

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Shrikant Ramesh Darade & Chandrakala Ramesh Darade.**

Name of Owner: **Shri. Tushar Prakash Katkade & Others Nine.**

Residential Flat No. 12, Sixth Floor, Survey No. 278/ 2/ 2 to 12, Behind KK Wagh College, Swaminarayan Nagar, Aurangabad Road, Village - Nashik, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India.

Latitude Longitude: 20°00'35.3"N 73°49'13.3"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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Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 12, Sixth Floor, Survey No. 278 / 2 / 2 to 12, Behind KK Wagh College, Swaminarayan Nagar, Aurangabad Road, Village - Nashik, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Shri. Shrikant Ramesh Darade & Chandrakala Ramesh Darade. Name of Owner: Shri. Tushar Prakash Katkade & Others Nine.**

Boundaries of the property.

| Boundaries | Building | Flat |
|------------|---------------------|-------------------------------|
| North | Plot No. 67 | Marginal Space & Plot No. 67 |
| South | Plot No. 65 | Marginal Space & Plot No. 65 |
| East | 9.00 M. Colony Road | Marginal Space & 9.00 M. Road |
| West | Survey No. 278 Part | Flat No.11 |

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 ₹ 45,90,000.00 (Rupees Forty Five Lakh Ninety Thousand Only).

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=admin, 2.5.4.20=9822204c4f4e135d030c75b0e591141004f12344183111
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Auth. Sign.



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

To,

The 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 | : 08.09.2023 |
| | b) Date on which the valuation is made | : 12.09.2023 |
| 3. | List of documents produced for perusal: <ul style="list-style-type: none"> i. Copy of Notarized Agreement for Sale Dated 07.09.2023 between Shri. Shrikant Ramesh Darade & Chandrakala Ramesh Darade. (Proposed Purchaser) & Shri. Tushar Prakash Katkade & Others Nine. (Owner). ii. Copy of Occupancy Certificate Javak No. NNV / C1 / 31290 / 2023 dated 12.04.2023 issued by Nashik Municipal Corporation, Nashik. iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. C-1 / 84 / 2022 dated 13.06.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. iv. Copy of Commencement Certificate No. LND / BP / C-1 / 84 / 2022 dated 13.06.2022 issued by Nashik Municipal Corporation. | |
| 4. | Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) | : Name of Proposed Purchaser: Shri. Shrikant Ramesh Darade & Chandrakala Ramesh Darade. Name of Owner: Shri. Tushar Prakash Katkade & Others Nine. Address: Residential Flat No. 12, Sixth Floor, Survey No. 278 / 2 / 2 to 12, Behind KK Wagh College, Swaminarayan Nagar, Aurangabad Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422003, State - Maharashtra, Country - India. Contact Person: Mr. Shrikant Ramesh Darade (Proposed Purchaser) Contact No. +91 97645 90080 Joint Ownership |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : The property is a Residential Flat No. 12 is located on Sixth Floor. As per Approved plan, the composition of flat is Living + 2 Bedroom + Kitchen / Dining + 1 Attached Toilet + 1 Common Toilet + Balcony (i.e. 2BHK). |



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| | | | |
|-----|---|--|---|
| | | The property is at 9.6 Km. distance from nearest railway station Nashik Road. Landmark: Behind KK Wagh College | |
| 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. 278/ 2/ 2 to 12 |
| b) | Door No. | : | Residential Flat No. 12 |
| 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. C-1 / 84 / 2022 dated 13.06.2022 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. 12, Sixth Floor, Survey No. 278 / 2 / 2 to 12, Behind KK Wagh College, Swaminarayan Nagar, Aurangabad Road, Village - Nashik, Taluka & District - Nashik, PIN Code – 422003, 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 Pan Chhayat / Municipality | : | Village – Nashik Nashik Municipal Corporation, Nashik |
| 11. | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : | No |
| 13. | Dimensions / Boundaries of the Property / Building | | |
| | | As per Actual Site | As per the Deed |
| | North | : Plot No. 67 | Plot No. 67 |
| | South | : Plot No. 65 | Plot No. 65 |
| | East | : 9.00 M. Colony Road | 9.00 M. Colony Road |



