

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Jitendra Dilip Patil &
Sau. Surekha Jitendra Patil.**

Residential Flat No. 104, First Floor, B - Wing, " **Someshwar Heights Apartment** ", Survey No. 764/ 4/ 1,
Plot No. 28+29+30+31, Behind DC Fitness, Jagtap Nagar, Off Perm Road, Untwadi, Village - Nashik,
Taluka & District - Nashik, PIN Code – 422008, State – Maharashtra, Country – India.

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Latitude Longitude: 19°59'07.2"N 73°45'47.7"E

Valuation Prepared for:

Bank of Baroda

Regional Office Nashik Road Branch

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



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

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



Vastu/Nashik/12/2023/005809/2304109
21/16-338-RYBS
Date: 21.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 104, First Floor, B - Wing, " **Someshwar Heights Apartment** ", Survey No. 764/ 4/ 1, Plot No. 28+29+30+31, Behind DC Fitness, Jagtap Nagar, Off Perm Road, Untwadi, Village - Nashik, Taluka & District - Nashik, PIN Code – 422008, State – Maharashtra, Country – India. belongs to **Name of Owner: Shri. Jitendra Dilip Patil & Sau. Surekha Jitendra Patil.**

Boundaries of the property.

Boundaries	Building	Flat
North	6 M Colony Road (9 M Proposed)	Flat No. B -101
South	Survey No. 762/ 2(1+2) + 763/1(1+2+3) Final Layout	Flat No. A -101
East	6 M Colony Road (9 M Proposed)	Flat No. B -103
West	Open Space	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 **₹ 35,40,600.00 (Rupees Thirty-Five Lakh Forty Thousand Six 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 Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.21 18:01:39 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

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



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

The Chief Manager,**Bank of Baroda****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	: 20.12.2023
	b) Date on which the valuation is made	: 21.12.2023
3.	List of documents produced for perusal: <ul style="list-style-type: none"> i. Copy of Agreement for Sale No. 15332/ 2023 Dated.15.12.2023. ii. Copy of Occupancy Certificate Javak No. NNV/ B2/ 32141/ 2023 Dated. 20.10.2023 issued by Nashik Municipal Corporation, Nashik. iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. CD/ 271 dated.05.10.2021 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. iv. Copy of Commencement Certificate No. LND/ BP/ CD/ 271 dated.05.10.2021 issued by Nashik Municipal Corporation, Nashik. v. Copy of Rera Certificate No. P51600045290 dated.12.05.2022 issued by Maharashtra Real Estate Regulatory Authority 	
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: Shri. Jitendra Dilip Patil & Sau. Surekha Jitendra Patil. Address: Residential Flat No. 104, First Floor, B - Wing, " Someshwar Heights Apartment ", Survey No. 764/ 4/ 1, Plot No. 28+29+30+31, Behind DC Fitness, Jagtap Nagar, Off Perm Road, Untwadi, Village - Nashik, Taluka & District - Nashik, PIN Code – 422008, State – Maharashtra, Country – India. Contact Person: Mr. Sanjay Borniya (Builder) Contact No. +91 9823098003 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 104 is located on First Floor. As per Approved plan, the composition of flat is Living + 2 Bedroom + Kitchen + 1 Attached Toilet + 1 Common Toilet + Balcony + Passage (i.e., 2BHK).



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		The property is at 11.5 Km. distance from nearest railway station Nashik Road. Landmark: Behind DC Fitness					
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. 764/ 4/ 1, Plot No. 28+29+30+31				
	b) Door No.	:	Residential Flat No. 104				
	c) T.S. No. / Village	:	Village – Nashik				
	d) Ward / Taluka	:	Taluka – Nashik				
	e) Mandal / District	:	District – Nashik				
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. CD/ 271 dated.05.10.2021 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. 104, First Floor, B - Wing, " Someshwar Heights Apartment ", Survey No. 764/ 4/ 1, Plot No. 28+29+30+31, Behind DC Fitness, Jagtap Nagar, Off Perm Road, Untwadi, Village - Nashik, Taluka & District - Nashik, PIN Code - 422008, State - Maharashtra, Country - India.				
8.	City / Town	:	Nashik				
	Residential area	:	Yes				
	Commercial area	:	No				
	Industrial area	:	No				
9.	Classification of the area	:					
	i) High / Middle / Poor	:	Middle Class				
	ii) Urban / Semi Urban / Rural	:	Urban				
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Nashik Nashik Municipal Corporation, Nashik				
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No				
13.	Dimensions / Boundaries of the Property / Building						
	North	:	<table border="1"> <thead> <tr> <th>As per Actual Site</th> <th>As per the Deed</th> </tr> </thead> <tbody> <tr> <td>6 M Colony Road (9 M Proposed)</td> <td>6 M Colony Road (9 M Proposed)</td> </tr> </tbody> </table>	As per Actual Site	As per the Deed	6 M Colony Road (9 M Proposed)	6 M Colony Road (9 M Proposed)
As per Actual Site	As per the Deed						
6 M Colony Road (9 M Proposed)	6 M Colony Road (9 M Proposed)						



