

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Jaywant Dashrath Jangam &  
Mrs. Rekha Jayvant Jangam.**

Residential Flat No. 402, Fourth Floor, " **Hariom Elite Apartment** ", Survey No. 207/ 4, Plot No. 13 + 14,  
Behind Vadnere Saraf, Kalananagar, Sneha Nagar, Dindori Road, Village - Mhasrul, Taluka & District -  
Nashik, PIN Code – 422004, State – Maharashtra, Country – India.

Latitude Longitude: 20°02'18.4"N 73°48'12.0"E

### Valuation Prepared for:

**Bank of Baroda**

**Regional Office Nashik Road Branch**

BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik -422 101, State - Maharashtra, Country - India.



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

#### Our Pan India Presence at :

**Mumbai** **Aurangabad** **Pune** **Rajkot**  
**Thane** **Nanded** **Indore** **Raipur**  
**Delhi NCR** **Nashik** **Ahmedabad** **Jaipur**

**Regd. Office** : B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
**Mumbai** - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
[mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 402, Fourth Floor, " Hariom Elite Apartment ", Survey No. 207/ 4, Plot No. 13 + 14, Behind Vadnere Saraf, Kalananagar, Sneha Nagar, Dindori Road, Village - Mhasrul, Taluka & District - Nashik, PIN Code – 422004, State – Maharashtra, Country – India. belongs to **Name of Owner: Mr. Jaywant Dashrath Jangam & Mrs. Rekha Jayvant Jangam.**

Boundaries of the property.

Boundaries	Building	Flat
North	By Adjacent Survey Number	Staircase, Lobby, Lift, Flat No. 401
South	Plot No. 12	Marginal Space
East	By Road & Plot No. 15	Marginal Space & Road
West	By Property Bearing Survey No. 207/ 3	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 **₹ 55,48,800.00 (Rupees Fifty-Five Lakh Forty-Eight Thousand Eight 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.**

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=adming,  
2.5.4.20=9822266c4b359c03e0e099e26669918496c3d33d4f33  
3115279b17a18c6552, postalCode=422004, st=Maharashtra,  
serialNumber=41a56a56ab8cc89d6b2a55a8f3c3fcb31f1bd2  
e394e28f2e29a327b625bf, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.12.19 15:56:01 +05'30'



**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Encl: Valuation report.

**Auth. Sign.**



**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 :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

- 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

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

To,

**The Chief Manager,****Bank of Baroda****Regional Office Nashik Road Branch**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik -422 101, State - Maharashtra, Country - India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 18.12.2023
	b) Date on which the valuation is made	: 19.12.2023
3.	List of documents produced for perusal: <ul style="list-style-type: none"> <li>i. Copy of Agreement For Sale Vide No. 7269/2022 Dated.29.07.2022</li> <li>ii. Copy of Full Occupancy Certificate Building Proposal No. 208568 dated.22.09.2023 issued by Nashik Municipal Corporation, Nashik.</li> <li>iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. C2/ 76/ 2022 dated.02.06.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.</li> <li>iv. Copy of Commencement Certificate No. LND/ BP/ C2/ 76/ 2022 dated.02.06.2022 issued by Nashik Municipal Corporation.</li> <li>v. Copy of Rera Certificate No. P51600046188 Dated. 20.06.2022 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. Jaywant Dashrath Jangam &amp; Mrs. Rekha Jayvant Jangam.</b>  <b>Address:</b> Residential Flat No. 402, Fourth Floor, " Hariom Elite Apartment ", Survey No. 207/ 4, Plot No. 13 + 14, Behind Vadnere Saraf, Kalananagar, Sneha Nagar, Dindori Road, Village - Mhasrul, Taluka & District - Nashik, PIN Code – 422004, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Patil Sir (Site supervisor) Contact No. +91 8999414176 Joint Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 402 is located on Fourth Floor. As per Site inspection, the composition of flat is Living + 3 Bedroom + Kitchen + Dining+ 1 Attached Toilet + 1 Common Toilet + Balcony + Passage (i.e., <b>3BHK</b> ).