| | | | | |
|-----------|--|---|--|------------------------|
| | West | : | Survey No. 278 Part | Survey No. 278 Part |
| 13.1 | Flat | | As per Actual Site | As per the Deed |
| | North | | Marginal Space & Plot No. 67 | Plot No. 67 |
| | South | | Marginal Space & Plot No. 65 | Plot No. 65 |
| | East | | Marginal Space & 9.00 M. Road | 9.00 M. Road |
| | West | | Flat No.11 | Flat No.11 |
| 13.2 | Whether Boundaries Matching with Actual | | Yes | |
| 13.3 | Latitude, Longitude & Co-ordinates of the site | : | 20°00'35.3"N 73°49'13.3"E | |
| 14. | Extent of the site | : | <p>Carpet Area in Sq. Ft. = 771.00 Balcony Area in Sq. Ft. = 103.00 (Area as per site Measurement)</p> <p>Carpet Area in Sq. Ft. = 691.00 Balcony Area in Sq. Ft. = 159.00 Total Carpet Area in Sq. Ft. = 850.00 (Area as per Notarized Agreement)</p> <p>Built up in Sq. Ft. = 1020.00 (Total Carpet + 20%)</p> | |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) | : | <p>Carpet Area in Sq. Ft. = 691.00 Balcony Area in Sq. Ft. = 159.00 Total Carpet Area in Sq. Ft. = 850.00 (Area as per Notarized Agreement)</p> | |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Vacant | |
| II | APARTMENT BUILDING | | | |
| 1. | Nature of the Apartment | : | Residential | |
| 2. | Location | : | | |
| | C.T.S. No. | : | Survey No. 278/ 2/ 2 to 12 | |
| | Block No. | : | - | |
| | Ward No. | : | - | |
| | Village / Municipality / Corporation | : | Village – Nashik Nashik Municipal Corporation | |
| | Door No., Street or Road (Pin Code) | : | Residential Flat No. 12, Sixth Floor, Survey No. 278/ 2/ 2 to 12, Behind KK Wagh College, Swaminarayan Nagar, Aurangabad Road, Village - Nashik, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India. | |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential | |
| 4. | Year of Construction | : | 2023 (As per Occupancy Certificate) | |
| 5. | Number of Floors | : | Ground (Parking) + 6 Upper Floors | |
| 6. | Type of Structure | : | R.C.C. Framed Structure | |
| 7. | Number of Dwelling units in the building | : | 2 Flat on Sixth Floor | |



| | | | |
|------------|---|---|--|
| 8. | Quality of Construction | : | Good |
| 9. | Appearance of the Building | : | Good |
| 10. | Maintenance of the Building | : | Good |
| 11. | Facilities Available | : | |
| | Lift | : | 1 Lift |
| 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. 12 |
| 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 | : | Name of Proposed Purchaser: Shri. Shrikant Ramesh Darade & Chandrakala Ramesh Darade. Name of Owner: Shri. Tushar Prakash Katkade & Others Nine |
| 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. = 1020.00 (Total Carpet + 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. = 771.00 Balcony Area in Sq. Ft. = 103.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 691.00 Balcony Area in Sq. Ft. = 159.00 Total Carpet Area in Sq. Ft. = 850.00 (Area as per Notarized Agreement) |
| 12 | Is it Posh / I Class / Medium / Ordinary? | : | Medium |
| 13 | Is it being used for Residential or Commercial purpose? | : | Residential purpose |



| | | | |
|-----------|--|---|---|
| 14 | Is it Owner-occupied or let out? | : | Vacant |
| 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) | : | ₹ 5,000.00 to ₹ 6,000.00 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). | : | ₹ 5,400.00 per Sq. Ft. on Carpet Area |
| 3 | Break – up for the rate | : | |
| | i) Building + Services | : | ₹ 2,000.00 per Sq. Ft. |
| | ii) Land + others | : | ₹ 3,400.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : | ₹ 40,950.00 per Sq. M. ₹ 3,804.00 per Sq. Ft |
| | Guideline rate obtained (after Depreciation) | : | N.A. |
| 5 | Registered Value (if available) | : | -- |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | : | |
| a | Depreciated building rate | : | N.A. as the age of the property is below 5 years |
| | Replacement cost of Flat with Services (v(3)i) | : | ₹ 2,000.00 per Sq. Ft. |
| | Age of the building | : | New Construction |
| | Life of the building estimated | : | 56 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 | Total composite rate arrived for Valuation | : | |
| | Depreciated building rate VI (a) | : | ₹ 2,000.00 per Sq. Ft. |
| | Rate for Land & other V (3) ii | : | ₹ 3,400.00 per Sq. Ft. |
| | Total Composite Rate | : | ₹ 5,400.00 per Sq. Ft. |

Details of Valuation:

| Sr. No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|---------|---------------------------|----------------|-------------------|---------------------|
| 1 | Present value of the Flat | 850.00 Sq. Ft. | 5,400.00 | 45,90,000.00 |
| 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 value of the property | | | 45,90,000.00 |

Value of Flat

| | |
|---|---------------------|
| Fair Market Value | 45,90,000.00 |
| Realizable value | 43,60,500.00 |
| Distress Value | 36,72,200.00 |
| Insurable value of the property (1020.00 Sq. Ft. X ₹ 2,000.00) | 20,40,000.00 |
| Guideline value of the property (1020.00 Sq. Ft. X ₹ 3804.00) | 38,80,080.00 |

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.

