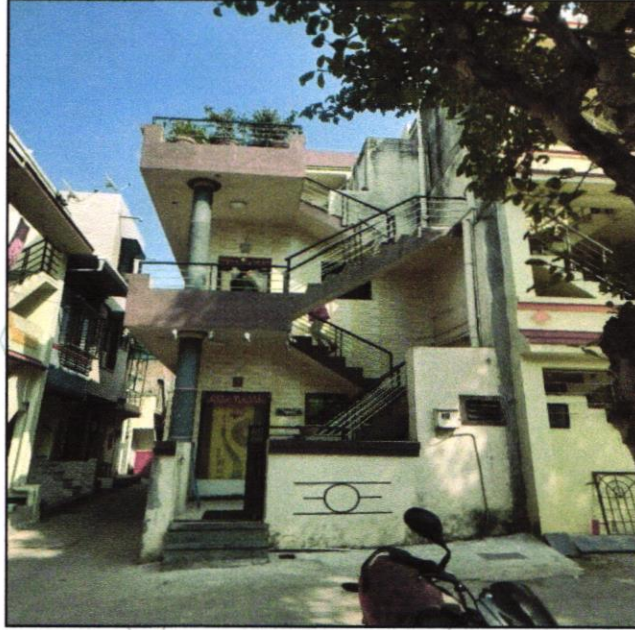


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Sau.Chaya Bhagesh Sonawane & Shri.Bhagesh Prakash Sonawane**

Name of Owner: **Sau.Pallavi Pramod Dange**

Residential Land and **Tenement No. N-31/A1/9/9**, Ground + Second Upper Floor, Neighborhood Ashadha , Sector A-1, 3rd Scheme, Near Chanakya Classes, Saibaba Nagar, Village- Cidco, Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India

Think Innovate Create

Latitude Longitude: 19°58'09.7"N 73°45'38.9"E

Valuation Done for:

**Punjab National Bank
Canada Corner Branch**

Shop No.2,3,4 Prestige Point, Opp. Vasant Market, Canada Corner
Nashik – 422 005, State – Maharashtra, Country – India.



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

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

VALUATION OPINION REPORT

The property bearing Residential Land and Tenement No. N-31/A1/9/9, Ground + Second Upper Floor, Neighborhood Ashadha , Sector A-1, 3rd Scheme, Near Chanakya Classes , Saibaba Nagar, Village- Cidco, Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India belongs to **Sau.Pallavi Pramod Dange** . Name of Proposed Purchaser: **Sau.Chaya Bhagesh Sonawane & Shri.Bhagesh Prakash Sonawane**

Boundaries of the property

North : Road
South : Tenement
East : Parking
West : Tenement

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹26,03,939/- (Rupees Twenty-Six Lakh Three Thousand Nine Hundred Thirty-Nine Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar

DN: cn=Sharadkumar B. Chalikwar,

o=Vastukala Consultants (I) Pvt. Ltd.,

ou=CMD, email=cmd@vastukala.org, c=IN

Date: 2023.12.22 17:37:27 +05'30'

Auth. Sign.



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

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

Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To

Branch Manager,

Punjab National Bank

Canada Corner Branch

Shop No.2,3,4 Prestige Point, Opp. Vasant Market, Canada Corner

Nashik – 422 005, State – Maharashtra, Country – India.

Valuation Report of Immovable Property

I	Introduction	
1	Name of Valuer	Vastukala Consultants (I) Pvt. Ltd.
2	Date of Inspection	20.12.2023
	Date of Valuation	22.12.2023
3	Purpose of Valuation	As per the request from Punjab National Bank, Canada Corner Branch to assess fair market value of the property for Banking purpose
4	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	<p><u>Name of Proposed Purchaser:</u> Sau.Chaya Bhagesh Sonawane & Shri.Bhagesh Prakash Sonawane</p> <p><u>Name of Owner:</u> Sau.Pallavi Pramod Dange</p> <p><u>Address</u> – Residential Land and Tenement No. N-31/A1/9/9, Ground + Second Upper Floor, Neighborhood Ashadha , Sector A-1, 3rd Scheme, Near Chanakya Classes , Saibaba Nagar, Village- Cidco, Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India</p> <p><u>Contact Details</u> Sau.Chaya Bhagesh Sonawane (Proposed Purchaser) Contact No.+91 8237116625 Joint Ownership</p>
5	Name of Bank/Fl as applicable	Punjab National Bank
6	Name of the Developer of Property (in case of developer-built properties)	Self - Developed
7	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Seller Occupied
II	Physical Characteristics of the Asset	
1	Location of the Property	Residential Land and Tenement No.N-31/A1/9/9 ,Ground + Second Floor, Neighborhood Ashadha , Sector A-1, 3 rd Scheme, Near Chanakya Classes , Saibaba Nagar,