Think.Innovate.Create

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

www.vastukala.org



		The property is at 13.5 Km. distance from nearest railway station Nashik Road. <b>Landmark:</b> Behind Vadnere Saraf, Kalananagar	
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. 207/ 4, Plot No. 13 + 14
	b) Door No.	:	Residential Flat No. 402
	c) T.S. No. / Village	:	Village – Mhasrul
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. C2/ 76/ 2022 dated.02.06.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 402, Fourth Floor, " <b>Hariom Elite Apartment</b> ", Survey No. 207/ 4, Plot No. 13 + 14, Behind Vadnere Saraf, Kalananagar, Sneha Nagar, Dindori Road, Village - Mhasrul, Taluka & District - Nashik, PIN Code – 422004, 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 PanChayat / Municipality	:	Village – Mhasrul Nashik Municipal Corporation, Nashik
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property / <b>Building</b>		<b>As per Actual Site</b> <b>As per the Deed</b>
	North	:	By Adjacent Survey Number      By Adjacent Survey Number



	South	:	Plot No. 12	Plot No. 12
	East	:	By Road & Plot No. 15	By Road & Plot No. 15
	West	:	By Property Bearing Survey No. 207/ 3	By Property Bearing Survey No. 207/ 3
13.1	<b>Flat</b>		<b>As per Actual Site</b>	<b>As per the Deed</b>
	North		Staircase, Lobby, Lift, Flat No. 401	Staircase, Lobby, Lift, Flat No. 401
	South		Marginal Space	Marginal Space
	East		Marginal Space & Road	Marginal Space & Road
	West		Marginal Space	Marginal Space
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°02'18.4"N 73°48'12.0"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 919.00 Balcony Area in Sq. Ft. = 209.00 (Area as per site Measurement)  <b>Carpet Area in Sq. Ft. = 831.00</b> <b>Balcony Area in Sq. Ft. = 257.00</b> <b>Total Carpet Area in Sq. Ft. = 1088.00</b> <b>(Area as per Agreement for Sale)</b>  Built up in Sq. Ft. = 1197.00 (Carpet Area + 10 % as per Agreement for Sale)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 831.00</b> <b>Balcony Area in Sq. Ft. = 257.00</b> <b>Total Carpet Area in Sq. Ft. = 1088.00</b> <b>(Area as per Agreement for Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 297/ 2/ 1, Plot No. 130	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Mhasrul Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 402, Fourth Floor, " <b>Hariom Elite Apartment</b> ", Survey No. 207/4, Plot No. 13 + 14, Behind Vadnere Saraf, Kalananagar, Sneha Nagar, Dindori Road, Village - Mhasrul, Taluka & District - Nashik, PIN Code – 422004, State – Maharashtra, Country – India.	

3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2023 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground (Parking) + 7 <sup>th</sup> Upper Floors
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. 402
3	Specifications of the Flat	:	3 BHK
	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. Jaywant Dashrath Jangam &amp; Mrs. Rekha Jayvant Jangam.</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. = 1197.00 (Carpet Area + 10 % as per Agreement for Sale)
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. = 919.00 Balcony Area in Sq. Ft. = 209.00 (Area as per site Measurement)  <b>Carpet Area in Sq. Ft. = 831.00</b> <b>Balcony Area in Sq. Ft. = 257.00</b> <b>Total Carpet Area in Sq. Ft. = 1088.00</b> (Area as per Agreement for Sale)

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?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹11,000.00 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)	:	₹ 4,500.00 to ₹ 5,500.00 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).	:	₹ 5,100.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,100.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	:	₹ 35,000.00 per Sq. M. ₹ 3,252.00per Sq. Ft
	Guideline rate obtained (after Depreciation)	:	N.A
5	Registered Value (if available)	:	Purchaser Value No.40,00,000 /- Vide No.7269/2022 Dated.29.07.2022
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	:	
<b>a</b>	Depreciated building rate	:	₹2,000.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	:	₹3,100.00 per Sq. Ft.
	Age of the building	:	New Construction
	Life of the building estimated	:	60 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	:	₹ 3,100.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 5,100.00 per Sq. Ft.</b>

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (Including Parking)	1088.00 Sq. Ft.	5,100.00	55,48,800.00
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>55,48,800.00</b>

**Value of Flat**

<b>Fair Market Value</b>	<b>55,48,800.00</b>
<b>Realizable value</b>	<b>52,71,360.00</b>
<b>Distress Value</b>	<b>44,39,040.00</b>
<b>Insurable value of the property (1088.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>21,76,000.00</b>
<b>Guideline value of the property (1088.00 Sq. Ft. X ₹3,252.00)</b>	<b>35,38,176.00</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



