

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Prashant Vikram Pawar &  
Mrs. Sunanda Vikram Pawar.**

Residential Flat No. 104, First Floor, " **Samarth Shrushti Apartment** ", Survey No. 48/3, 48/4 + 50/1+3/2,  
Plot No. 76, Near Hotel Red Rose, Off Mungsare Chandshi Road, Village - Chandshi, Taluka & District -  
Nashik, PIN Code – 422003, State – Maharashtra, Country – India.

**Latitude Longitude: 20°01'37.7"N 73°45'10.6"E**

### Valuation Prepared for:

**Bank of Baroda**

**Narsing Nagar Branch**

1, Sukshanti Heights, Narsing Nagar, Gangapur Road, Nashik- 422 013,  
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, 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. 104, First Floor, " Samarth Shrushti Apartment ", Survey No. 48/3, 48/4 + 50/1+3/2, Plot No. 76, Near Hotel Red Rose, Off Mungsare Chandshi Road, Village - Chandshi, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India belongs to **Name of Owner: Mr. Prashant Vikram Pawar & Mrs. Sunanda Vikram Pawar.**

Boundaries of the property.

Boundaries	Building	Flat
North	By 12.00 Mtrs. Road	By Marginal Space
South	Plot No. 77	By Flat No. 103
East	By 12.00 Mtrs. Road	By Lift
West	Plot No. 69 & 70	By Marginal Space

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 **₹ 31,56,100.00 (Rupees Thirty-One Lakh Fifty-Six Thousand One Hundred Only).**

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

Hence certified

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



**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

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



**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
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**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****Narsing Nagar Branch**

1, Sukhshanti Heights, Narsing Nagar,

Gangapur Road, Nashik- 422013,

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	: 19.10.2023
	b) Date on which the valuation is made	: 21.10.2023
3.	List of documents produced for perusal: <ul style="list-style-type: none"> <li>i. Copy of Agreement of Sale dated Vide No. 342/2020 10.01.2020.</li> <li>ii. Copy of Occupancy Certificate No.740 dated 29.07.2019 issued by Metropolitan Planner, Nashik Metropolitan Region Development Authority, Nashik.</li> <li>iii. Copy of Accompanying Commencement Approved Building Plan No. 221/ 18 dated 08.02.2018, issued by Metropolitan Planner, Nashik Metropolitan Regional Development Authority, Nashik.</li> <li>iv. Copy of Commencement Certificate No. 221/ 18 dated 08.02.2018, issued by Metropolitan Planner, Nashik Metropolitan Region Development Authority, Nashik.</li> <li>v. Copy of Rera Certificate No. P51600018713 dated. 27.11.2018 issued by Maharashtra Real Estate Regulatory Authority</li> </ul>	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Owner: <b>Mr. Prashant Vikram Pawar &amp; Mrs. Sunanda Vikram Pawar.</b>  <b>Address:</b> Residential Flat No. 104, First Floor, " <b>Samarth Shrushti Apartment</b> ", Survey No. 48/3, 48/4 + 50/1+3/2, Plot No. 76, Near Hotel Red Rose, Off Mungsare Chandshi Road, Village - Chandshi, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Prashant Vikram Pawar (Owner) Contact No. +91 9970774591 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 104 is located on First Floor. As per Approved plan, the composition of flat is Living + 2 Bedroom + Kitchen + 1 Attached Toilet + 1 Common Toilet + Balcony + Alternate Terrace + Passage (i.e., <b>2BHK + Alternate Terrace</b> ).

			The property is at 16.7 Km. distance from nearest railway station Nashik Road.  <b>Landmark:</b> Near Hotel Red Rose
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. 48/3, 48/4 + 50/1+3/2, Plot No. 76
	b) Door No.	:	Residential Flat No. 104
	c) T.S. No. / Village	:	Village – Chandshi
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Accompanying Commencement Approved Building Plan No. 221/ 18 dated 08.02.2018, issued by Metropolitan Planner, Nashik Metropolitan Regional Development Authority, Nashik.
	g) Approved map / plan issuing authority	:	Nashik Metropolitan Regional Development Authority, 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. 104, First Floor, " <b>Samarth Shrushti Apartment</b> ", Survey No. 48/3, 48/4 + 50/1+3/2, Plot No. 76, Near Hotel Red Rose, Off Mungsare Chandshi Road, Village - Chandshi, 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 PanChhayat / Municipality	:	Village – Chandshi Nashik Metropolitan Regional Development Authority, 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		<b>As per Actual Site</b>	<b>As per the Deed</b>
	North	:	By 12.00 Mtrs. Road	By 12.00 Mtrs. Road
	South	:	Plot No.77	Plot No.77
	East	:	By 12.00 Mtrs. Road	By 12.00 Mtrs. Road
	West	:	Plot No.69 & 70	Plot No.69 & 70
13.1	Flat		<b>As per Actual Site</b>	<b>As per the Deed</b>
	North		By Marginal Space	By Marginal Space
	South		By Flat No. 103	By Flat No. 103
	East		By Lift	By Lift
	West		By Marginal Space	By Marginal Space
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°01'37.7"N 73°45'10.6"E	
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 632.00 Balcony Area in Sq. Ft. = 140.00 Terrace Area in Sq. Ft. = 90.00 (Area as per site Measurement)</p> <p><b>Carpet Area in Sq. Ft. = 646.00</b> <b>Balcony Area in Sq. Ft. = 105.00</b> <b>Terrace Area in Sq. Ft. = 92.00</b> <b>Cupboard Area in Sq. Ft. = 10.00</b> <b>Total Carpet Area in Sq. Ft. = 853.00</b> <b>Area as per Agreement of Sale)</b></p> <p>Built up in Sq. Ft. = 938.00 (Total Carpet Area + 10%)</p>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p><b>Carpet Area in Sq. Ft. = 646.00</b> <b>Balcony Area in Sq. Ft. = 105.00</b> <b>Terrace Area in Sq. Ft. = 92.00</b> <b>Cupboard Area in Sq. Ft. = 10.00</b> <b>Total Carpet Area in Sq. Ft. = 853.00</b> <b>Area as per Agreement of Sale)</b></p>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 48/3, 48/4 + 50/1+3/2, Plot No. 76	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Chandshi Nashik Metropolitan Regional Development Authority, Nashik.	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 104, First Floor, " <b>Samarth Shrushti Apartment</b> ", Survey No. 48/3, 48/4 +	

