

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Sau.Monika Sandeep Suryavanshi**

Residential Flat No.8, Fourth Floor, " Shivjyoti Apartment", Gat No.2423/1/2, Plot No.6,  
Front of Mhasoba Mandir, At - Ozar, Taluka- Niphad, District - Nashik,  
PIN Code – 422 207, State – Maharashtra, Country – India.

Latitude Longitude: 20°05'06.6"N 73°55'19.5"E

### Valuation Prepared for:

**Bank of Baroda**

**Ozar Branch**

Shop No.9, Ganpatrao Deshmukh Complex, Opp to Ozar Police Chowki,  
At – Ozar, Taluka- Niphad, District - Nashik, PIN – 423 502,  
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

#### Our Pan India Presence at :

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Thane	Nanded	Indore	Raipur
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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.8, Fourth Floor, "Shivjyoti Apartment", Gat No.2423/1/2, Plot No.6, Front of Mhasoba Mandir, At - Ozar, Taluka- Niphad, District - Nashik, PIN Code – 422 207, State – Maharashtra, Country – India belongs **Sau. Monika Sandeep Suryavanshi**.

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No.7	Side Marginal Space
South	Plot No.5	Side Marginal Space
East	Gat No.2423/1P Plot No.8,9	Side Marginal Space
West	6.00 Meter Colony Road	Staircase, Lift & Flat No.9

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 ₹ 20,58,420.00 (Rupees Twenty Lakh Fifty-Eight Thousand Four Hundred Twenty 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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou-admin,  
2.5.4.20=9822b6c4fad15d4e11ebc39e26865919490c7d3244172  
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serialNumber=41a56a566ab0cc89d6b2a55a8f3c3efb3170562  
e394e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.12.15 11:05:39 +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  
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.)  
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org



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

To,

**The Chief Manager,****Ozar Branch**Shop No.9, Ganpatrao Deshmukh Complex, Opp to Ozar Police Chowki,  
At – Ozar, Taluka- Niphad, District - Nashik, PIN – 423 502,  
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	: 13.12.2023
	b) Date on which the valuation is made	: 14.12.2023
3.	List of documents produced for perusal:	
	1) Copy of Agreement Vide No.951/2016 Dated.16.05.2016	
	2) Copy of Building Plan Dated.11.06.2012 issued by Ozar Grampanchayat	
	3) Copy of Completion Certificate Dated.11.03.2014 issued by Ozar Grampanchayat	
	4) Copy of Commencement Certificate Dated.11.06.2012 issued by Ozar Grampanchayat	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>Sau.Monika Sandeep Suryavanshi</b>  <b>Address:</b> Residential Flat No. 8, Fourth Floor, "Shivjyoti Apartment", Gat No.2423/1/2, Plot No.6, Front of Mhasoba Mandir, At - Ozar, Taluka- Niphad, District - Nashik, PIN Code – 422 207, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Sandeep Suryavanshi (Owner Representative) Contact No. +91 9011580197 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No.8 is located on Fourth Floor.  As per Plan composition of flat is: Living + Kitchen + 2 Bedroom + WC + Passage + Balcony. (i.e. 2BHK).  The property is at 9 Km. distance from nearest Railway Station, Ozar.  <b>Landmark:</b> Front of Mhasoba Mandir
5a.	Total Lease Period & remaining period (if leasehold)	: N.A. as the property is freehold.
6.	Location of property	:
	a) Plot No. / Survey No.	: Gat No.2423/1/2, Plot No.6



	b)	Door No.	:	Residential Flat No.8
	c)	T.S. No. / Village	:	At- Ozar
	d)	Ward / Taluka	:	Taluka- Niphad
	e)	Mandal / District	:	District – Nashik
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Building Plan issued by Ozar Grampanchayat
	g)	Approved map / plan issuing authority	:	Ozar Grampanchayat
	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. 8, Fourth Floor, " <b>Shivjyoti Apartment</b> ", Gat No.2423/1/2, Plot No.6, Front of Mhasoba Mandir, At - Ozar, Taluka- Niphad, District - Nashik, PIN Code – 422 207, 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	:	At- Ozar
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 / <b>Building</b>		<b>As per Actual Site</b> <b>As per the Deed</b>
		North	:	Plot No.7      Plot No.7
		South	:	Plot No.5      Plot No.5
		East	:	Gat No.2423/1P Plot No.8,9      Gat No.2423/1P Plot No.8,9
		West	:	6.00 Meter Colony Road      6.00 Meter Colony Road
Mtrs	<b>Flat</b>			<b>As per Actual Site</b> <b>As per the Deed</b>
		North		Side Marginal Space      Side Marginal Space
		South		Side Marginal Space      Side Marginal Space
		East		Side Marginal Space      Side Marginal Space