	South	:	Survey No. 762/ 2(1+2) + 763/1(1+2+3) Final Layout	Survey No. 762/ 2(1+2) + 763/1(1+2+3) Final Layout
	East	:	6 M Colony Road (9 M Proposed)	6 M Colony Road (9 M Proposed)
	West	:	Open Space	Open Space
13.1	Flat		As per Actual Site	As per the Deed
	North		Flat No. B -101	Flat No. B -101
	South		Flat No. A -101	Flat No. A -101
	East		Flat No. B -103	Flat No. B -103
	West		Marginal Space	Marginal Space
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°59'07.2"N 73°45'47.7"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 493.00 Balcony Area in Sq. Ft. = 75.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 562.00 (Area as per Agreement for Sale) Built up in Sq. Ft. = 618.00 (Total Carpet Area + 10% as per Agreement for Sale)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 562.00 (Area as per Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	New Construction	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 764/ 4/ 1, Plot No. 28+29+30+31	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 104, First Floor, B - Wing, " Someshwar Heights Apartment ", Survey No. 764/ 4/ 1, Plot No. 28+29+30+31, Behind DC Fitness, Jagtap Nagar, Off Perm Road, Untwadi, Village - Nashik, Taluka & District - Nashik, PIN Code – 422008, 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) + 5 th Upper Floors	

6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flat on First Floor
8.	Quality of Construction	:	New Construction
9.	Appearance of the Building	:	New Construction
10.	Maintenance of the Building	:	New Construction
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?	:	Proposed Yes
	Is pavement laid around the building	:	Yes
III	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
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Proposed Door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Proposed Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Proposed 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?	:	New Construction
7	Sale Deed executed in the name of	:	Name of Owner: Shri. Jitendra Dilip Patil & Sau. Surekha Jitendra Patil
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. = 618.00 (Total Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 476.00 Balcony Area in Sq. Ft. = 72.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 562.00 (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?	:	New Construction
15	If rented, what is the monthly rent?	:	₹ 7,000.00 Expected rental income per month



IV	MARKETABILITY	:	
1	How is the marketability?	:	New Construction
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 5,500.00 to ₹ 6,500.00 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).	:	₹ 6,300.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 4,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	:	₹ 33,100.00 per Sq. M. ₹ 3,075.00 per Sq. Ft
	Guideline rate obtained (after Depreciation)	:	N.A.
5	Registered Value (if available)	:	--
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	N.A. as the age of the property is below 5 years
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	New Construction
	Life of the building estimated	:	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	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,300.00 per Sq. Ft.
	Total Composite Rate	:	₹ 6,300.00 per Sq. Ft.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	562.00 Sq. Ft.	6,300.00	35,40,600.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			

8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	Total			35,40,600.00

Value of Flat

Fair Market Value	35,40,600.00
Realizable value	33,63,570.00
Distress Value	28,32,480.00
Insurable value of the property (618.00 Sq. Ft. X ₹ 2,000.00)	12,36,000.00
Guideline value of the property (618.00 Sq. Ft. X ₹3,075.00)	19,00,350.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 5,500.00 to ₹ 6,500.00 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 ₹ 6,300.00 per Sq. Ft. (after depreciation) on Carpet Area for valuation after depreciation.