		50/1+3/2, Plot No. 76, Near Hotel Red Rose, Off Mungsare Chandshi Road, Village - Chandshi, Taluka & District - Nashik, PIN Code - 422003, State - Maharashtra, Country - India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2019 (As per Occupancy Certificate)
5.	Number of Floors	: Ground (Parking) + 4 <sup>th</sup> Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 4 Flat on First 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	: Open 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	: First Floor
2	Door No. of the Flat	: Residential Flat No. 104
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 Owner: <b>Mr. Prashant Vikram Pawar &amp; Mrs. Sunanda Vikram Pawar.</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. = 938.00 (Total Carpet Area + 10%)
10	What is the floor space index (app.)	: As per NMC norms
11	What is the Carpet Area of the Flat?	: Carpet Area in Sq. Ft. = 632.00 Balcony Area in Sq. Ft. = 140.00 Terrace Area in Sq. Ft. = 90.00

		(Area as per site Measurement)
		<b>Carpet Area in Sq. Ft. = 646.00</b> <b>Balcony Area in Sq. Ft. = 105.00</b> <b>Terrace Area in Sq. Ft. = 92.00</b> <b>Cupboard Area in Sq. Ft. = 10.00</b> <b>Total Carpet Area in Sq. Ft. = 853.00</b> <b>Area as per Agreement of Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Owner Occupied
15	If rented, what is the monthly rent?	: ₹ 6,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developing area
3	Any negative factors are observed which affect the market value in general?	: No
<b>V</b>	<b>Rate</b>	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 3,500.00 to ₹ 4,500.00 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).	: ₹ 3,700.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 1,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	: ₹ 25,000.00 per Sq. M. ₹ 2,323.00 per Sq. Ft
	Guideline rate obtained (after Depreciation)	: N.A.
5	Registered Value (if available)	: --
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	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	: 04 Years
	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>b</b>	Total composite rate arrived for Valuation	:

Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
Rate for Land & other V (3) ii	:	₹ 1,700.00 per Sq. Ft.
<b>Total Composite Rate</b>	:	<b>₹ 3,700.00 per Sq. Ft.</b>

#### Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	853.00 Sq. Ft.	3,700.00	<b>31,56,100.00</b>
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	<b>Total</b>			<b>31,56,100.00</b>

#### Value of Flat

<b>Fair Market Value</b>	<b>31,56,100.00</b>
<b>Realizable value</b>	<b>29,98,295.00</b>
<b>Distress Value</b>	<b>25,24,880.00</b>
<b>Insurable value of the property (938.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>18,76,000.00</b>
<b>Guideline value of the property (938.00 Sq. Ft. X ₹2,323.00)</b>	<b>21,78,974.00</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

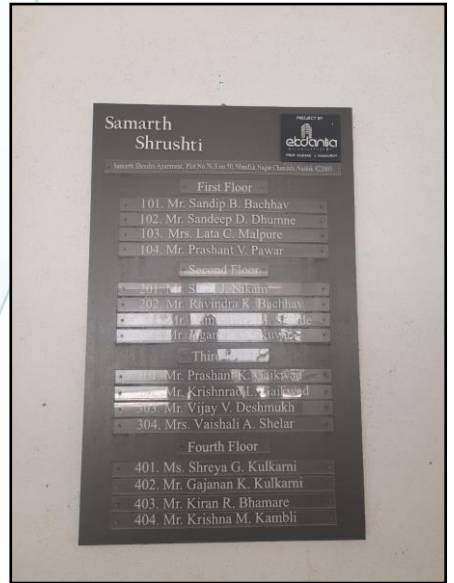
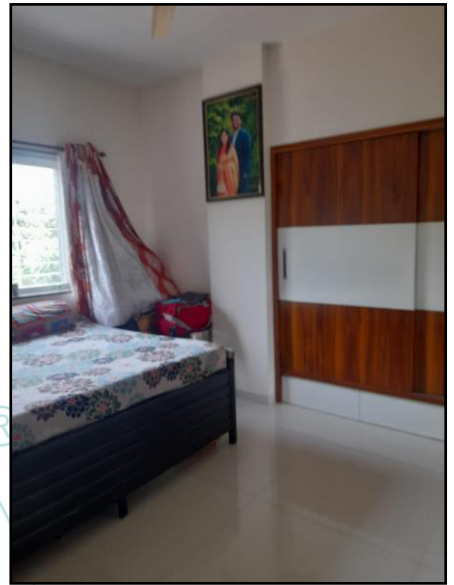


needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for 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 ₹ 3,500.00 to ₹ 4,500.00 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 ₹ 3,700.00 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	₹ 6,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

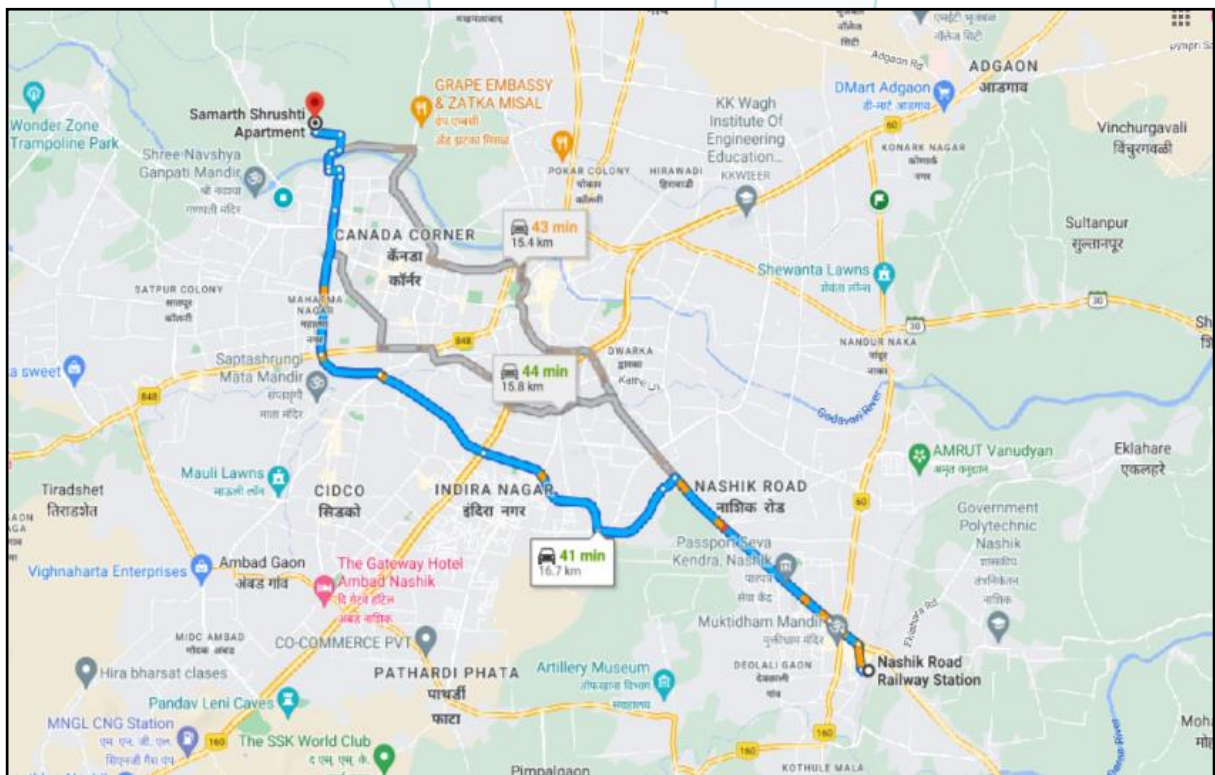
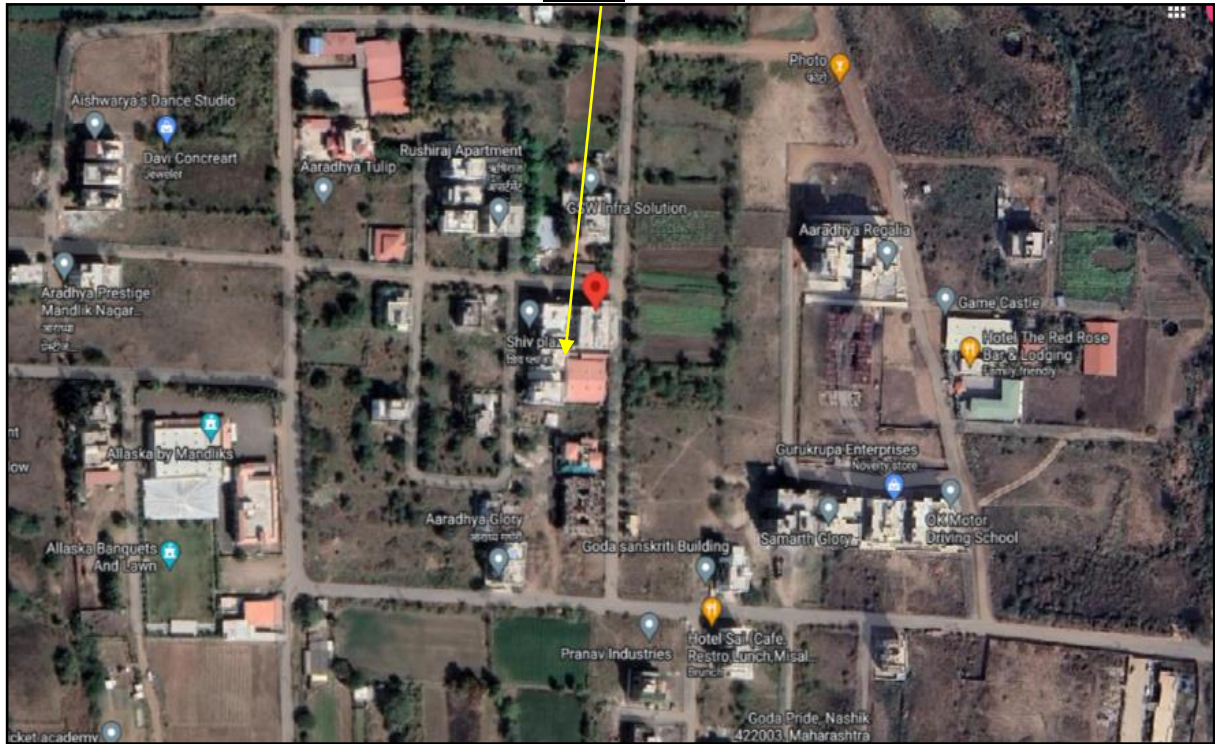
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## Actual site photographs



