

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri.Amit Pukhraj Jain & Sau.Bhagayshri Amit Jain**

Residential Flat No.104, First Floor, Building "A" "Ashmika Heights Apartment", Survey No.28/7/2B, Lane No.4, Kale Nagar, Viveka Nand Nagar, Tukaram Kale Road, Village – Anandwalli, Taluka & District - Nashik, PIN Code – 422 013, State – Maharashtra, Country – India.

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Longitude Latitude: 20°00'31.6"N 73°44'49.9"E

Valuation Done for:

**Punjab National Bank
Canada Corner Branch**

Shop No.2,3,4 Prestige Point, Opp. Vasant Market, Canada Corner
Nashik – 422 005, 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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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, Building "A" "Ashmika Heights Apartment", Survey No.28/7/2B, Lane No.4 , Kale Nagar, Viveka Nand Nagar, Tukaram Kale Road , Village – Anandwalli, Taluka & District - Nashik, PIN Code – 422 013, State – Maharashtra, Country – India belongs to **Shri.Amit Pukhraj Jain & Sau.Bhagayshri Amit Jain**

Boundaries of the property.

	As per Site	As per Site
North	Road	Side Margin
South	Open Plot	Staircase & Porch
East	Open Plot, Building & Road	Side Margin
West	Open Plot & Road	Flat No.103

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 and valued for this particular purpose at **₹ 73,31,200.00 (Rupees Seventy-Three Lakh Thirty-One Thousand Two Hundred Only)**.

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

.Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
PNB Empanelment No. ZO:SAMD:1138
Encl: Valuation report.



Nashik : 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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Valuation Report of Immovable Property

I		General		
1.	Name and Address of the Valuer	:	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. B1-001, U/B Floor, Boomerang , Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.	
2.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.	
3.	a)	Date of inspection	:	16.11.2023
	b)	Date of valuation	:	20.11.2023
	C)	Title Deed Date	:	Copy of Deed of Apartment Vide No.14179/2022 Dated.29.12.2022
4.	List of documents produced for perusal:			
	1) Copy of Deed of Apartment Vide No.14179/2022 Dated.29.12.2022 2) Copy of Approved Building Plan Accompanying Occupancy Certificate No.Nashik/Sat/B1/13580/5910 dated 07.02.2013, issued by Executive Engineer Town Planning Nashik Municipal Corporation. 3) Copy of Part Occupancy Certificate Javak No. NRV/13580/5910 dated 07.02.2013, issued by Nashik Municipal Corporation. 4) Copy of Electricity Bill vide Consumer No.049050049328 dated 26.10.2023 in the name of Shri.Milind Sharadkumar Kale issued by M.S.E.D.C.L. 5) Copy of House Tax Receipt Index No.10508302 dated 17.11.2023 in the name of Shri.Milind Sharadkumar Kale issued by Nashik Municipal Corporation			
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Shri.Amit Pukhraj Jain & Sau.Bhagayshri Amit Jain Address: Residential Flat No.104, First Floor, Building "A" "Ashmika Heights Apartment", Survey No.28/7/2B, Lane No.4 , Kale Nagar, Viveka Nand Nagar, Tukaram Kale Road , Village – Anandwalli, Taluka & District - Nashik, PIN Code – 422 013, State – Maharashtra, Country – India Contact Person: Shri.Amit Pukhraj Jain (Owner) Contact No. +91 9421515951 Joint Ownership	
6.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat No.104 is located on First floor. As per Plan The composition of flat is Living Room + 1 Bedroom + Kitchen + Dining + Toilet + Passage + Balcony + Alt.Terrace. (i.e. 1BHK+Alt.Terrace). As per Site inspection, the Dining is Converted in to	