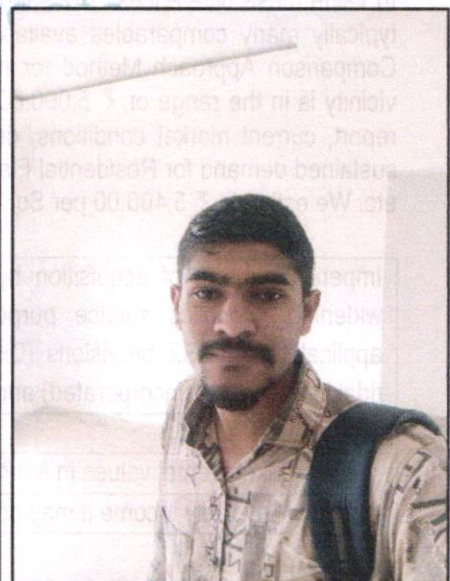
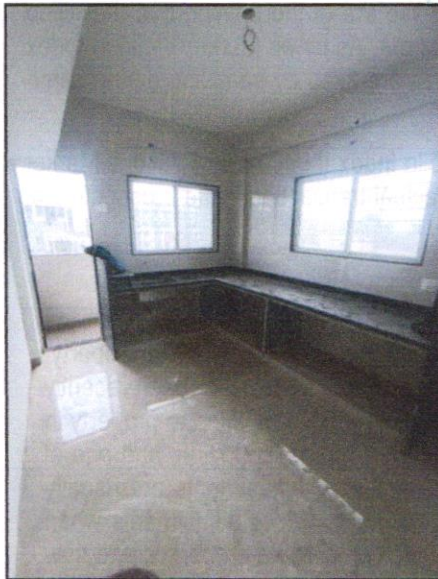
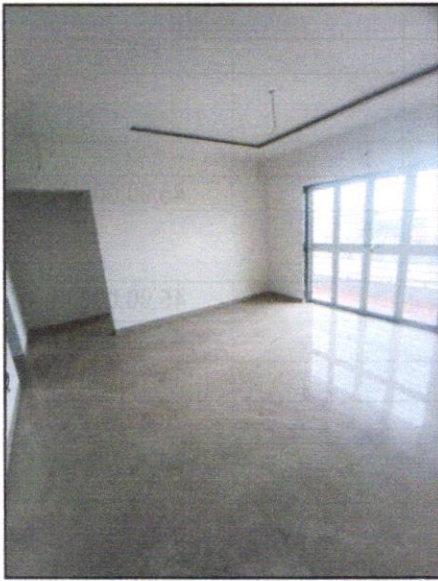
Method of Valuation / Approach

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 ₹ 5,000.00 to ₹ 6,000.00 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 ₹ 5,400.00 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 | ₹ 9,500.00 Expected rental income per month |
| iii) Any likely income it may generate | Rental Income |