**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)





Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,500.00 to ₹ 5,500.00 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 ₹ 5,100.00 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	₹ 11,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



## Actual site photographs



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

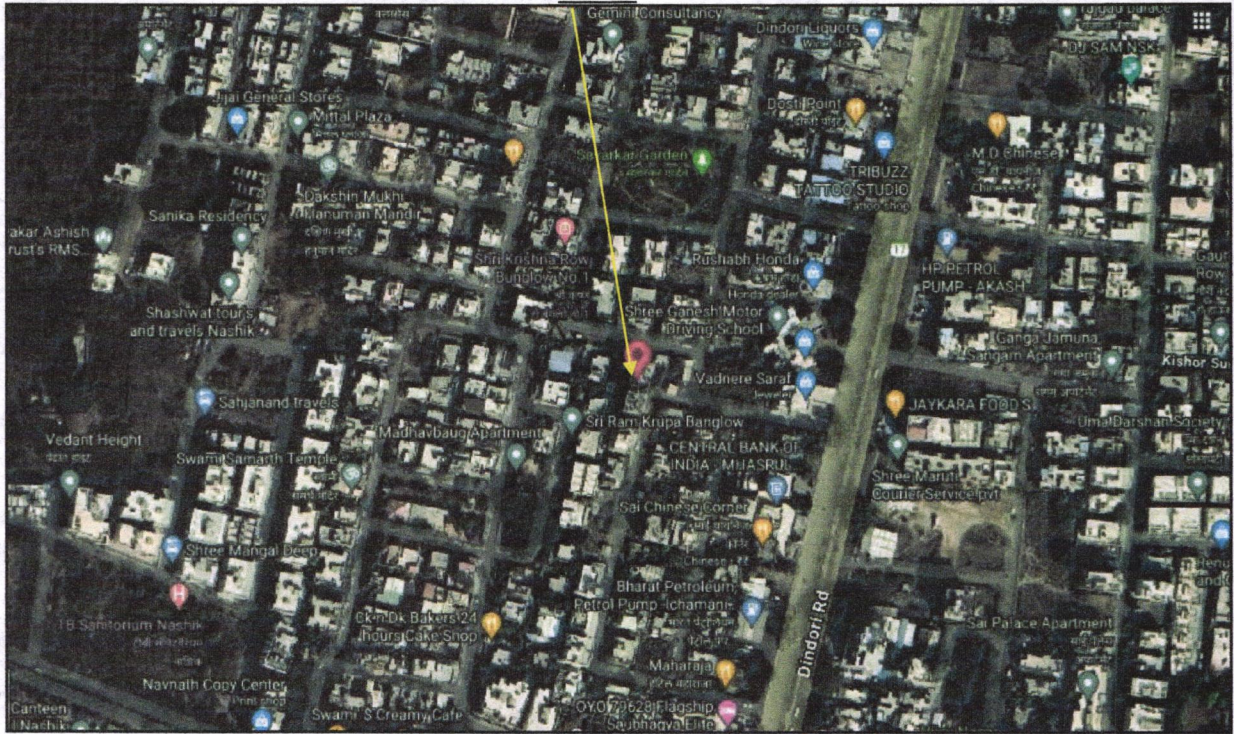
An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)



# Route Map of the property

Site u/r



**Latitude Longitude: 20°02'18.4"N 73°48'12.0"E**

**Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 13.5 Km.)**




**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)




## Ready Reckoner Rate

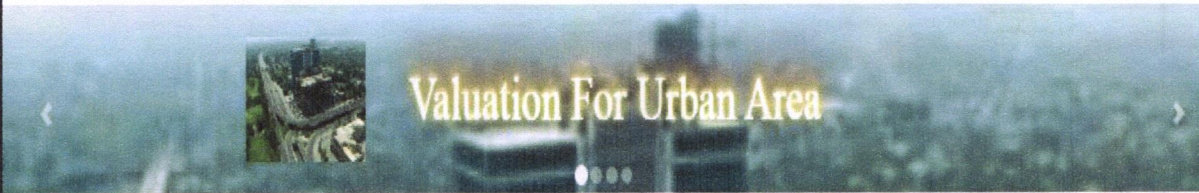


**Department of  
Registration & Stamps**  
Government Of Maharashtra

**नोंदणी व मुद्रांक  
विभाग**  
महाराष्ट्र शासन



Valuation
Home
Rule Guidline
LOGOUT



### Valuation For Urban Area

#### Location Details

Select Type  Development Agreement  Tenant Occupied  Other

Division Name Nashik [Help on Division](#)