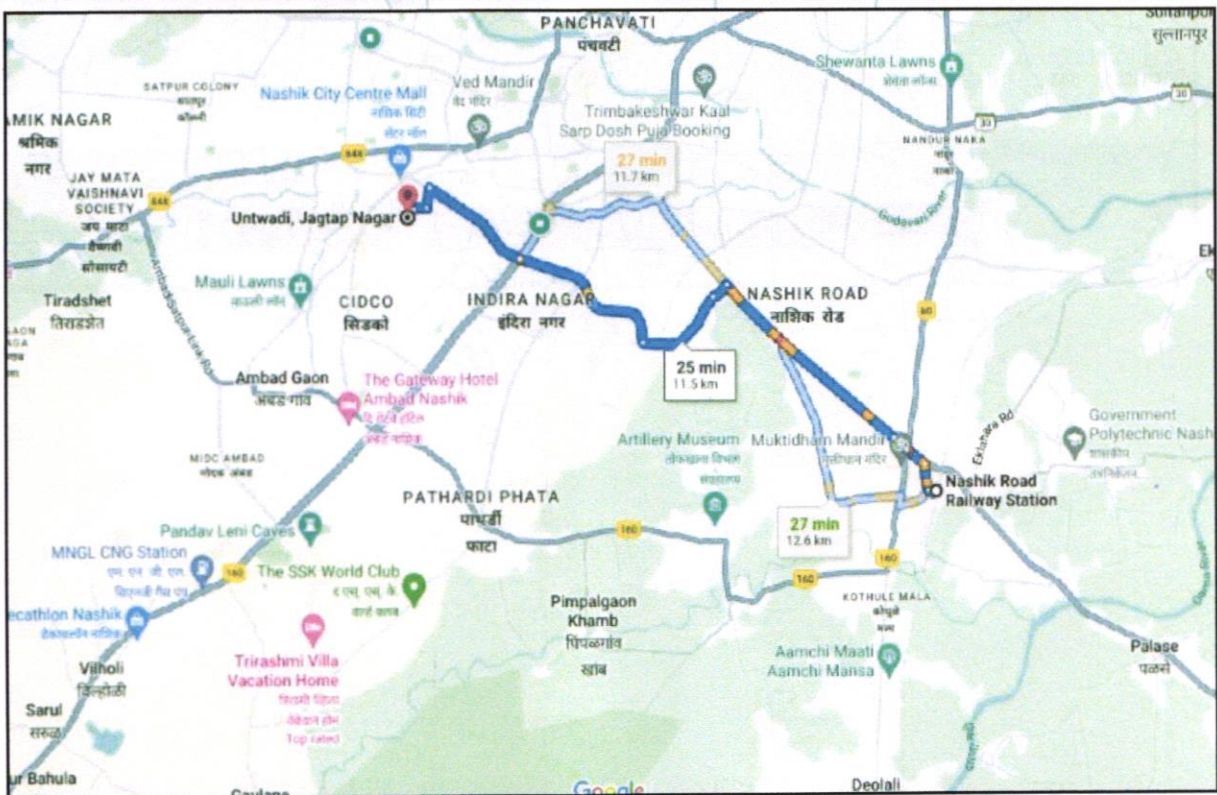
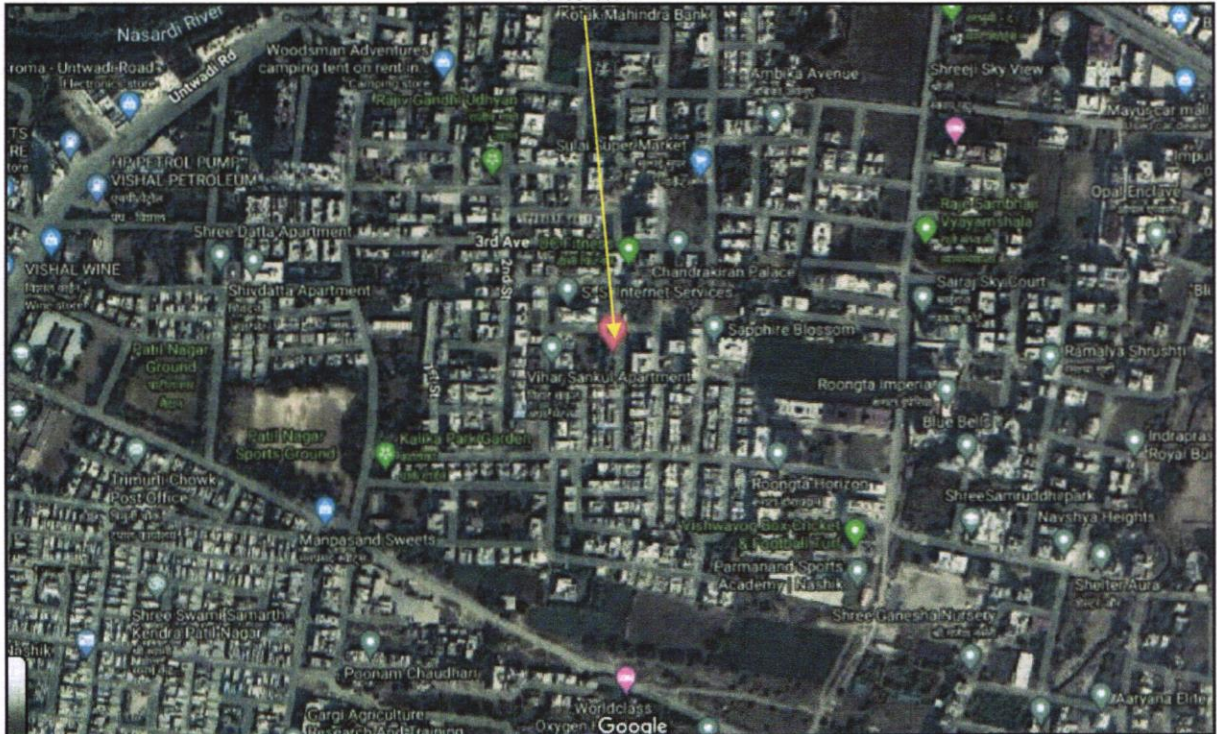
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 7,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°59'07.2"N 73°45'47.7"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 11.5 Km.)