Actual site photographs



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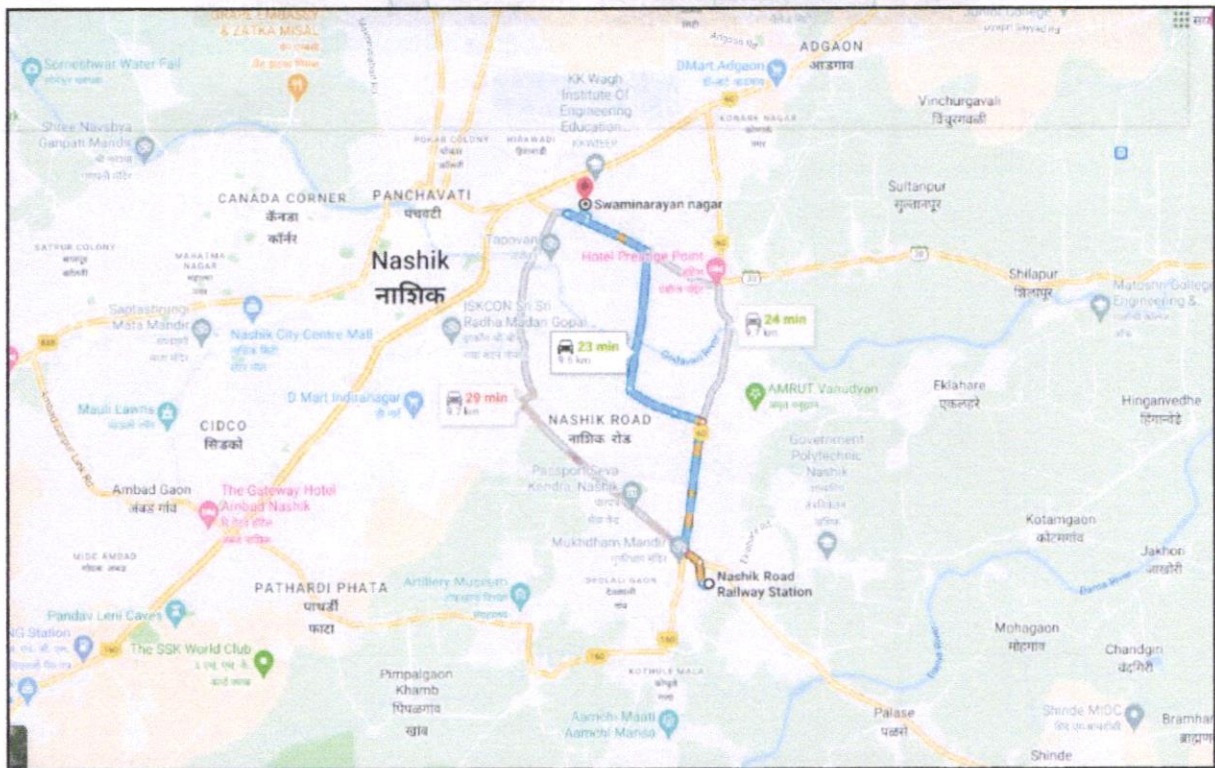
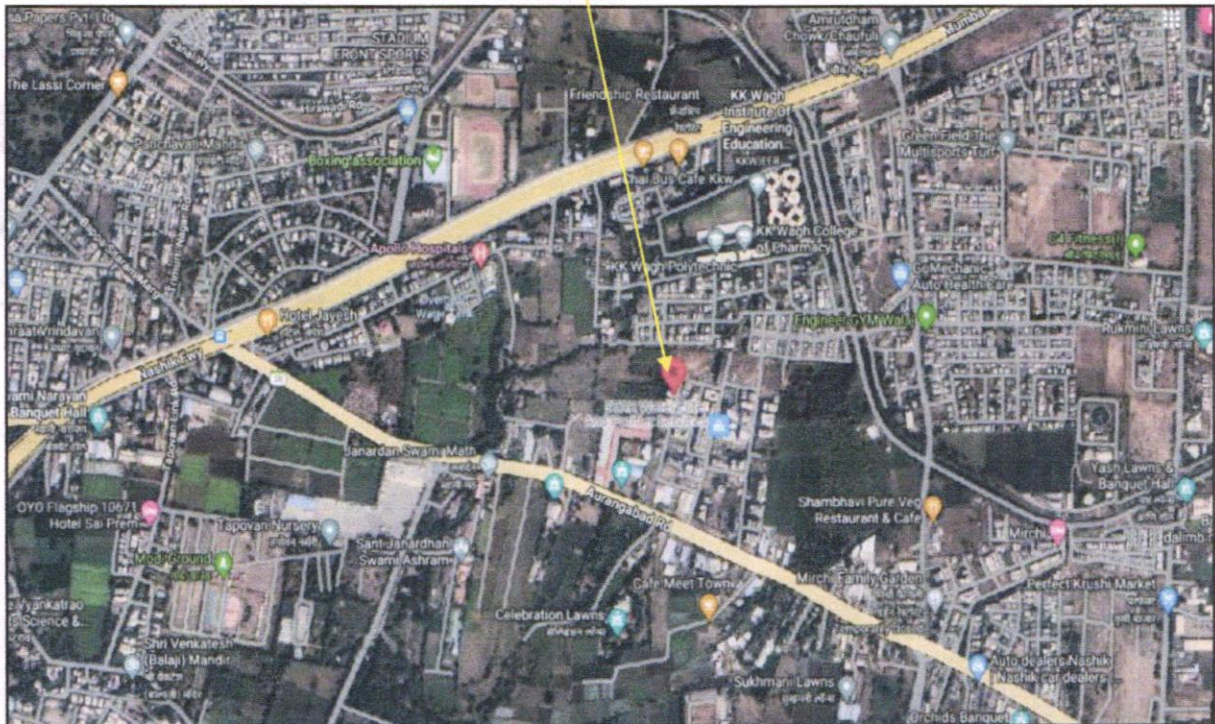
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Route Map of the property


Site u/r



Latitude Longitude: 20°00'35.3"N 73°49'13.3"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 9.6 Km.)