# Route Map of the property


Site u/r



**Latitude Longitude: 20°01'37.7"N 73°45'10.6"E**


**Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 16.7 Km.)**

## Ready Reckoner Rate



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

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

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Year  
2023/2024 ▼

*Annual Statement of Rates*

Language  
English ▼

Selected District: नाशिक ▼

Select Taluka: नाशिक ▼

Select Village: माँजे : चांदशी ▼

Search By:  Survey No  Location

Select Location: इतर विकसनशिल विभाग ▼

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
<a href="#">SurveyNo</a>	27/27.1	सदनिका	25000	चौ. मीटर
<a href="#">SurveyNo</a>	27/27.2	कार्यालये	29000	चौ. मीटर
<a href="#">SurveyNo</a>	27/27.3	दुकाने	31300	चौ. मीटर
<a href="#">SurveyNo</a>	27/0	-	0	NA

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# Price Indicators

99acres

Post property FREE

Home > Property in Nasik > Flats in Nasik > Flats in Amrutdham > 1 BHK Flats in Amrutdham Posted on Jun 08, 2023 | Ready to move

₹ 22 Lac @ 4,631 per sq.ft.  
Estimated EMI ₹ 17,571

**1BHK 1Bath**  
Flat/Apartment for Sale  
in Galaxy Heights, Amrutdham, Nasik, Maharashtra

Contact Owner FREE

Shortlist

RERA STATUS NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

Overview

Owner Details

Locality Reviews

Recommendations

Property (12)

Photos (1/12)

<p><b>Area</b> Carpet area: 475 sq.ft. (44.13 sq.m.)</p> <p><b>Price</b> ₹ 22 Lac+ Govt Charges &amp; Tax @ 4,631 per sq.ft.</p> <p><b>Floor Number</b> 2<sup>nd</sup> of 4 Floors</p> <p><b>Overlooking</b> Main Road</p>	<p><b>Configuration</b> 1 Bedroom , 1 Bathroom, 1 Balcony</p> <p><b>Address</b> Galaxy Heights Amrutdham, Nasik</p> <p><b>Facing</b> South-East</p> <p><b>Property Age</b> 5 to 10 Year Old</p>
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Why should you consider this property?

Close to School
Gated Society
Overlooking Main Road
Marble Flooring
Parking Available

magicbricks
Buy Rent Sell Home Loans

Get priority access & benefits with MB Prime

Unlock exclusively Reserved Owner Properties

Join Prime @ 50% OFF

₹ 45.0 Lac [How much loan can I get?](#) ONLY ON MAGICBRICKS

2 BHK Flat For Sale in Flora Heights,

2 Beds | 2 Baths | 2 Balconies | Unfurnished

~17 Photos

<p><b>Carpet Area</b> 920 sqft ₹ 4,891/sqft</p> <p><b>Floor</b> 5 (Out of 7 Floors)</p> <p><b>Lifts</b> 2</p>	<p><b>Developer</b> <a href="#">Transcon Developers</a></p> <p><b>Transaction Type</b> Resale</p> <p><b>Furnished Status</b> Unfurnished</p>	<p><b>Project</b> <a href="#">Flora Heights</a></p> <p><b>Status</b> Ready to Move</p> <p><b>Type Of Ownership</b> Freehold</p>
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Contact Owner

Get Phone No.