District Name	<span style="border: 1px solid black; padding: 2px;">नाशिक</span>	Taluka Name	<span style="border: 1px solid black; padding: 2px;">नाशिक</span>
Village/Zone Name	<span style="border: 1px solid black; padding: 2px;">मीजे म्हसफळ</span>		
Attribute	<span style="border: 1px solid black; padding: 2px;">सव्हे नंबर</span>	<span style="border: 1px solid black; padding: 2px;">207</span>	SubZone Name
	<span style="border: 1px solid black; padding: 2px;">16.1 - दिंडोरी रस्ता राहिया</span>		
Mahapalika Area	<span style="border: 1px solid black; padding: 2px;">Nashik Muncipal Corp</span>		

Open Land	Residence	Office	Shop	Industry	Unit
13500	35000	40250	43750	0	Square Meter

Think.Innovate.Create



**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)



## Price Indicators

99acres
Post property FREE

Home > Property in Nashik > Flats in Nashik > Flats in Mhasrul > 1 BHK Flats in Mhasrul

Posted on Feb 07, 2023 | Ready to move

20 Lac

@ 4,494 per sq.ft.

Estimated EMI ₹ 15,974

1BHK 1Bath

Residential Apartment for Sale

in Krishna Valley, Mhasrul, Nashik, Maharashtra

Contact Owner FREE

☆ Shortlist

RERA STATUS

REGISTERED
Registration No: P51600013456
Website: <https://maharera.t.mahaonline.gov.in>

Overview
Society
Owner Details
Price Trends
Recommendations

Property (8)

Photos (1/8)

Society (7)

Area

Carpet area: 445 sq.ft. (41.34 sq.m.)

Price

₹ 20 Lac

@ 4,494 per sq.ft. (Negotiable)

Floor Number

2<sup>nd</sup> of 6 Floors

Property Age

5 to 10 Year Old

Configuration

1 Bedroom , 1 Bathroom, 1 Balcony

Address

Krishna Valley  
Mhasrul, Nashik

Overlooking

Park/Garden, Main Road

99acres
Post property FREE

Home > Property in Nashik > Flats in Nashik > Flats in Mhasrul > 1 BHK Flats in Mhasrul > 25 to 30 Lakh

Posted on Jan 23, 2023 | Res

26 Lac

@ 4,000 per sq.ft.

Estimated EMI ₹ 20,766

1BHK 1Bath

Residential Apartment for Sale

in Ganesh plaza, sneh Nagar, Mhasrul, Nashik, Maharashtra

Contact

☆

RERA STATUS

NOT AVAILABLE
Website: <https://maharera.t.mahaonline.gov.in>

Overview
Owner Details
Price Trends
Recommendations

Property (1)

Photos (1/1)

Area

Carpet area: 650 sq.ft. (60.39 sq.m.)

Price

₹ 26 Lac

@ 4,000 per sq.ft. (Negotiable)

Floor Number

2<sup>nd</sup> of 4 Floors

Property Age

5 to 10 Year Old

Configuration

1 Bedroom , 1 Bathroom, No Balcony

Address

Ganesh plaza, sneh Nagar  
Mhasrul, Nashik

Overlooking

Main Road



## Price Indicators

HOUSING.COM Buy In Nashik

Mhasrul Gaon

Home / Nashik / Mhasrul Gaon / Apartment for Sale in Mhasrul Gaon / 2 BHK Apartment

**2 BHK Apartment**

By SHREE KRISHNA REALITY  
Shree Krishna Valley, Vaiduwadi, Mhasrul Gaon, Nashik

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

Contact Owner

No Property Images Available  
Request Photos

1050 sq.ft Build Up Area | 3.81 K/sq.ft Avg. Price | 5 Year Old Age of property | Ready to move Possession status | Middle of 6 floors | Semi Furnished Furnishing