Ready Reckoner Rate



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

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rule Gridline
Logout

Valuation For Rural Area

Welcome to valuation of properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other Division Name: Nashik [Help on Division](#)

District Name: नाशिक Taluka Name: नाशिक Village/Zone Name: मीजे नाशिक - गावठाण , न

Attribute: सवई नंबर 278 SubZone Name: 1.3.41-औरनाबाद रस्त्याक

Mahapalika Area: Nashik Muncipal Cor

| Open Land | Residence | Office | Shop | Industry | Unit |
|-----------|-----------|--------|-------|----------|--------------|
| 16300 | 39000 | 44120 | 49800 | 0 | Square Meter |

Next

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Price Indicators

The screenshot shows a real estate listing on the Housing.com website. At the top, there are navigation options like 'Buy in Nashik', a search bar with 'Amrutdham' entered, and buttons for 'Download App', 'List Property', and 'Saved'. Below this, there are two 'POPULAR PROJECTS' featured: 'Pride Lakmi Ramna' (38 L - 51.51 L) and 'Jai Kumar Parkside Nest' (41.69 L - 53.58 L). The main listing is for a '2 BHK Apartment' in 'Amrutdham, Nashik', priced at '₹40.0 L' with an 'EMI starts at ₹1,18 K' and '447 K/sq ft'. It includes a 'Contact Seller' button and several interior photos of the apartment. Below the photos, the listing details are: '895 sq.ft', '4.47 K/sq.ft', 'Ready to move', 'Higher' (with an information icon), 'East facing', and 'Fully Furnished'.

Think.Innovate.Create

Price Indicators

Home / Nashik / Amrutdham / Apartment for Sale in Amrutdham / 2 BHK Flat Last updated: Aug 27, 2023

2 BHK Flat

By **DAIKUMAR CONSTRUCTIONS LTD**

Parkside Homes, Amrutdham, Nashik

OFFER Covered car parking [Know More](#)

₹48.0 L EMI starts at ₹25,42 K

₹5.75 K/sq.ft

[Contact Owner](#)



SHARE SAVE

835 sq.ft
Build Up Area

₹5.75 K/sq.ft
Avg. Price

Ready to move
Possession status

Middle **1**
of 13 floors

North facing
Facing

Semi Furnished
Furnishing

magicbricks
Buy
Rent
Sell
Home Loans

Home » Property for Sale in Nashik » Flats for Sale in Nashik » Flats for Sale in Hanuman Nagar » 3 BHK Flats for Sale in Hanuman Nagar » 1470 Sq.ft

Save Time & Money
with **MB Prime**

Find the right Property by calling **Upto 35 Owners** directly

Join Prime @ 50% OFF

₹88.0 Lac | EMI - ₹40k | [How much loan can I get?](#)

3 BHK Flat For Sale in Parkside Homes, Hanuman Nagar, Nashik



3 Beds 3 Baths 2 Balconies Semi-Furnished

| | | |
|------------------------|---------------------------------------|-----------------------|
| Carpet Area | Developer | Project |
| 1180 sqft - 77455 sqft | Jaikumar Constructions Ltd. | Parkside Homes |
| Floor | Transaction Type | Status |
| 11 (Out of 12 Floors) | Resale | Ready to Move |
| Facing | Lifts | Furnished Status |
| North - East | 3 | Semi-Furnished |

📍 Near to Rash Bihari School, close proximity to Bombay Agra Flyover

Contact Owner

Book Site Visit

👤 Last contact made 6 days ago



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Vastukala Consultants (I) Pvt. Ltd.
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Notarized Agreement For Sale

महाराष्ट्र MAHARASHTRA 2023

जोडपत्र क्र. 1

मूद्रांक घेण्याचे कारण १०

मूद्रांक रजि.अनु. क्र. ३१११ दिनांक २१/१२/२०२२ पैकी

मूद्रांक घेणाऱ्याचे नाव श्री. शिकंत रमेश दारदे (१६१)

पत्ता : रायगड

हस्ते : शिकंत रमेश दारदे

मूद्रांक घेणाऱ्याची स्वाक्षरी

परवाना धारक मूद्रांकपत्रित परवाना क्रमांक १०८ / २०२२

शकवान वसंत बापूरी, मूद्रांक पत्रित

67AA-773076

NOTARY
NOTED & REGISTERED
At Serial No. ३३३३३
DATE ११/११/२३
THIS DOCUMENT CONTAINS
1+5 Total Pages. ATO

विभाग क्र :- १३

सरकारी मुल्यांकन रु. :- २६,९८,०००/-

मोबदला रक्कम रु. :- ३०,००,०००/-

स्टॅम्प रक्कम रु. :- १,८०,०००/-

नोंदणी फी रु. :- ३०,०००/-

साठेखत कररनामा

साठेखत कररनामा आज आज दिनांक ०७ माहे सप्टेंबर इसवी सन २०२३ रोजी गुरूवार ते दिवशी नाशिक मुक्कामी.