Ready Reckoner Rate

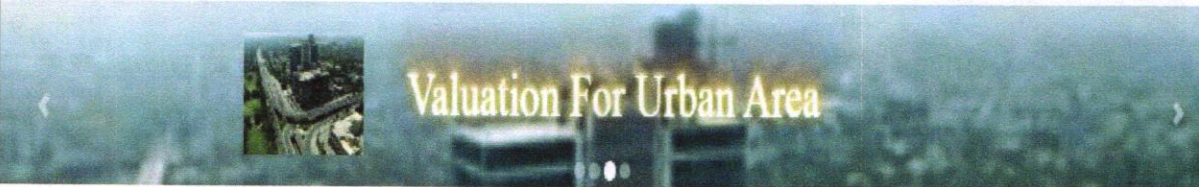


**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rule Guide
LOGOUT



Valuation For Urban 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		सीजे नाशिक - गावठाण ,न	
Attribute	सद्वे नंबर	784	SubZone Name
		1.3.11-उंटवाडी रस्त्याच्या	
Mahapalika Area	Nashik Muncipal Corpn		

Open Land	Residence	Office	Shop	Industry	Unit
11100	33100	38060	41370	0	Square Meter

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Price Indicators


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₹ **1.34 Cr**


Get ₹ 40,200 cashback on Home Loan


3 BHK 1785 Sq-ft Flat For Sale Untwadi, Nashik




3 Beds
 3 Baths
 Unfurnished

<p>Super Built-Up Area</p> <p>1785 sqft ▾</p> <p>≈ 7,507/sqft</p>	<p>Developer</p> <p>Shreeji Group</p>	<p>Project</p> <p>Shreeji The Status</p>
<p>Transaction Type</p> <p>New Property</p>	<p>Status</p> <p>Under Construction</p>	<p>Furnished Status</p> <p>Unfurnished</p>







Home / Nashik / Jagtap Nagar / Apartment for Sale in Jagtap Nagar / 2 BHK Flat ***

Last updated: Dec 8, 2023

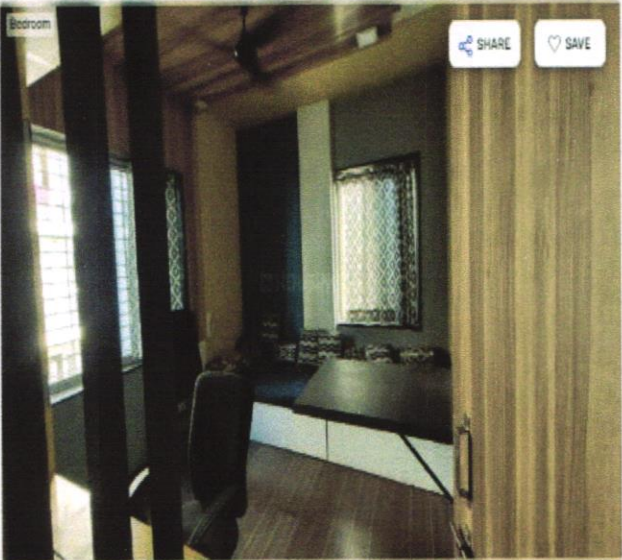
2 BHK Flat

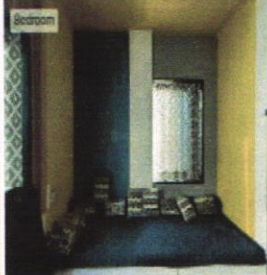
shri heights, Untwadi, Jagtap Nagar, Nashik


₹52.0 L EMI starts at 27.54 K

5.47 K/sq.ft

[Contact Owner](#)







+
12 more

950 sq.ft
Build Up Area

5.47 K/sq.ft
Avg. Price

6 Year Old
Age of property

Ready to move
Possession status

Middle **1**
of 4 floors

East facing
Facing

Fully Furnished
Furnishing

Price Indicators

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₹55.0 Lac
₹51.7 Lac
EMI - 1.25k
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Special Price by Owner

2 BHK Flat For Sale in Shree Heights, Untwadi, Nashik

2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area	Developer	Project
847 sqft = 6.494 sqft	Ravindra Developers Pvt. Ltd.	Shree Heights
Floor	Transaction Type	Status
2 (Out of 4 Floors)	Resale	Ready to Move
Facing	Furnished Status	Car Parking
East	Unfurnished	1 Covered

✔ East Facing Property

Contact Owner
Get Phone No.
Last contact made 3 days ago

Contact Owner

aniket bhavsar -91-8000000000

Get Phone No.

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₹39.0 Lac
₹35.9 Lac
EMI - 1.18k
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Special Price by Owner

2 BHK Flat For Sale in Ojas Avenue, Untwadi, Nashik

2 Beds 2 Baths 1 Balcony Furnished

Carpet Area	Project	Floor
530 sqft = 7.358 sqft	Ojas Avenue	2 (Out of 4 Floors)
Transaction Type	Status	Furnished Status
Resale	Ready to Move	Furnished
Type Of Ownership	Age Of Construction	
Freehold	5 to 10 years	

Contact Owner
Get Phone No.