HOUSING.COM Buy In Nashik

Mhasrul Gaon

Home / Nashik / Mhasrul Gaon / Apartment for Sale in Mhasrul Gaon / 3 BHK Apartment

**3 BHK Apartment**

By SHREE EKDANTA ASSOCIATES  
Shree Omkar Nest, Vaiduwadi, Mhasrul Gaon, Nashik

₹55.0 L EMI starts at 29.13 K  
3.90 K/sq.ft

Contact Seller

OFFERS Free car parking Know More

Hall

Balcony

2 more

1410 sq.ft Build Up Area | 3.90 K/sq.ft Avg. Price | Ready to move Possession status | Lower of 11 floors | Unfurnished Furnishing



## Agreement For Sale

<b>Zone No.</b>	<b>: 16.1</b>
<b>Govt Rate of Flat per sq.mtr</b>	<b>: Rs. 35,000/-</b>
<b>Carpet Area of Flat</b>	<b>: 77.24 Sq.Mtrs.</b>
<b>Balcony Area</b>	<b>: 23.85 Sq.Mtrs.</b>
<b>Government Value</b>	<b>: Rs. 38,92,000/-</b>
<b>Consideration Value</b>	<b>: Rs. 40,00,000/-</b>
<b>Stamp Duty</b>	<b>: Rs. 2,40,000/-</b>
<b>Registration Fee</b>	<b>: Rs. 30,000/-</b>

### AGREEMENT FOR SALE

**THIS ARTICLES OF AGREEMENT** is made and executed at Nashik on this **29<sup>th</sup>** day of the month **JULY** in the Christian Year **TWO THOUSAND AND TWENTY TWO.**



B E T W E E N

**M/s. HARIOM GROUP,**  
(PAN No. AAMFH 7190 L)  
THROUGH ITS PARTNER,  
**MR. SHIVAM PRAKASH PATEL,**  
Age: 28 Years, Occupation: Business,  
Add: Plot No. 01, Survey No. 207/6C, Hariom Steel, Nr. State Bank of India, Dindori Road, Mhasrul, Nashik- 422004.

Hereinafter referred to as the "**VENDOR/S**" (which expression, shall unless it be repugnant to the context or meaning thereof, shall always deem to mean and include its existing Partners, legal heirs, executors, administrators, representatives and assignees) of the **ONE PART,**

A N D

**1) MR. JAYWANT DASHRATH JANGAM,**  
Age: 43 Years, Occupation: Business,  
(PAN No. AHDPM 8121 A)

**2) MRS. REKHA JAYWANT JANGAM,**  
Age: 23 Years, Occupation: Housewife,  
(PAN No. BNXPJ 4041 B)  
Both R/o: Main Road, Dnyansi Computer Surgana, Tal. Surgana, Dist. Nashik, Maharashtra-422211.

Hereinafter referred to as "**PURCHASER/S**" (which expression, unless it be repugnant to the context or meaning thereof, shall always deem to mean and include his/her/their legal heirs, executors, administrators, representatives and assigns) of the **SECOND PART,**

**WHEREAS** The Vendor/s is absolute and exclusive owner & sufficiently entitled to all that piece and parcel of the land situated at Nashik more particularly described in the schedule written hereunder referred to as the said property.

The vendor herein has purchased the said land of **Plot No. 13** admeasuring **278.70 sq. mtrs.** bearing **Survey No. 207/4/13** and **Plot No. 14** admeasuring **314.60 sq. mtrs.** bearing **Survey No. 207/4/14** lying, being and situated at Village: **MHASRUL,** Taluka & District: **Nashik,** (hereinafter referred to as the "**said property**") and more particularly described in Schedule-I written hereunder from erstwhile/previous owner of Plot No. 13 Mr. Baban Alias Babanrao Gangadhar Nagare and of Plot No. 14 Yesyadebai Gangadhar Nagare and Other 06 vide a registered sale deeds duly registered at Sr. No. 3963 and 3964 on 25/04/2022 respectively. The name of the Vendor herein is recorded in revenue records vide M.E. No. 25530 and 25545. Since then the said Vendor is in possession of the said property with absolute rights, authorities and powers to deal with and dispose of the same to any individual, firm and/or institution of their own choice.