			<p>Bedroom. At present, the composition of flat is Living Room + 2 Bedroom + Kitchen + Toilet + Passage + Balcony + Alt.Terrace. (i.e. 2BHK+Alt.Terrace)</p> <p>The property is at 15.2 Km. travelling distance from Nashik Road Railway Station.</p> <p>Landmark: Lane No.4</p>
7.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No.28/7/2B
	b) Door No.	:	Residential Flat No.104
	c) C.T.S. No. / Village	:	Village – Anandwalli
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Occupancy Certificate No.Nashik/Sat/B1/13580/5910 dated 07.12.2013, issued by Executive Engineer Town Planning Nashik Municipal Corporation
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes-There are derivations as mentioned in the remark
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
8.	Postal address of the property	:	Residential Flat No.104, First Floor, Building "A" "Ashmika Heights Apartment", Survey No.28/7/2B, Lane No.4 , Kale Nagar, Viveka Nand Nagar, Tukaram Kale Road , Village – Anandwalli, Taluka & District - Nashik, PIN Code – 422 013, State – Maharashtra, Country – India
9.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
10.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
11.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Anandwalli Nashik Municipal Corporation, Nashik.
12.	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.	Boundaries of the property		As per Site	As per document
	North	:	Road	Adjoining Survey No.28/7/2 Part 7.5 Meter Colony Road
	South	:	Open Plot	Adjoining Survey No.28/7/2 Part
	East	:	Open Plot, Building & Road	12.00 Meter D.P Road
	West	:	Open Plot & Road	Adjoining Survey No.28/7/2 Part 7.5 Meter Colony Road
14.	Dimensions of the site / Flat		N. A. as property under consideration is a Residential Flat.	
			As per Site	As per document
	North	:	Side Margin	Side Margin
	South	:	Staircase & Porch	Staircase & Porch
	East	:	Side Margin	Side Margin
	West	:	Flat No.103	Flat No.103
15.	Extent of the site	:	Carpet Area in Sq. Ft. = 589.00 Balcony Area in Sq. Ft. =161.00 Alt. Terrace Area in Sq.Ft =130.00 (Area as per Site Measurement) Built up Area in Sq. Ft. = 904.00 Alt.Terrace Area in Sq.Ft =130.00 Total Built up Area in Sq. Ft. = 1034.00 (Area as per Deed of Apartment)	
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	20°00'31.6"N 73°44'49.9"E	
16.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up Area in Sq. Ft. = 904.00 Alt.Terrace Area in Sq.Ft =130.00 Total Built up Area in Sq. Ft. = 1034.00 (Area as per Deed of Apartment)	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Name of the Apartment	:	" Ashmika Heights Apartment "	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3	Year of Construction	:	2013 (As per Occupancy Certificate)	

4	Number of Floors	:	Parking + 6 th Upper Floors
5	Type of Structure	:	R.C.C. framed structure
6	Number of Dwelling units in the building	:	4 Flats on First Floor
7	Quality of Construction	:	Good
8	Appearance of the Building	:	Good
9	Maintenance of the Building	:	Good
10	Facilities Available	:	
	Lift	:	1 Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	Residential Flat		
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	:	2BHK+Alt.Terrace
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Wooden door frame with solid flush shutters
	Windows	:	Aluminum Sliding Windows with M.S Grill
	Fittings	:	Concealed plumbing with Open Casing capping Electrical Wiring
	Finishing	:	Cement Plastering with POP
4	House Tax	:	
	Assessment No.	:	10508302
	Tax paid in the name of:	:	Shri.Milind Sharadkumar Kale
	Tax amount:	:	₹2004.00
5	Electricity Service connection No.	:	049050049328
	Meter Card is in the name of	:	Shri.Milind Sharadkumar Kale
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Shri.Amit Pukhraj Jain & Sau.Bhagayshri Amit Jain
8	What is the undivided area of land as per Sale Deed?	:	Not applicable
9	What is the plinth area of the Flat?	:	Built up Area in Sq. Ft. = 904.00 Alt. Terrace Area in Sq.Ft =130.00 Total Built up Area in Sq. Ft. = 1034.00 (Area as per Deed of Apartment)
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. = 589.00 Balcony Area in Sq. Ft. =161.00 Alt.Terrace Area in Sq.Ft =130.00

			(Area as per Site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
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?	:	₹ 15,000.00 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 developed 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 Residential Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 7,000.00 to ₹ 7,500.00 per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Residential Flat under valuation after comparing with the specifications and other factors with the Residential Flat under comparison (give details).	:	₹ 7,100.00 per Sq. Ft. on Built up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000.00 per Sq. Ft.
	II. Land + others	:	₹ 5,100.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 40,700.00 per Sq. M. i.e. ₹ 3,781.00 per Sq. Ft.
4A	Guideline rate obtained (after Depreciation)	:	₹ 38,280.00 per Sq. M. ₹ 3,556.00 per Sq. Ft.
4B	Registered Value (if available)	:	Purchase Value-₹ 49,99,000.00 Document No.14179/2022 Dated.29.12.2022
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	₹ 1,700.00 per Sq. Ft.
	Replacement cost of Residential Flat	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	10 Years