Contact Owner

kalpesh gujarathi -91-9700000000

Get Phone No.



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Agreement For Sale

॥ ॐ नमःशिवाय ॥

विभाग क्रमांक	:	१.३.११
मुल्यांकन दर रूपये	:	३३,१००=०० प्र. चौ. मी.
एकूण कार्पेट क्षेत्रफळ	:	५२.२० चौ. मी.
बाजार मुल्यांकन रूपये	:	२०,७३,३८४=००
आपसातील किंमत रूपये	:	२१,००,०००=००
मुद्रांक शुल्क रूपये	:	१,२६,०००=००
नोंदणी फी रूपये	:	२१,०००=००

फ्लॅट विक्रीचा करारनामा

फ्लॅट विक्रीचा करारनामा आज दिनांक १५ माहे डिसेंबर इसवी सन २०२३ रोज शुक्रवार ते दिवशी नाशिक मुक्कामी.

नसन-५
क्र. ५५३३२/२०११
३ - २४



(१) श्री. नितेश दिलीप पाटील	:	लिहून घेणार
वय : ४५ वर्ष, व्यवसाय : नोकरी		
पॅन नंबर ई वी एच पी पी ८७७५ एच		
आधार नंबर ३१७५ ६ ३७६ १७१८		
(२) सौ. सुरेखा नितेश पाटील	:	लिहून घेणार
वय : ३७ वर्ष, व्यवसाय : गृहिणी		
पॅन नंबर एच एस टुक्लू पी पी २६०८ एल		
आधार नंबर ९७८५ २७६६ ७२५१		
दोघोळी राहणार : पन/५३/बी एफ / ११-८/		
पाचवी स्किम, पाटील नगर, सिडको, नाशिक.		
मोबाईल नंबर ८४०८०३२३९७/८७८८३६३९४८:		

-- यांसी --

श्री. संजय जाधवभाई मोरनिया	:	लिहून देणार
वय : ३९ वर्ष, व्यवसाय : व्यापार		
राहणार : वृंदावन हार्डटस सोसायटी, महाजन		
नगर, मोरे मळा, अंबड, नाशिक.		
पॅन नंबर ओ आय ओ पी सी १५८० जे		
मोबाईल नंबर ९८२३०९८००३		

कारणे फ्लॅट विक्रीचा करारनामा लिहून देतो ऐसा जे की,

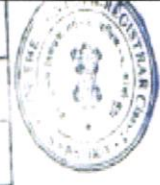
१) मिळकतीचे वर्णन : तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पेकी व नाशिक महानगरपालीका हद्दीतील मीने नाशिक शहर ५ ता. जि. नाशिक येथील सर्व्हे नंबर ७६४/४ / १/ फ्लॅट क्रमांक २८ ते ३१ यांसी एकूण क्षेत्रफळ ९३०.०० चौ. मी. धपेकी कॉलनीरोड रस्ता कंबी करणाचे क्षेत्र वजावट झाले नंतर शिल्लक क्षेत्र ८३२.५० चौ. मी. चतुःसिमा पुढील प्रमाणे.

पूर्वेस	:	६ मिटर कॉलनी रोड (९ मिटर निघो.)
पश्चिमेस	:	ओपन स्पेस
दक्षिणेस	:	सर्व्हे नंबर ७६२/२८ (१+२)+७६३/१ (१+२+३) या मिळकतीचा फायनल ले-आऊट
उत्तरेस	:	६ मिटर कॉलनीरोड (निघो. ९ मिटर)

येणेप्रमाणे चतुःसिमेतील मिळकत जल, तळ, काष्ट, पाणाण, निधी निघोप, तवंगमून बसुनसह तसेच जाणेयेणेचे वागविलेवाटीचे हक्कासह असलेली दरोबस्त मिळकत.

२) खरेदी मिळकतीचा विषय असलेल्या फ्लॅट मिळकतीचे वर्णन: वर कलम १ याने वर्णन केलेल्या मिळकतीवर " " स्टेमेश्वर हार्डटन अपार्टमेंट " " या इमारतीतील बी किंग फ्लॅट क्रमांक १०४ (एकठां चार) पहिला मजला यांसी फ्लॅटचे कार्पेट क्षेत्रफळ ५२.२० चौ. मी. ही मिळकत यांसी मिळकतीच्या चतुःसिमा येणेप्रमाणे.

नसन-५
क्र. ५५३३२/२०११
४ - २४



पूर्वेस	:	फ्लॅट क्रमांक बी/ १०३
पश्चिमेस	:	इमारतीची मोकळी जागा
दक्षिणेस	:	फ्लॅट क्रमांक ओ/ १०१
उत्तरेस	:	फ्लॅट क्रमांक बी/ १०१

येणेप्रमाणे कलम २ मधील मिळकत.