### SCHEDULE-II OF THE SAID FLAT PREMISES HERE-IN-ABOVE REFERRED TO

ALL THAT part and parcel of the constructed Flat No. 402 admeasuring 77.24 sq. mtrs. carpet area and area of usable balcony adm. 23.85 sq. mtrs. on Fourth Floor of the buildings from and out of **HARIOM ELITE** Apartment, duly constructed on the land property, more particularly described in Schedule-I written herein above, and bounded as under:

#### On or towards

East : Marginal Space and Road  
West : Marginal Space  
South : Marginal Space  
North : Staircase, Lobby, Lift and Flat No. 401

All the said Flat premises together with the amenities listed and written hereunder in the Schedule-III, together with all rights of easement and common facilities appurtenant thereto.

### SCHEDULE-III OF AMENITIES TO BE PROVIDED IN SAID FLAT PREMISES

#### Structure :

RCC frame structure  
External wall 6" thick and internal 4" thick burnt brick masonry.

#### Finish / Plastering :

Sand face external plaster with Neru finish internal plaster  
External Paint will be in Acrylic & Internal Paint will be in Distemper.

### SCHEDULE-I OF THE SAID PROPERTY HERE-IN-ABOVE REFERRED TO

All that piece and parcel of the Non-Agricultural land property of Plot No. 13 admeasuring **278.70 sq. mtrs.** bearing **Survey No. 207/4/13** and Plot No. 14 admeasuring **314.60 sq. mtrs.** bearing **Survey No. 207/4/14** lying, being and situated at Village: **MHASRUL,** Taluka & District : **Nashik,** within the limits of Nashik Municipal Corporation and within the Registration and Sub-Registration District of Nashik, and collectively bounded as under:-

#### On or towards

East : By Road and Plot No. 15  
West : By Property bearing Survey No. 207/3  
South : By Plot No. 12  
North : By adjacent Survey Number

All the said property together with all things appurtenant thereto and all rights of access and easement thereof.



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)