	West	Staircase, Lift & Flat No.9	Staircase, Lift & Flat No.9
13.2	Whether Boundaries Matching with Actual	Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	: 20°05'06.6"N 73°55'19.5"E	
14.	Extent of the site	: Carpet Area in Sq. Ft. = 603.00 (Area as per Site Measurement)  <b>Built Up Area in Sq. Ft =754.00 (Area as per Agreement)</b>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Built Up Area in Sq. Ft =754.00 (Area as per Agreement)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C.T.S. No.	: Gat No.2423/1/2, Plot No.6	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: At- Ozar Ozar Grampanchayat	
	Door No., Street or Road (Pin Code)	: Residential Flat No. 8, Fourth Floor, " <b>Shivjyoti Apartment</b> ", Gat No.2423/1/2, Plot No.6, Front of Mhasoba Mandir, At - Ozar, Taluka- Niphad, District - Nashik, PIN Code – 422 207, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	: Residential	
4.	Year of Construction	: 2014 (as per Completion Certificate)	
5.	Number of Floors	: Ground / Parking + 4 <sup>th</sup> Uppers Floor	
6.	Type of Structure	: R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	: 2 Flat on Fourth 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	: Covered 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	: Fourth Floor	
2	Door No. of the Flat	: Residential Flat No.8	



3	Specifications of the Flat	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Lustre 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	:	Sau.Monika Sandeep Suryavanshi
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft =754.00 (Area as per Agreement)
10	What is the floor space index (app.)	:	As per Grampanchyat norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 603.00 (Area as per Site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14	Is it Owner-occupied or let out?	:	Owner-Occupied
15	If rented, what is the monthly rent?	:	₹ 4,000.00 Expected rental income per month after completion
<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)	:	₹ 2,500.00 to ₹ 3,500.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 3,000.00 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	:	₹ 1,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 6600 Per Sq. mtr (for Land)

	Guideline rate obtained (after Depreciation)	:	N.A. as the age of the property is below 5 years
5	Registered Value (if available)	:	----
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	₹ 1,730.00 per Sq. Ft
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	09 Years
	Life of the building estimated	:	51 Years after Completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	13.50%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,730.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 1,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 2,730.00 per Sq. Ft.</b>
	<b>Remarks:</b>		

## Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (Including Parking)	754.00 Sq. Ft.	2,730.00	20,58,420.00
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			
	<b>Total</b>			<b>20,58,420.00</b>

## Value of Flat

<b>Fair Market Value</b>	<b>20,58,420.00</b>
<b>Realizable value</b>	<b>19,55,499.00</b>
<b>Distress Value</b>	<b>16,46,736.00</b>
<b>Insurable value of the property (754.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>15,08,000.00</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 ₹ 2,500.00 to ₹ 3,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 2,730.00 per Sq. Ft. on Built Up Area for valuation.

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	₹ 4,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