३) वर कलम १ मध्ये वर्णन केलेली मिळकत आमचे सर्वस्वी खरेदी मालकीची असून सदर मिळकत आम्ही सौ. संगीता नितीन दासी यांचे पासून दिनांक ०३/०२/२०२१ रोजी कायम फरोक खरेदीखताने खरेदी केलेली आहे. सदरचे खरेदीखत मे. दृष्यम निबंधक सांगो., नाशिक -५ यांचे कार्यालयात दस्त क्रमांक १७८२ अन्वये दिनांक ०४/०२/२०२१ रोजी नोंदविण्यात आलेले आहे. सदरच्या खरेदीखताने सदर मिळकतीच्या रेकॉर्ड ऑफ राईटसला नोंद क्रमांक ५०२५४० अन्वये लिहून देणार याचे नाव मालकी हक्कात दाखल झालेले आहे.

त्यानुसार सदर मिळकतीची पाहिजे तशी विल्लेवाट लावण्याचा संपूर्ण हक्क व अधिकार आम्हास आहे. सदर हक्क व अधिकारात सदर मिळकतीवर बांधकाम करण्याचा अगर अन्य तऱ्हेने विल्लेवाट लावण्याचा तसेच केलेले बांधकाम विक्री करण्याचा, सदरचे बांधकाम खरेदीदारां कडून रकमा स्विकारण्याचा, त्यांना पावत्या देण्याचा, सदरचे बांधकाम खरेदीदारां सोबत करारनामे, खरेदीखत, महाणाखते व इतर अनुषंगिक दस्त ऐवन लिहून देण्याचा व सदरचे दस्तऐवन मे. दृष्यम निबंधक सांगो. यांचे कार्यालयात हजर राहून नोंदवून देण्याचा व कबूल करण्याचा लिहून देणार यांना हक्क व अधिकार आहे.

त्यानुसार कलम २ मधील मिळकत लिहून देणार यांनी पसंत केलेली असून खरेदी करण्याचे ठरविले आहे. म्हणून सदर मिळकत लिहून देणार यांना कायम स्वरुपी आम्ही विक्री करण्याचे ठरविले असल्याने सदर मिळकतीचा करारनामा लिहून देणार यांचे लक्षात कायम स्वरुपी लिहून व नोंदवून देण्यात येत आहे.

४) त्यानंतर सदरच्या कलम १ मधील मिळकतीतून मनपा व शासनाच्या नियमानुसार रस्ता रुंदीकरणार्थे क्षेत्र ९७५० चौ. मी. एवढे वजावट झालेले असून त्यासंदर्भात महानगर पालीका नाशिक यांचे नांव नोंद क्रमांक ५०२६३८ अन्वये मालकी हक्कात दाखल झालेले आहे व लिहून देणार ८३२.५० चौ. मी. एवढे क्षेत्र शिल्लक राहिलेले आहे.

त्यानंतर सदरच्या फ्लॅट क्रमांक २८ ते ३१ ह्या सर्व मिळकती एकत्र केलेल्या असून त्यासंदर्भात नाशिक महानगर पालीका नाशिक यांचे कडून पत्र क्रमांक ननिवि/ एकवि/ २३६/ २०२१/ दिनांक १०/०७/२०२१ रोजी मजूरी घेतलेली असून त्यासंदर्भात नोंद क्रमांक ५०३००८ अन्वये मंजूर होऊन ७/१२ उतारा एकत्र केलेला आहे.