१. श्री. अभित नामदेव कुटे
वय : ३४, धंदा : शेती
आधार नं.
पॅन नं. DIQPK 9174S
मो.बा
रा. कॉलेज रोड, गिने हॉस्पिटल जवळ,
शिखक कॉलनी, सायखेडा ता. निफाड,
जि. नाशिक

लिहून देणार

१०. अर्चना नामदेव कुटे उर्फ
सी अर्चना सदिप कापडी
वय : ३८, धंदा : शेती
आधार नं.
पॅन नं. BJOPK 6062L
मो.बा
रा. कॉलेज रोड, गिने हॉस्पिटल जवळ,
शिखक कॉलनी, सायखेडा ता. निफाड,
जि. नाशिक

कारणे साठेखत कररनामा लिहून देतात ऐसा जे की,

१. अ. मिळकतीचे वर्णन :- तुफडी जिल्हा नाशिक पोस्ट तुफडी तालुका नाशिक पेकी नाशिक महानगरपालिका हद्दीतील मौजे नाशिक या गावचे शिखरतील सर्व्हे नं. २७८/२/२ ते ६२ या मधील मंजूर झालेल्या ले-आउटमधील प्लॉट नं. ६६ यासी क्षेत्र ५२३.६६ चौ.मी यासी विनशेती आकार रुपये २५२.०० पैसे यासी चतु.सिमा खालील प्रमाणे.

| पुर्वेस | ९.०० मी रुर्दीना कॉलनी रोड |
|----------|-----------------------------|
| पश्चिमेस | सर्व्हे नं. २७८ च पोटहिस्सा |
| दक्षिणेस | प्लॉट नं. ६५ |
| उत्तरेस | प्लॉट नं. ६७ |

येणेप्रमाणे चतु.सीमेतील वर्णनाची मिळकत जल, तरू,काण्ट साधाण, निधीनिक्षेप व तदंगभूत वस्तुसहोत तसेच सदर मिळकतीत आणव्यायेण्याचे सामाईक वापराच्या सर्व्हे मुख मोची व वागवहीवाटीचे हक्कासहोत दरोबरत मिळकत.

१. श्री. शिकंत रमेश दारदे
वय : २८, धंदा : नोकरी
आधार नं. ७३०७ ०५१६ १५२७
पॅन नं. DHMPD 8779 L
मो.बा

२. चंद्रकला रमेश दारदे
वय : ४६, धंदा : व्यवसाय
आधार नं. ४९८१ ६५८० २७१५
पॅन नं. CGHPD 3400 L
मो.बा
लोपेही ग. शिमी, टाकळी, नाशिक
दरनासगर्बी, ४२२००३

लिहून देणार

यासी

१. श्री. तुषार प्रकाश कातकाडे
वय : ६६, धंदा : नोकरी
आधार नं.
पॅन नं. BBAPK 2182 H
मो.बा
रा. ता. निफाड जि. नाशिक

२. सी. दया सुभाष पुणे
वय : ४८, धंदा : शेती
आधार नं.
पॅन नं. AUKPG 0086 A
मो.बा
रा. निर्मल कॉन्वेंट शाळेजवळ, डि.के.नगर,
मंगापूर रोड, नाशिक

३. श्री. प्रदिप उलतमख कुटे
वय : ४२, धंदा : नोकरी व शेती
आधार नं.
पॅन नं. DIQTK 9168 C
मो.बा
रा. वजार गल्ली, सायखेडा
ता. निफाड, जि. नाशिक

लिहून देणार

ब. या दस्ताचा विषय असलेल्या मिळकतीचे वर्णन :-

वर वर्णन केलेल्या मिळकतीवर नाशिक मंजूर विल्डींग प्लॅन प्रमाणे बोधकाम करण्यात इमारती मधील सहावा मजल्यावरील प्लॉट नं. १२ यासी यासी कार्पेट क्षेत्र ६४.२३ यासी बालकणी क्षेत्र १४.७५ यासी चतु.सिमा खालील प्रमाणे ...

| | |
|----------|-----------------|
| पुर्वेस | :- ९ मी रस्ता |
| पश्चिमेस | :- प्लॉट नं. ११ |
| दक्षिणेस | :- प्लॉट नं. ६५ |
| उत्तरेस | :- प्लॉट नं. ६७ |



