. Total Carpet Area**

**ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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

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

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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

### Confidentiality

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

### Information Management

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

### Gifts and hospitality:

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

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

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

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

Place: Nashik  
Date: 01.09.2023

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

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