Approved Plan

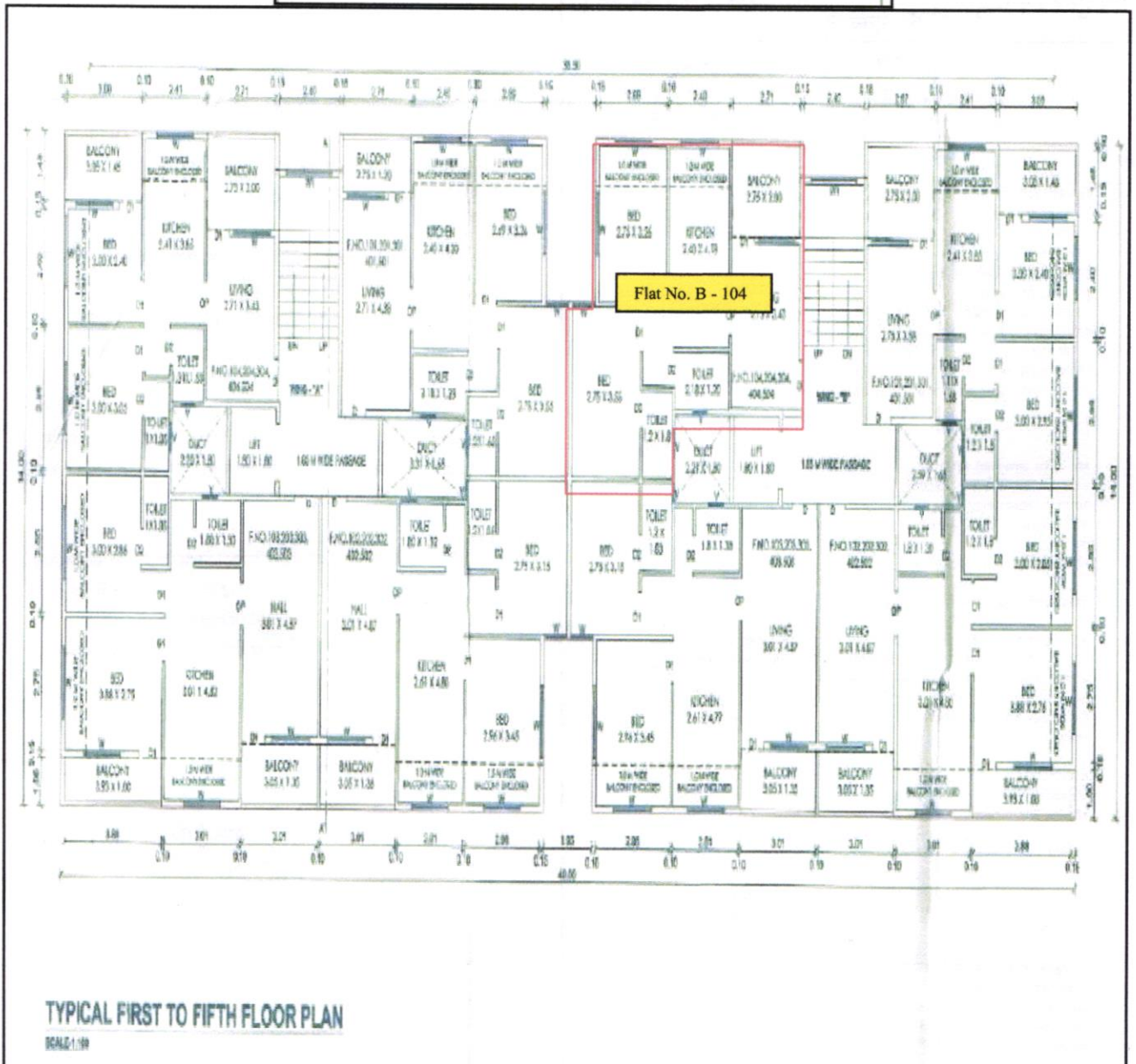
**PROPOSED RESIDENTIAL PLAN ON
P.NO. 28+29+30+31, S.NO. 764/4/1.
OF NASHIK SHIVAR, IN NASHIK.
FOR, SHRI. SANJAY JADHAVBHAI BHORNIYA.**

RECOMMENDATION



APPROVED

The Plans amended in
As per the conditions mentioned in
the accompanying commencement
Certificate No. **CP/271** dated **05/10/2021**