Approved Plan

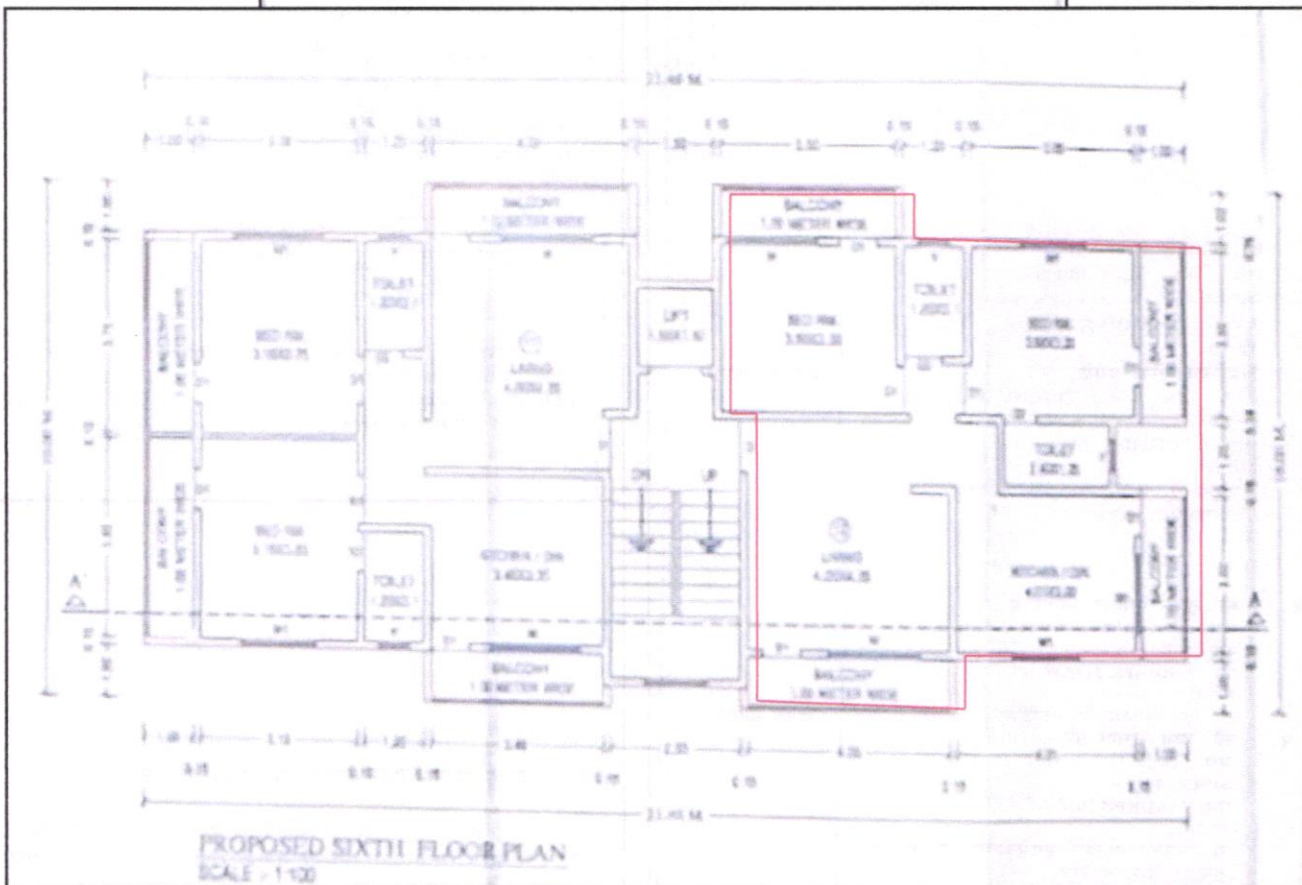
**REVISED BUILDING PLAN ON P. No. 66,
S. No.278 / 2 / 2to 12 OF NASHIK SHIWAR, NASHIK.
FOR -
SHRI PRADIP UTTAMRAO KUTE & OTHER ONE.**

RECOMMENDATION

APPROVED

The Plans amended in _____
As per the conditions mentioned in
the accompanying certificate/consent
Certificate No. _____ dated
C/18/1202 19/06/2022

[Signature]
Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik



Commencement Certificate & Occupancy Certificate

NASHIK MUNICIPAL CORPORATION

NO LND/BP/C1/84/2022
DATE: 20/03/2023

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO: Mr. Pradip Uttamrao Kute & Other One.
C/o. Architect Vijay N. Patil & Stru.Engg. B. P. Bhavsar Of Nashik.

Sub: Sanction of Building Permission & Commencement Certificate on Plot No. 66, S.No./G.No. 278/2/2 to 12 of Nashik Shiwar Nashik.

Ref.: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan/ Dated:- 14/10/2021, Inward No. C1/BP/441.
2) Final Layout No. Panchvali/60/2013, Dt. 22/10/2013.
3) Previously Approved Building permission No. LND/BP/Nashik/DCR/0482/2019 Dt. 25/09/2019

Sanction of building permission & 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 work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (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 47)

- The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
- The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- This permission does not entitle you to develop the land which does not vest in you.
- The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966].
- 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 on the building plan. If the balconies, 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.
- The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on-the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.