👤 Last contact made 41 days ago

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Vastukala Consultants (I) Pvt. Ltd.

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# Price Indicators

Amrutdham × + Add

Configurations: 2, 3 BHK Apartments Interested →

Configuration: 2 BHK Apartment Interested →

Home / Nashik / Amrutdham / Apartment for Sale in Amrutdham / 2 BHK Apartment Last updated: Jul 13, 2023

## 2 BHK Apartment

Shayma Darshan appartement , Amrutdham, Nashik

**₹35.0 L** EMI starts at ₹18.53 K  
₹4.29 K/sq.ft

OFFER Yes Know More [Contact Owner](#)

Bedroom [SHARE](#) [SAVE](#)

Bedroom

Bedroom + 10 more

815 sq.ft Build Up Area | ₹4.29 K/sq.ft Avg. Price | 10 Year Old Age of property | Ready to move Possession status | Middle of 4 floors | Fully Furnished Furnishing

OVERVIEW PROMOTIONS POPULAR PROPERTIES NEARBY AMENITIES PRICE TRENDS LOCALITY CALCULATOR

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POPULAR PROJECTS

38 L - 51.51 L **Popular**  
Pride Laxmi Ramna By Aditya Developers Deolali Gaon, Nashik  
Configurations: 2, 3 BHK Apartments Interested →

41.69 L - 53.58 L **Popular**  
Jaikumar Parksyde Nest By Jaikumar Constructions Ltd Panchavati, Nashik  
Configurations: 2, 3 BHK Apartments Interested →

Home / Nashik / Amrutdham / Apartment for Sale in Amrutdham / 2 BHK Apartment Last updated: Jul 13, 2023

## 2 BHK Apartment

Amrutdham, Nashik

**₹40.0 L** EMI starts at 21.18 K  
4.47 K/sq.ft

[Contact Seller](#)


Hall [SHARE](#) [SAVE](#)

Hall

Hall + 11 more

895 sq.ft | 4.47 K/sq.ft | Ready to move | Higher | East facing | Fully Furnished

## Agreement of Sale



नस-५

श्री ३४२ (१००)

२ - ३०

READY RECKNER CHART NO. 27.1  
 RATE RS. 20,000/- PER SQ.MTR.  
 CARPET AREA OF FLAT 60.01 SQ. MTRS. and usable area of enclosed Balcony 9.78 Sq. Mtrs. And alternate Terrace area admeasuring 8.51 Sq. Mtrs. And Cupboard area admeasuring 0.96 Sq. Mtrs.  
 CONSIDERATION RS. 20,00,000/-  
 MARKET VALUE RS. 17,44,000/-  
 STAMP RS. 1,20,000/-  
 REG. FEE RS.20,000/-

### AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made & executed at Nashik on this 10<sup>th</sup> day of JANUARY 2020

BETWEEN

**MR.SUSHANT JIBHAU GANGURDE**, Age:- 32 Years, Occupation:- Business and Agriculturist, PAN:- ARQPG4042D, R/o. Anusaya, Date Nagar, Gangapur Road, Nashik-422013, PROPRIETOR OF EKDANTA REALTORS.

Hereinafter referred to as the "**VENDOR/PROMOTER**" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its other partners, their legal heirs, executors, administrators, assigns, etc.) of the **FIRST PART**

AND

**MR. PRASHANT VIKRAM PAWAR**  
 Age:- 25 Years, Occupation:-Service  
 PAN:- BYKPP0781Q

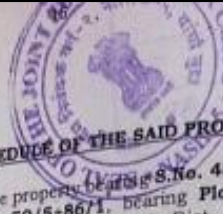
**MRS. SUNANDA VIKRAM PAWAR**  
 Age:- 55 Years, Occupation:-Housewife  
 PAN:- CIHPP6383C

Both R/o. At/Post-Pimpalgaon, Tal-Malegaon Dist-Nashik-423202.

Hereinafter referred to as the "**PURCHASER/ALLOTTEES**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators, assigns, etc.) of the **SECOND PART**.

**WHEREAS** the vendor/Promoter is the absolute & exclusive owner & otherwise is well & sufficiently entitled to all that piece & parcel of the property situated at Village Chandsi, Tal. Dist. Nashik, more particularly described in the first schedule written hereunder and hereinafter referred to as the Said Property.

**AND WHEREAS** the vendor /Promoter has purchased the said property from the previous owner M/s. Patil Associates A Partnership firm by a sale deed dated 24-5-2017 which is duly registered at the office of Sub Registrar, Nashik 4 at Sr. No. 3404 on 24-5-2017 and name of the vendor /Promoter is mutated in the owners column of the record of rights and the vendor/Promoter has absolute right to develop said property by constructing a building thereon and enter into agreement of sale of the tenements to the prospective purchaser at the price and the terms and conditions as the vendor/Promoter may deem fit and proper and appropriate the sale proceeds thereof.