Executive Engineer
TOWN PLANNING
 Nashik Municipal Corporation
 Nashik



Commencement Certificate & Occupancy Certificate

<div style="text-align: center;">  <p>NASHIK MUNICIPAL CORPORATION</p> <p>NO.LND/BP/49/271 DATE:-05/10/2021</p> <p>SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE</p> <p>TO, Mr. Sanjay Jadhavbhai Borniya. C/o. Er. Vitthal G. Kathale & Stru.Engg. Yogesh Thatte Of Nashik.</p> <p>Sub :- Sanction of Building Permission & Commencement Certificate on Plot No. 28+29+30+31 of S.No./G.No. 764/4/1 of Nashik Shihar, Nashik.</p> <p>Ref :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan In Dated:30/03/2021 Inward No.B2/BP/501. 2) Final Layout No. LND/WS/CD/B3/47 Dt:30/11/2010. 3) Amalgamation Lette No.236/2021 Dt:10/08/2021.</p> <p>Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for <u>Residential</u> Purpose as per plan duly amended in subject to the following conditions</p> <p style="text-align: center;">CONDITIONS (1 to 48)</p> <ol style="list-style-type: none"> 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted 3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted 4) This permission does not entitle you to develop the land which does not vest in you 5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.] 7) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken. 8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975. 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid. 10) Proper arrangement for disposal imperial water all be made as per site requirements without disturbancy natural gradient of the land facing to this conditions if any incident happens, the whole responsibility will be on the applicant /developers 11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith. </div>	<div style="text-align: center;">  <p>नाशिक महानगरपालिका, नाशिक इमारत वापरचा दाखला No. 32141 (पूर्वी/भाषणः) ARC NO-1091-367 वाक न. / नं. / वी. / 32141 / 3022 दिनांक 20/10/2023</p> <p>श्री. / श्रीमती <u>संजय जाधवभाई बोरनिया</u> प्रकल्पचा ठिकाण व पत्ता : <u>प्रियाका पार्क जवळ, उदवडी, नाशिक</u></p> <p>संदर्भ : आपला दिनांक 28/03/2023 चा अर्ज क्रमांक <u>बी.2/सुरेरी/302/2023</u></p> <p>महत्त्व, दाखला देण्यात येतो की <u>नाशिक</u> शिवावतीस / वि.नं., त.नं. <u>1088/8/9</u> प्लॉट नं <u>28 ते 31</u> अं.पू.क्र. — <u>मधील इमारतीच्या तक्रार/कीर्तिका + पाच मजले फक्त</u> मजल्याचे इकडील बांधकाम परवानगी क्र. <u>BP/209/2023</u> दिनांक <u>04/10/2023</u> अन्वये दिल्याप्रमाणे आर्किटेक्ट/इंजि./ सुपरव्हायझर, श्री. <u>विठ्ठल कठाले</u> रजिस्ट्रेशन क्र. <u>PEL-156/119892</u> राणे निरीक्षणद्वारे पूर्ण झाली असून निवासी/निवासलेख/शैक्षणिक/ <u>निवासी</u> कारणास्तवी घालीत अटी शर्तीस अधीन राहून इमारतीचा वापर करण्यास परवानगी देण्यात येत आहे.</p> <ol style="list-style-type: none"> 1) एकूण बांधकाम क्षेत्र <u>2022.44</u> चौ.मी. या पैकी निवासी <u>2022.44</u> निवासलेख — चौ.मी. 2) एकूण वरिष्ठ क्षेत्र <u>2922.30</u> चौ.मी. या पैकी निवासी <u>2922.30</u> निवासलेख — चौ.मी. <ol style="list-style-type: none"> 1) सधर इमारतीचा बनन निवासी/निवासलेख/शैक्षणिक/ <u>निवासी</u> कारणास्तवीच करता येईल. 2) सधर इमारतीत घ.नं.वा. च्या पूर्ण परवानगी शिवाय बांधकामाचे कोणताही बंधन कत्ता येणार नाही, परंतु बांधकाम व बांधकामात बंधन देण्याचे जाह्यवून आल्यास नियमांतील तातुदीनुसार वाक काल्याव करता येईल 3) वॉकट प्लॉट / धरणी इमेज नं. <u>80E0E004</u> 4) अतिरिक्त विधानाचा अतिरिक्त दाखला क्रमांक: — 5) पर्यावरण विधानाचा नहरकत दाखला क्रमांक: — 6) धरणी आकलनीय कारणास्तवी संबंधित विधानात संकेत साधता. — 7) <u>तापसणी 2-20 93694/उडेकीज र 2004/पा.क्र/बु.क्र 4286</u> <u>दि 9/10/2023 व लॉरी 42 व क्र 2304/मुक्तवाढ क्र 2640</u> <u>पा.क्र 4286 दि 9/10/2023 व उडेकीज र 2004/पा.क्र/बु.क्र 4286</u> <u>पा.क्र 4286 दि 9/10/2023 अन्वये अर्जा/केला मस</u> <p style="text-align: right;">कार्यकारी अभियंता अवर शिवाजी विभाग नाशिक महानगरपालिका, नाशिक</p> </div>
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Rera Certificate



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51600045290

Project: SOMESHWAR HEIGHTS APARTMENT , Plot Bearing / CTS / Survey / Final Pbt No.: **PLOT NO. 28, 29, 30, 31 OF S.NO./G.NO.764/41 at Nashik (M Corp.), Nashik, Nashik, 422008;**

1. Mr./Ms. **Sanjay Jadhavbhai Bhoraniya** son/daughter of Mr./Ms. **JADHAVBHAI BHOWANBHAI BHORANIYA**
Tehsil: **Nashik**, District: **Nashik**, Pin: **422010**, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - o The Registration shall be valid for a period commencing from **12/05/2022** and ending with **31/03/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vagant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 12-05-2022 12:26:42

Dated: **12/05/2022**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



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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 ₹ **35,40,600.00 (Rupees Thirty-Five Lakh Forty Thousand Six Hundred Only)**. The **Realizable Value** of the above property ₹ **33,63,570.00 (Rupees Thirty-Three Lakh Sixty-Three Thousand Five Hundred Seventy Only)**. and the **Distress Value** ₹ **28,32,480.00 (Rupees Twenty-Eight Lakh Thirty-Two Thousand Four Hundred Eighty Only)**.

Place: Nashik

Date: 21.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD. [®]

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.21 18:01:58 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Enclosures

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

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

_____ only).

Date

Signature
(Name Branch Official with seal)

(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 21.12.2023 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 20.12.2023. 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.

Property Title

Based on our discussion with the Client, we understand that the subject property is being Owned by Name of Owner: **Shri. Jitendra Dilip Patil & Sau. Surekha Jitendra Patil**. 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 = 562.00 Sq. Ft.**

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves 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 = 562.00 Sq. Ft.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

duties and interests, while providing unbiased services.

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Place: Nashik
Date: 21.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
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 Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.21 18:02:08 +05'30'

Auth. Sign.

Think.Innovate.Create