	Life of the building estimated	:	50 Years Subject to proper, preventive periodic maintenance & structural repairs
	Depreciation percentage assuming the salvage value as 10%	:	15%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 5,100.00 per Sq. Ft.
	Total Composite Rate	:	₹ 6,800.00 per Sq. Ft.
Remark: 1) As per Plan The composition of flat is Living Room + 1 Bedroom + Kitchen + Dining + Toilet + Passage + Balcony + Alt.Terrace. (i.e. 1BHK+Alt.Terrace).			
As per Site inspection, the Dining is Converted in to Bedroom. At present, the composition of flat is Living Room + 2 Bedroom + Kitchen + Toilet + Passage + Balcony + Alt.Terrace. (i.e. 2BHK+Alt.Terrace)			

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Residential Flat	1034.00 Sq. Ft.	6,800.00	70,31,200.00
2	Parking Cost	Lump Sum	Lump Sum	3,00,000.00

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 i.e. ₹ 7,000.00 to ₹ 7,500.00 per Sq. Ft. on Built up Area. Considering the rate with attached report, 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 residential and commercial application in the locality etc. We estimate ₹ 6,800.00 per Sq. Ft. on Built Up Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications ₹ 73,31,200.00 (Rupees Seventy-Three Lakh Thirty-One Thousand Two Hundred Only).

I	Date of Purchase of Immovable Property	:	Deed of Apartment Vide No.14179/2022Dated.29.12.2022
II	Purchase Price of immovable property	:	₹ 49,99,000.00
III	Book value of immovable property:	:	₹ 49,99,000.00
IV	Fair Market Value of immovable property:	:	₹ 73,31,200.00
V	Realizable Value of immovable property:	:	₹ 69,64,640.00
VI	Distress Sale Value of immovable property:	:	₹ 58,64,960.00
VII	Guideline Value (1034.00 Sq. Ft. X 3,556.00)	:	₹ 36,76,904.00
VIII	Insurable value of the property (1034.00 Sq. Ft. X 2,000.00)	:	₹ 20,68,000.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 13 & 14

Place: Nashik

Date: 20.11.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar

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Govt. Reg. Valuer

Chartered Engineer (India)

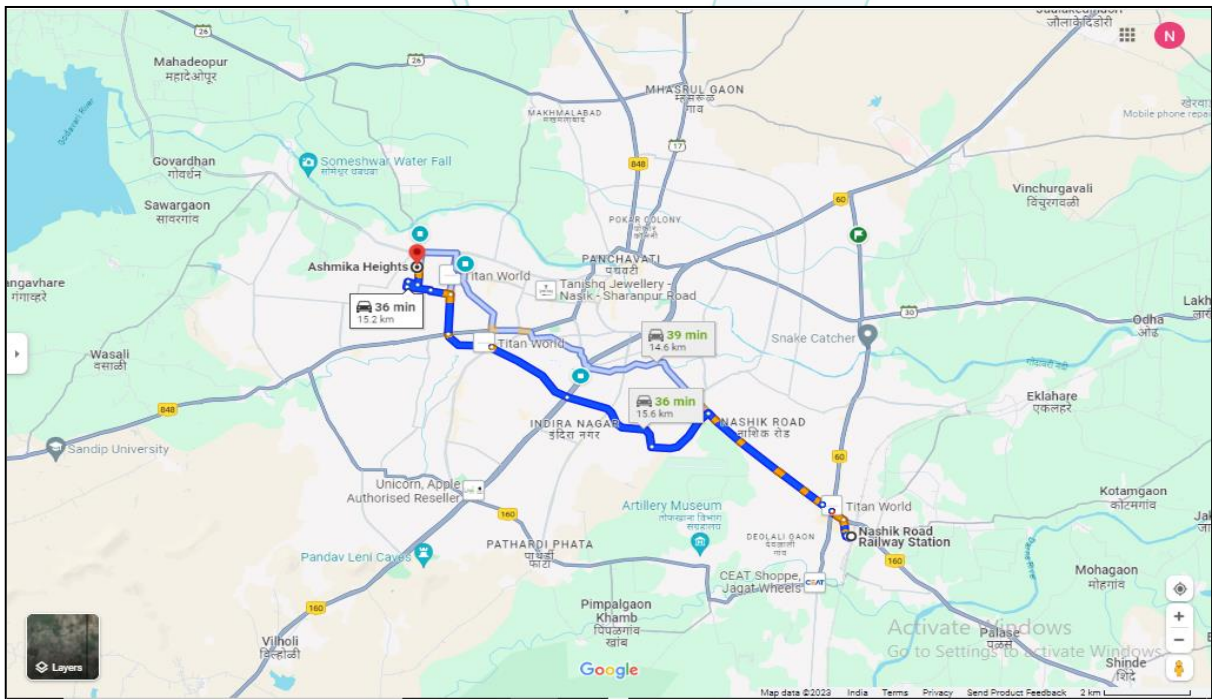
Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138

Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts

Route Map of the property


Site u/r



Longitude Latitude: 20°00'31.6"N 73°44'49.9"E

Note: The Blue line shows the route to site from nearest Nashik Railway Station (Nashik– 15.2 Km.)