नस-५

श्री ३४२ (१००)

२ - ३०

### FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of the property bearing S.No. 48/3, 48/4 + 50/1+3, 50/1+3/3 + 50/2 + 50/4 + 50/5-86/1, bearing Plot No. 76 admeasuring 748.63 Sq. Mtrs. situated at Chandshi, Tal. Dist. Nashik, out of Nashik Municipal Corporation and within Nashik Zilla Parishad and Taluka Panchayat Samiti within registration and sub registration district of Nashik bounded as follows:-

On or towards East	: By 12 Mtrs. Road
On or towards West	: By Plot No. 69 and 70
On or towards South	: By Plot No. 77
On or towards North	: By 12 Mtrs. Road

### SECOND SCHEDULE THE PROPERTY AGREED TO BE TRANSFERRED

ALL THAT PIECE and parcel of constructed property constructed on the property as mentioned in the first schedule bearing Apartment/Flat No.104 on Plot No. 76 of enclosed Balcony 9.78 Sq. Mtrs. And alternate Terrace area admeasuring 8.51 Sq. Mtrs. And Cupboard area admeasuring 0.96 Sq. Mtrs. In SAMARAT SHRUSHTI APARTMENT bounded as follows:

#### BOUNDRIES OF THE SAID FLAT

EAST	BY Lift
WEST	BY Marginal Space
SOUTH	By Flat No.103
NORTH	BY Marginal Space

#### AMENITIES PROVIDED IN THE BUILDING AND FLAT

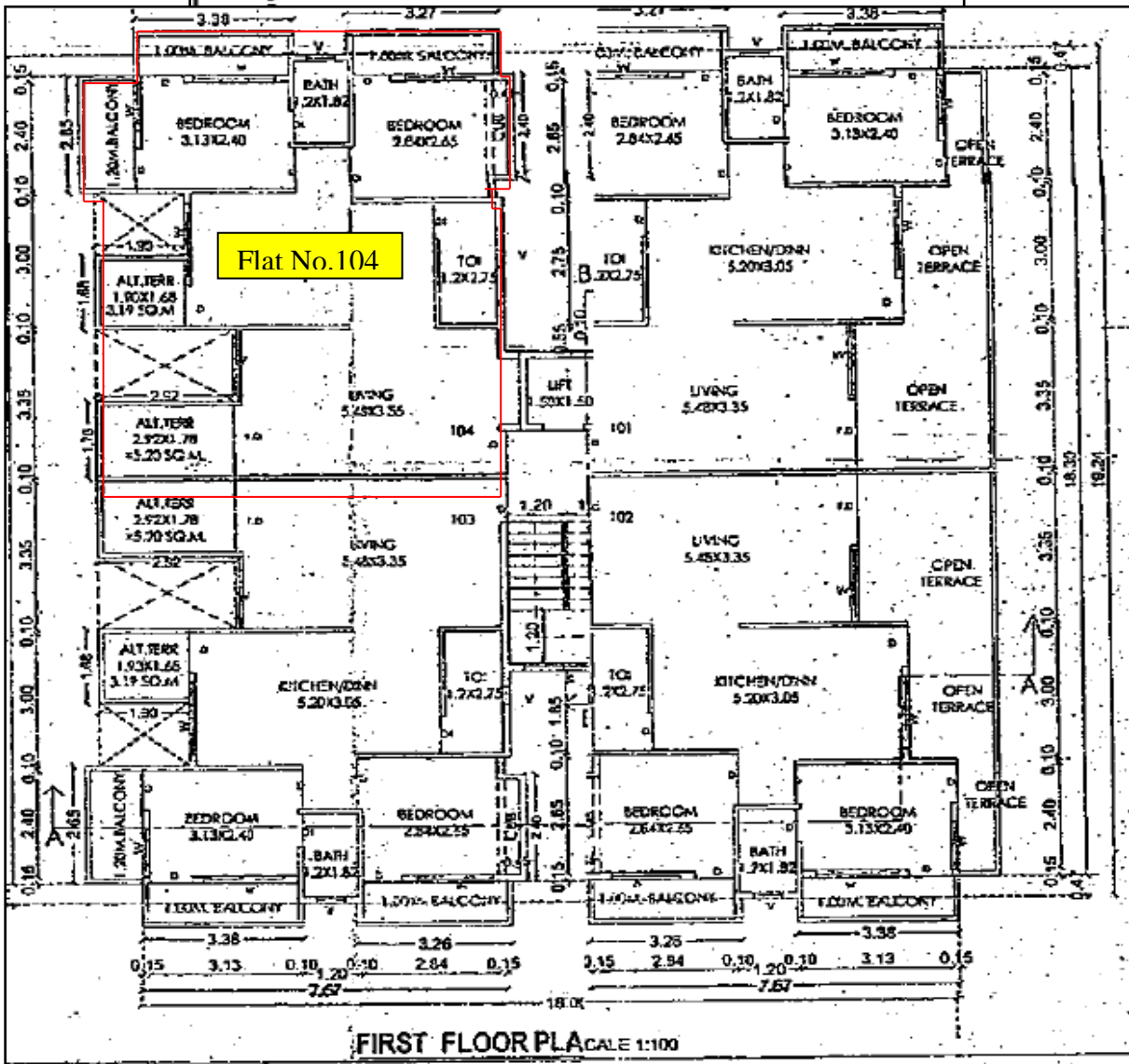
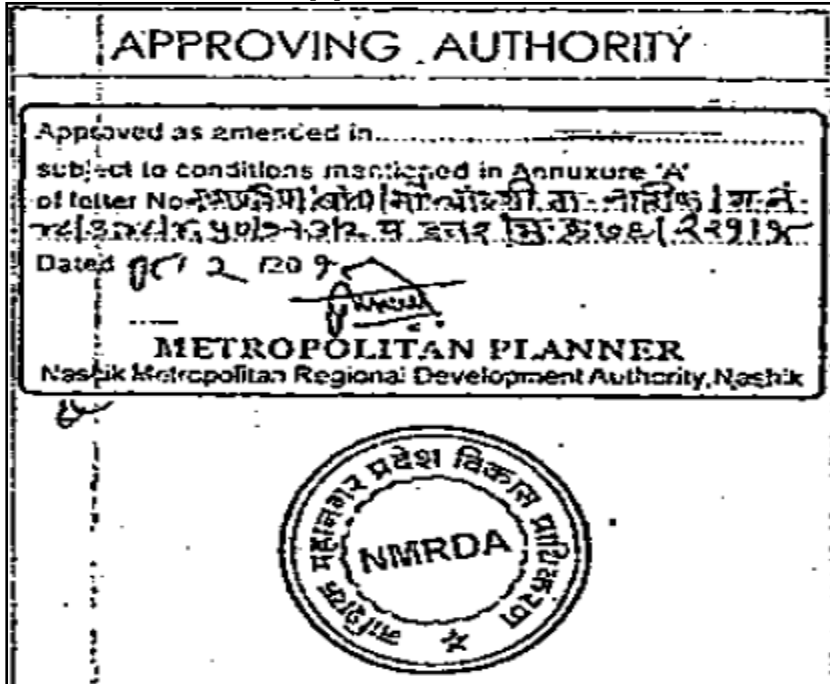
- Building will be RCC framed structure.
- External brickwork 6" thick and internal 4" thick.
- 24"x24" vitrified tiles flooring and scirting for all rooms, balconies, and passage.
- Standard quality of glazed tiles in toilets upto 7 ft. height and antiskid flooring.
- Main door ply box frame with flush doors with both side laminate and all other door frames in granite with flush doors.
- Aluminum windows glazed with plain glass and fixed mosquito net and guarded by MS Grill.
- Raised cooking platform of granite top with built in steel sinks and dado upto full height.
- Concealed plumbing work
- Concealed electrification with 3.5 point in each room with one TV cable in master bed room and living room.
- Water supply will be from overhead and underground water tank only.
- External plaster painted with Appex paint and internally primer with emulsion paint.
- Bore well with pump set and electric connection and internally primer with.
- One Staircase
- Lift with battery backup.