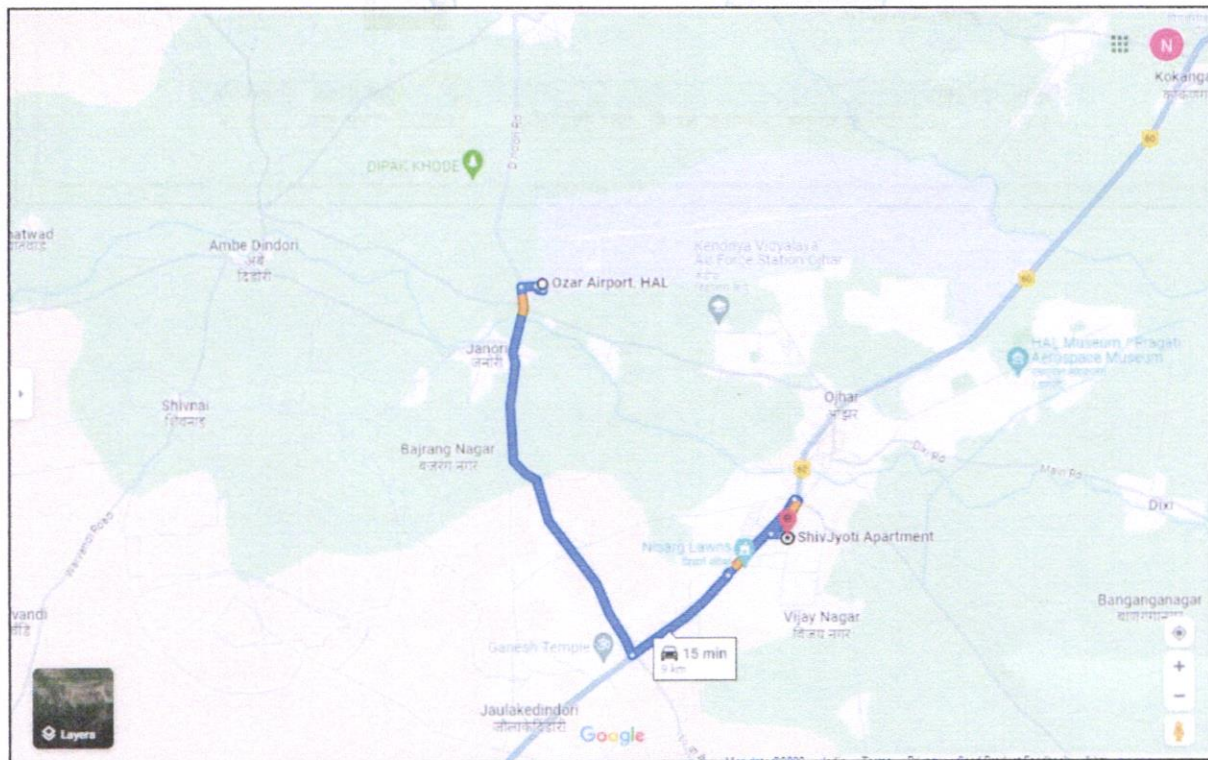






# Route Map of the property


Site u/r



**Latitude Longitude: 20°05'06.6"N 73°55'19.5"E**


**Note:** The Blue line shows the route to site from nearest Railway Station (Ozar – 9 Km.)

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

Home
Valuation Guidelines | User Manual

Year: 2023-2024
Language: English

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  Location

Select Location:

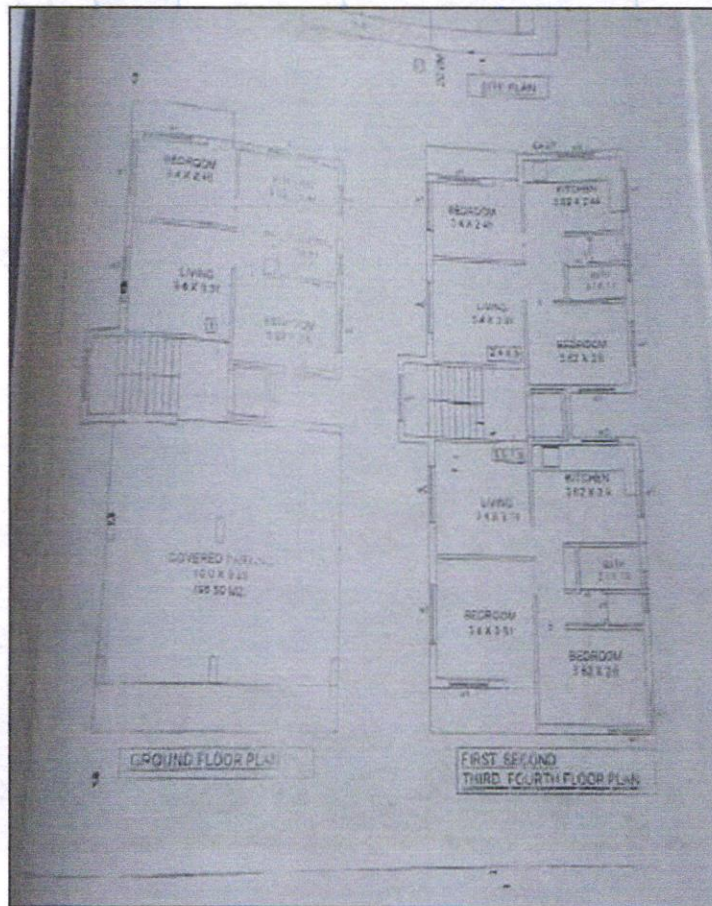
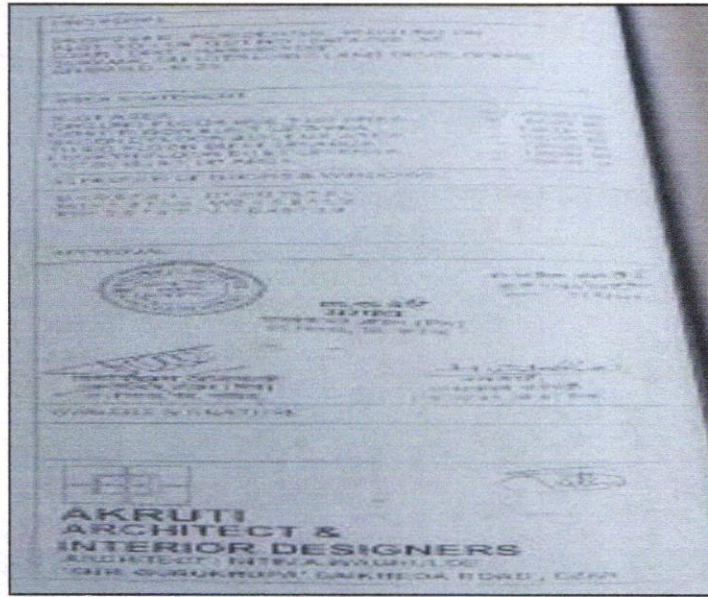
Enter Survey No:

विभाग	उपविभाग	दर	एकक (Rs./)	Attribute
9/9.2	9.2-विनशेती झालेल्या जमिनी प्र. चौ. मी. (दरमूल्य रस्ते)	6600	चौरस मीटर	गट नंबर

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# Approved Plan







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 ₹ **20,58,420.00 (Rupees Twenty Lakh Fifty-Eight Thousand Four Hundred Twenty Only)**. The **Realizable Value** of the above property ₹ **19,55,499.00 (Rupees Nineteen Lakh Fifty-Five Thousand Four Hundred Ninety-Nine Only)** and the **Distress Value** ₹ **16,46,736.00 (Rupees Sixteen Lakh Forty-Six Thousand Seven Hundred Thirty-Six Only)**.

Place: Nashik

Date: 14.12.2023

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=9822b6c4fad35dc03e0cf9e26865913490cf8d33d4933  
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serialNumber=41a56a566ab8cc89d0b2a55a8f6c32feb31319592e3  
94e28f2e29a327b6238fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.12.15 11:06:01 +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

## 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 14.12.2023 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 has personally inspected the property on 13.12.2023. 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 under consideration was purchased by Sau.Monika Sandeep Suryavanshi from Shri.Aman Alok as per Vide Agreement Dated.16.05.2016
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Ozar Branch. to assess fair market value of the property for Banking purpose
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 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 – 13.12.2023 Valuation Date - 14.12.2023 Date of Report - 14.12.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 13.12.2023
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 **14<sup>th</sup> December 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **754.00 Sq. Ft. Built Up Area** Owned by **Sau.Monika Sandeep Suryavanshi** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.







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

### Confidentiality

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

### Information Management

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

### Gifts and hospitality:

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

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

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



advantage in the conduct of profession for himself / itself.

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

Place: Nashik  
Date: 14.12.2023

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  
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