श्री. प्रदीप उत्तमराव कुते व अन्य नम,
एकतपका हिकला व घणा: 66/2/2/12 नशिक शिवार नशिक

संदर्भ: आपता दिनांक 20/03/2023 या अज क्रमांक 2019/के सी/303

मागण.
दस्तावेजाचे वेतोंची प्राश्निका शिवासीत/ शि.स.न. नं. 20/03/2023
फ्लॉर नं. ६६ - अंधूक. - मागील इमारतीच्या तल पाकिंग + ग्राहा मजले
मर्यादित इव्हलुअट वरवानगी क्र. 278/2/2/12 दिनांक 25/09/2019 अन्वये
दस्तावेजाचे अतिरिक्त/स्मि/ नुम्बर्स, श्री. निजाम पार्टीस रजिस्ट्रेशन क्र. CA197/21903
दस्त निवेदनद्वारे पूर्ण झाली असून निवासी/निवासोत्तर/श्रीधर्मिक/नितायणी कार्यावलीत घेतले
उक्त शर्तीत अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- एकूण बांधकाम क्षेत्र ६३६.४६ - चौ.मी. या पैकी निवासी ६३६.४६ निवासोत्तर - चौ.मी.
- एकूण झई क्षेत्र ६०५.७ - चौ.मी. या पैकी निवासी ६०५.७ - निवासोत्तर - चौ.मी.
- नदर इमारतीचा वापर निवासी/निवासोत्तर/श्रीधर्मिक/नितायणी कार्यावलीत घेतला जाईल.
- नदर इमारतीत म.न.पा. च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, परन्तु वापरान व बांधकामात बदल घेण्याचे आदेशून आल्यास नियमतीत तरतुदीनुसार बदल करवावे लागणार जाईल.
- दस्तावेजाचे अतिरिक्त/स्मि/ नुम्बर्स नं. 3221/६५४
- अतिरिक्त शिवासीचा अंतिम दाखला क्रमांक: -
- घाटवलेल्या शिवासीचा माहूरकत दाखला क्रमांक: -
- दस्तावेजाचे अंतिम कार्यावली संबंधित शिवासात संदर्भ साधवा.
- न्यायप्रणीत दि. 27.09.2019 या क्र. 303/दि. 21/2023

श्री. प्रदीप उत्तमराव कुते (व्यवस्थापक)
वास्तुकला सल्लागार कंपनी



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 ₹ **45,90,000.00 (Rupees Forty Five Lakh Ninety Thousand Only)**. The **Realizable Value** of the above property ₹ **43,60,500.00 (Rupees Forty Three Lakh Sixty Thousand Five Hundred Only)**. and the **Distress Value** ₹ **36,72,000.00 (Rupees Thirty Six Lakh Seventy Two Thousand Only)**.

Place: Nashik

Date:12.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO
CHALIKWAR**

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED
ou=admin,
2.5.4.20=9822b6c4fad33dc03e0cf38c286591340251013351335
115279b17a18b5652, postalCode=400069, serialNumber=41a5da566ab8cc89d6b2a55af7c2e91818182e
394e28f2e29a327b6250fc, c=MANOJ BABURAO CHALIKWAR
Date: 2023.09.12 16:25:10 +05'30'

Auth. Sign.

| 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 12.09.2023 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 08.09.2023. 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.



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



| Sr. No. | Particulars | Valuer comment |
|---------|---|---|
| 1. | background information of the asset being valued; | The property was purchased by Shri. Shrikant Ramesh Darade & Chandrakala Ramesh Darade from Shri. Tushar Prakash Katkade & Others Nine & Other vide Notarized Agreement For Sale dated 07.09.2023. |
| 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 Sachin Raundal – Site Engineer Shobha Kuperkar – Technical Manager Rishidatt Yadav – Technical Officer |
| 4. | disclosure of valuer interest or conflict, if any; | We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant |
| 5. | date of appointment, valuation date and date of report; | Date of Appointment – 08.09.2023 Valuation Date - 12.09.2023 Date of Report - 12.09.2023 |
| 6. | inspections and/or investigations undertaken; | Physical Inspection done on 08.09.2023 |
| 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 **12th 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 nec Nayaray prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necNayaray part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation 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 **Carpet Area = 850.00 Sq. Ft.** in the Name of Proposed Purchaser: **Shri. Shrikant Ramesh Darade & Chandrakala Ramesh Darade.** Name of Owner: **Shri. Tushar Prakash Katkade & Others Nine.** 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. Shrikant Ramesh Darade & Chandrakala Ramesh Darade**. Name of Owner: **Shri. Tushar Prakash Katkade & Others Nine**. 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 **Carpet Area = 850.00 Sq. Ft.**

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the



subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area = 850.00 Sq. Ft.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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



Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Place: Nashik
Date: 12.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b6c4fad35d03e0cf39e26809913490f540354133011
15279617a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=413504566ab8e090802a55388f94e28f2e29a327b625f6c, cn=MANOJ BABURAO CHALIKWAR,
Date: 2023.09.12 16:25:36 +05'30'

Auth. Sign.

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

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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