#### COMMON AREAS AND FACILITIES

a. COMMON AREAS


- 1) The land under the buildings
- 2) The footings, RCC structures and main walls of the buildings
- 3) Staircase columns in the building/s
- 4) Common drainage, water, electrical lines.

### Approved Plan





## Commencement Certificate & Occupancy Certificate



**नाशिक महानगर प्रदेश विकास प्राधिकरण, नाशिक**  
Nashik Metropolitan Region Development Authority, Nashik  
विभागीय आयुक्त कार्यालय, नाशिकरोड, नाशिक - ४२२००१.  
नाशिक महानगर

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**विकास परवानगी व प्रारंभ प्रमाणपत्र**  
( मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.६.६.१ नुसार )

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जा.क्र. नामप्रविष्टा/बां.प./मौ.चांदशी, ता.नाशिक ग.नं. ४८/३, ४८/४, ५०/१+३/२ व इतर भू.क्र.७६/२२१/१८


दि. ८/०२/२०१८

प्रति,  
✓ श्री. सुशांत जिभाऊ गांगुडे,  
रा.गंगापूर रोड, नाशिक  
जि.नाशिक.


विषय : मौजे चांदशी, ता.नाशिक ग.नं. ४८/३, ४८/४, ५०/१+३/२ व इतर मधील भू.क्र.७६ मधील क्षेत्र ७४८.६३ चौ.मी. मधील क्षेत्रास रहिवास प्रयोजनार्थ बांधकाम मंजूरी बाबत.

संदर्भ : आपला दि. १६.१२.२०१७ रोजीचा अर्ज व प्रस्ताव

मौजे चांदशी, ता.नाशिक ग.नं. ४८/३, ४८/४, ५०/१+३/२ व इतर मधील भू.क्र.७६ मधील क्षेत्र ७४८.६३ चौ.मी. क्षेत्रावरील रहिवास प्रयोजनार्थ बांधकाम प्रस्ताव मंजूरीस्तव प्राधिकरणाकडे प्राप्त झाला आहे. आपण प्रस्तावासोबत सादर केलेल्या कागदपत्रास अधिन राहून तसेच सोबतच्या परिशिष्ट "अ" मध्ये नमूद अटी व शर्तीस अधिन राहून उक्त प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.