Ready Reckoner Rate



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

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rule Guidline
LOGOUT

Valuation For Influence Area

Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Nashik [Help on Division](#)

District Name	नाशिक	Taluka Name	नाशिक	Village/Zone Name	मोजे आनंदवली
Attribute	इतर			SubZone Name	5.5- आनंदवली पाईपलाई
Mahapalika Area	Nashik Muncipal Cor				

Open Land	Residence	Office	Shop	Industry	Unit
16500	40700	46800	50870	0	Square Meter

Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
R Hi

Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Gangapur Road > 3 BHK Flats for Sale in Gangapur Road > 1789 Sq.ft

₹1.24 Cr

₹1.12 Cr

EMI - ₹56k

| [Get pre-approved loan](#)

Special Price by Owner

⋮

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

3 Beds
3 Baths
3 Balconies
2 Covered Parking

Carpet Area	Developer	Project
1221 sqft - ₹10,156/sqft	Casa Costruzione Infratech	Prima Casa
Floor	Transaction Type	Status
3 (Out of 6 Floors)	Resale	Ready to Move
Additional Rooms	Facing	Lift
1 Store Room	East	1

✔ East Facing Property

Contact Owner

Check Availability

👤 Last contact made 9 days ago

Buy In Nashik ▾

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Home / Nashik / Anandwalli Gaon / Apartment for Sale in Anandwalli Gaon / 3 BHK Flat. Last updated: Nov 14, 2023

3 BHK Flat

🔗 ❤️

₹1.4 Cr

EMI starts at ₹69.50 K

By SAMNANI GROUP

₹8.75 K/sq.ft

Contact Seller

Samnani Ishawar Prestige, Serene Meadows, Anandwalli Gaon, Nashik

SHARE
SAVE

+ 20 more

1600 sq.ft
Build Up Area

₹8.75 K/sq.ft
Avg. Price

5 Year Old
Age of property

Ready to move
Possession status

Middle i
of 12 floors

East facing
Facing

Fully Furnished
Furnishing

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org

Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Licence's Engineer

Price Indicators

In Nashik

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2, 3 BHK Apartments Dec, 2023 ₹4.96 K/sq.ft

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Home / Nashik / Anandwalli Gaon / Apartment for Sale in Anandwalli Gaon / 3 BHK Flat Last updated: Sep 4, 2023

3 BHK Flat

Siddhi Pooja Residency , Balawant Nagar, Anandwalli Gaon, Nashik

OFFERS

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Contact Owner

SHARE SAVE

+
5 more

1470 sq.ft
Build Up Area

₹6.12 K/sq.ft
Avg. Price

7 Year Old
Age of property

Ready to move
Possession status

Higher i
of 4 floors

Semi Furnished
Furnishing

Buy in Nashik

+ Add

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2, 3 BHK Apartments Dec, 2023 ₹4.96 K/sq.ft

[Interested →](#)

Home / Nashik / Anandwalli Gaon / Apartment for Sale in Anandwalli Gaon / 3 BHK Flat Last updated: Oct 3, 2023

3 BHK Flat

By REPUTED BUILDER
Serene Meadows, Anandwalli Gaon, Nashik

OFFERS

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Contact Seller

SHARE SAVE

+
3 more

1400 sq.ft
Build Up Area

₹6.79 K/sq.ft
Avg. Price

8 Year Old
Age of property

Ready to move
Possession status

Middle i
of 14 floors

Fully Furnished
Furnishing

UNDERTAKING

I, Sharadkumar B. Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment.
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and.
- g. My PAN Card number as applicable is AEAPC0117Q
- h. 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
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services

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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is being purchased by Shri.Amit Pukhraj Jain & Sau.Bhagayshri Amit Jain from Shri.Milind Shradkumar Kale as per Deed of Apartment Vide No.14179/2022 Dated.29.12.2022
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, Canada Corner Branch, to assess Fair Market value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh – Valuation Engineer Binu Surendran – Technical Manager Chintamani Chaudhari – 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 – 17.11.2023 Valuation Date – 20.11.2023 Date of Report – 20.11.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 17.11.2023
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 Commercial Godown, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
PNB Empanelment No. ZO:SAMD:1138



Vastukala Consultants (I) Pvt. Ltd.

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