## Approved Plan

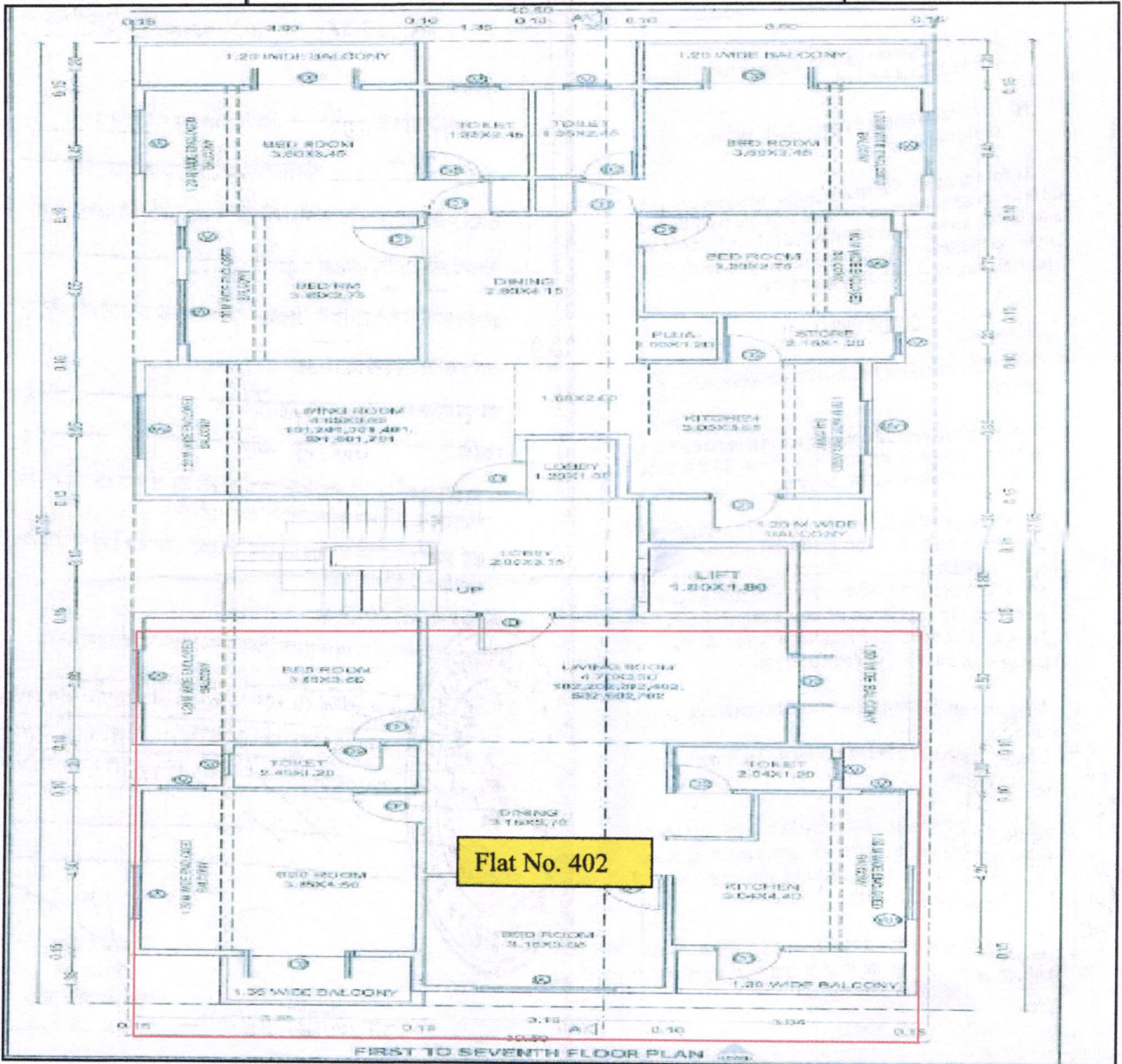
**STAMP OF APPROVAL**

SHEET 1/2

**APPROVED**

The Plans amended in .....  
 As per the conditions Mentioned in  
 the accompanying commencement  
 Certificate No. 02/76 dated 02/10/2022  
2022

*[Signature]*  
**Executive Engineer**  
**TOWN PLANNING**  
 Nashik Municipal Corporation  
 Nashik



Think.Innovate.Create

**Vastukala Consultants (I) Pvt. Ltd.**


An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)





## Commencement Certificate & Occupancy Certificate



**NASHIK MUNICIPAL CORPORATION**

NO./ND/BN/2010/5769/5816

OFFICE OF NASHIK MUNICIPAL CORPORATION  
DATE: 03/12/2010

निसन-६

क.स. (२२४) / २०११

२४

**SANCTION OF BUILDING PERMIT  
AND  
COMMENCEMENT CERTIFICATE**

TO, Shri. Sharad Vishram Patil & Other One through GPAH- Sa Shree Patil.  
Estate through Mr. Kiran Rameshing Patil.  
C/o. Er. Ashok Jamdar & Sru Eagi. Ashok Jamdar of Nashik.

Sub - Sanction of Building Permit & Commencement Certificate in Plot No.-100  
of S. No. 297/21 of Pathardi Shivar.

Ref - Your Application & Plan dated 20/12/2010 Inward No. B5/BP/5151  
Case No: -

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1968 (Mah. of 1968) to carry out development work / and building permits under section 263 of The Bombay Provincial Municipal Corporation Act, 1949 (Bombay Act, No. LIX of 1949) to erect building for Residential Purpose as per plan duly amended in subject to the following conditions.

**CONDITIONS (1 to 31)**

- The land vacated in consequence of enforcement of the set back rule shall form part of public street.
- No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1968 & under Bombay Provincial Municipal Corporation Act, 1949 will be taken against such default which should please be clearly noted.

The permission does not entitles you to develop the land which does not vest in you

The commencement of the construction work should be intimated to this office WITHIN 30 DAYS


Under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Revenue Code 1956 etc.].

Copy of plan, certificate of planning authority to the effect that the plan is as per sanctioned plan should be taken before commencement of superstructure

नसन-३

क.स. (२२४) / २०११

१४ - २४



**नाशिक महानगरपालिका, नाशिक**

इमारत बांधकामाचा वापर करणे साबतवा दाखला

No.A **13415** (पूर्व/प्रवेश)

श.स. (२२४) / २०११

दिनांक: 08/09/2012

श्री. श्री. डा.श. वि.श.राम पटिल व उत्तर एच. रमेश मधु. मा.श्री. श्री. वि.श.राम पटिल  
निसन-६