(प्रतिभा भदार्णे)  
महानगर नियोजनकार,  
नाशिक महानगर प्रदेश विकास प्राधिकरण,  
नाशिक



**नाशिक महानगर प्रदेश विकास प्राधिकरण, नाशिक**  
Nashik Metropolitan Region Development Authority, Nashik  
विभागीय आयुक्त कार्यालय, नाशिकरोड, नाशिक - ४२२ १०१.

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**भोगवटा प्रमाणपत्र**  
( मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.७.६ नुसार )

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जा.क्र.नामप्रविष्टा/भोगवटा/मौ.चांदशी, ता.नाशिक/ग.नं. ४८/३, ४८/४, ५०/१+३/२ व इतर/भू.क्र.७६/२२१/१८

दि. २१/०२/२०१९


प्रति,  
श्री. सुशांत जिभाऊ गांगुडे,  
रा.गंगापूर, नाशिक ता.जि.नाशिक

मौजे चांदशी, ता.जि.नाशिक स.नं. ४८/३, ४८/४, ५०/१+३/२ व इतर मधील भू.क्र.७६ क्षेत्र ७४८.६३ चौ.मी. मधील क्षेत्रास रहिवास व वाणिज्य प्रयोजनार्थ इमारतीचे बांधकाम करण्यासाठी या प्राधिकरणाचे पत्र क्र.जा.क्र.नामप्रविष्टा/बां.प./मौ.चांदशी ता.नाशिक/ग.नं. ४८/३, ४८/४, ५०/१+३/२ व इतर/भू.क्र.७६/२२१/१८ दि.०८.०२.२०१८ अन्वये आपणास बांधकाम परवानगी देण्यात आली आहे.

उपरोक्त परवानगी प्रमाणे आपण श्री.सौरभ अमृतकर, वास्तुविशारद यांच्या देखरेखीखाली इमारतीचे बांधकाम पूर्ण केले असलेबाबत व या इमारतींना भोगवटा प्रमाणपत्र मिळणेबाबत या प्राधिकरणास दि.२८.५.२०१९ रोजी अर्ज केल्यावरून आपणास खालील इमारतींना सोबतच्या परिशिष्ट "ब" मध्ये नमूद केलेले अटीस अधिन राहून भोगवटा करणेस संमती देण्यात येत आहे.

**उपयोगात आणावयाच्या इमारतीचे वर्णन**

मंजूर नकाशातील इमारत रहिवास - तळ मजला + पहिला मजला+दुसरा मजला+तिसरा मजला  
+चौथा मजला



(प्रतिभा भदार्णे)  
महानगर नियोजनकार,  
नाशिक महानगर प्रदेश विकास प्राधिकरण,  
नाशिक

प्रत:- माहिती व आवश्यक कार्यवाहीसाठी.  
ग्रामसेवक, चांदशी ग्रामपंचायत, ता.जि.नाशिक यांना माहितीसाठी व घरपट्टी आकारणीसाठी.

E:\NMRDA order\Completion Certificate.docx

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 ₹ **31,56,100.00 (Rupees Thirty-One Lakh Fifty-Six Thousand One Hundred Only)**. The **Realizable Value** of the above property ₹ **29,98,295.00 (Rupees Twenty-Nine Lakh Ninety-Eight Thousand Two Hundred Ninety-Five Only)**. and the **Distress Value** ₹ **25,24,880.00 (Rupees Twenty-Five Lakh Twenty-Four Thousand Eight Hundred Eighty Only)**.

Place: Nashik

Date: 21.10.2023

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

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
 on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
 ₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
 \_\_\_\_\_ only).

Date

Signature  
 (Name Branch Official with seal)

**(Annexure – I)**

**DECLARATION FROM VALUERS**

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

- a. The information furnished in my valuation report dated 21.10.2023 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 19.10.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr. Prashant Vikram Pawar & Mrs. Sunanda Vikram Pawar. from Mr. Sushant Jibhau Gangurde Agreement of Sale dated Vide No. 342/2020 10.01.2020.
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Narsing Nagar Branch 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 Binu Surendran – Technical Manager Rishidatt Yadav – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 19.10.2023 Valuation Date - 21.10.2023 Date of Report - 21.10.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 19.10.2023
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 **21th October 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 nec Nayaray 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 **Total Carpet Area = 853.00 Sq. Ft.** in the Name of Owner: **Mr. Prashant Vikram Pawar & Mrs. Sunanda Vikram Pawar.** 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 Owner: **Mr. Prashant Vikram Pawar & Mrs. Sunanda Vikram Pawar**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

## Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

## Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Total Carpet Area = 853.00 Sq. Ft.**

## Condition & Repair

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

## Valuation Methodology

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

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

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area = 853.00 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 nec Nayaray 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: 21.10.2023

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

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