संदर्भ: तुमचा दिनांक २५/०९/२०१२ चा अर्ज क्रमांक क.स. (२२४) / २०११ -

मदाम,

दाखला देण्यात येतो की जाचडी - शिवसतीत / शिवसतीत, स. नं. २२४/११ -

नॉट नं. १३० - मालि इमारतीच्या मंडपकारिता नगर मंडप नं. १५९

मजक्याचे इन्हीत बांधकाम परवानगी क्र. क.स. (२२४) / २०११ दिनांक ०९/०३/२०११ अर्जद

दिव्यागमाचे अधिकार/शिव/सुवायकर, श्री. प्रमोद नारायण

याचे निरिधवाखाली पूर्ण झाली असून निवासी/दिव्यागमा/वैयक्तिक कारणासाठी खालील अटी गाईस ऑन राहू

इमारतीचा वापर करणे साबतवा देण्यात येत आहे.

क्याचे एका बांधकाम क्षेत्र ६९६.३५० चौ.मी. चौ.मी.

ब.प.ई. क्षेत्र ७९९.९२ चौ.मी. चौ.मी.

- सुर इमारतीचा वापर निवासी/दिव्यागमा/वैयक्तिक कारणासाठीच करावा येईल. त्या वापरता बदल करता येणार नाही. वापरता बदल करताना इन्हीत कारणासाठी पूर्ण परवानगी घ्यावी लागेल.
- परतुही आकरणीसाठी अकरणीत प्रत अधिक (कर) परतुही विभाग बांधकाम नाहीसंगत आली आहे. तरी परतुही बांधकाम इन्हीत विभागाकडे खरीत संपर्क राखावा.

इन्हीत क्षेत्र विज सुचना करणे साबतवा नाही.

इन्हीत इमारतीत म.प.चा पूर्ण परवानगी विभाग वापरमध्ये व बांधकामामध्ये कोणताही बदल करू नये.

JOINT SUB-REGISTRAR  
NASHIK

कामाची अधिपंचा  
मल लघना विभाग  
नाशिक महानगरपालिका, नाशिक

दिनांक: ०९/११/२०१२



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 **₹ 55,48,800.00 (Rupees Fifty-Five Lakh Forty-Eight Thousand Eight Hundred Only)**. The **Realizable Value** of the above property is **₹ 52,71,360.00 (Rupees Fifty-Two Lakh Seventy-One Thousand Three Hundred Sixty Only)**, and the **Distress Value** is **₹ 44,39,040.00 (Rupees Forty-Four Lakh Thirty-Nine Thousand Forty Only)**.

Place: Nashik

Date: 19.12.2023

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=9822b6c4fad35d833e0c39a26865913490c3d33d4133  
3115279b17a18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=41a56a566ab8cc89d6b2a55a8f8e3feb31f31bd2e  
394e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.12.19 15:56:24 +05'30'

**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

Auth. Sign.

**Enclosures**

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

\_\_\_\_\_ only).

Date

Signature  
(Name Branch Official with seal)



Think.Innovate.Create

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

www.vastukala.org



**(Annexure – I)****DECLARATION FROM VALUERS**

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

- a. The information furnished in my valuation report dated 19.12.2023 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 18.12.2023. 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 was purchased by Mr. Jaywant Dashrath Jangam & Mrs. Rekha Jayvant Jangam From M/s. Hariom Group Agreement for Sale vide No. 7269/2022 dated.29.07.2022.
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – 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 – 18.12.2023 Valuation Date - 19.12.2023 Date of Report - 19.12.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 18.12.2023
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 Second 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 **19th 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 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 = 1088.00 Sq. Ft.** in the Name of Owner: **Mr. Jaywant Dashrath Jangam & Mrs. Rekha Jayvant Jangam.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal



Think.Innovate.Create

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)

### Property Title

Based on our discussion with the Client, we understand that the subject property is being Owned by Name of Owner: **Mr. Jaywant Dashrath Jangam & Mrs. Rekha Jayvant Jangam**. 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 = 1088.00 Sq. Ft**

### Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abGood 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 = 1088.00 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).



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)



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: 19.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=9822b6c46d35d03e0cf39c26865913490cf3d33d413  
33115279b17a18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=41a56a566ab8cc89d6b2a55a8fce3cfcb31f31bd2  
e394e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.12.19 15:56:38 +05'30'

**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

Auth. Sign.



Think.Innovate.Create