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



		Village- Cidco, Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India																				
	CTS No	Neighborhood Ashadha , Sector A-1, 3 rd Scheme																				
	Door No.	Residential Land and Tenement No. N-31/A1/9/9																				
	C. T.S. No. / Village	Village- Cidco																				
	Ward / Taluka	Nashik																				
	Mandal / District	Nashik																				
	Brief description of the property	---																				
	<p>Property - The property is Residential Land and Tenement No.N-31/A1/9/9, Ground + Second Upper Floor, Near Chanakya Classes , Saibaba Nagar, Village- Cidco, Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India. It is well connected by road and train. It is located at about 11.1 KM. travelling distance from Nashik Railway Station.</p> <p>As per Notarized Agreement and Approved Plan , the land area is 30.00 Sq. M. considered for valuation.</p> <p>Structures – per Site Inspection composition of residential Tenement are as under:.</p> <table border="1"> <thead> <tr> <th colspan="2">Composition</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>: Living + Kitchen + WC + Bath+Passage + Staircase</td> </tr> <tr> <td>First Floor</td> <td>: 2 Bedroom + Toilet + Staircase+ Passage</td> </tr> <tr> <td>Second Floor</td> <td>-1 Room, Terrace, Toilet.</td> </tr> </tbody> </table> <p>As per Notarized Agreement and Approved Plan, the Structure area is 35.03 Sq. M., Which is considered for the valuation.</p> <table border="1"> <thead> <tr> <th>Floor</th> <th>In Sq. M.</th> </tr> </thead> <tbody> <tr> <td>Scheme Built Up</td> <td>12.93</td> </tr> <tr> <td>Future Extension</td> <td>8.40</td> </tr> <tr> <td>First Floor</td> <td>11.23</td> </tr> <tr> <td>Staircase Area</td> <td>2.47</td> </tr> <tr> <td>Total Built Up Area</td> <td>35.03</td> </tr> </tbody> </table>		Composition		Ground Floor	: Living + Kitchen + WC + Bath+Passage + Staircase	First Floor	: 2 Bedroom + Toilet + Staircase+ Passage	Second Floor	-1 Room, Terrace, Toilet.	Floor	In Sq. M.	Scheme Built Up	12.93	Future Extension	8.40	First Floor	11.23	Staircase Area	2.47	Total Built Up Area	35.03
Composition																						
Ground Floor	: Living + Kitchen + WC + Bath+Passage + Staircase																					
First Floor	: 2 Bedroom + Toilet + Staircase+ Passage																					
Second Floor	-1 Room, Terrace, Toilet.																					
Floor	In Sq. M.																					
Scheme Built Up	12.93																					
Future Extension	8.40																					
First Floor	11.23																					
Staircase Area	2.47																					
Total Built Up Area	35.03																					
	Nearby landmark	Neighborhood Ashadha , Sector A-1, 3 rd Scheme																				
2.	CTS No	---																				
3.	Village	Village- Cidco																				
	Residential area	Yes																				
	Commercial area	No																				
	Industrial area	No																				
4.	Classification of the area																					
	i) High / Middle / Poor	Middle Class																				
	ii) Urban / Semi Urban / Rural	Urban																				
5.	Coming under Corporation limit / Village Panchayat / Municipality	CIDCO																				



6.	Postal address of the property	Residential Land and Tenement No.N-31/A1/9/9 ,Ground + Second Floor, Neighborhood Ashadha , Sector A-1, 3 rd Scheme, Near Chanakya Classes , Saibaba Nagar, Village- Cidco, Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India	
7.	Latitude, Longitude and Coordinates of the site	19°58'09.7"N 73°45'38.9"E	
8.	Area of the plot/land (supported by a plan)	Land Area – 30.00 Sq. M. (As per Notarized Agreement and Approved Plan)	
9.	Layout plan of the area in which the property is located	Not Provided	
10.	Development of surrounding areas	Developed	
11.	Details of Roads abutting the property	Above than 20 ft. Concrete. Road	
12.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No	
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	N.A., Residential Land	
14.	Boundaries of the Property	As per Site	As per Document
	North	Road	As per Cidco Record
	South	Tenement	As per Cidco Record
	East	Parking	As per Cidco Record
	West	Tenement	As per Cidco Record
	Extent of the site considered for valuation (least of 14 A & 14 B)	Land Area – 30.00 Sq. M. (As per Notarized Agreement and Approved Plan) Built up area – 35.03 Sq.M (As per Notarized Agreement and Approved Plan)	
15.	Description of Adjoining properties	Residential properties	
	North		
	South		
	East		
	West		
16.	Survey no. if any	-	
17.	Type of Tenement (Residential/ Commercial/ Industrial)	Residential	
18.	Details of the Tenement/Tenements and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be	Built up area – 35.03 Sq.M (As per Notarized Agreement and Approved Plan)	
		Year of Construction – 2013 (As per Site Information)	



	appended along with Tenement plans and elevations	
19.	Plinth Area, and saleable area to be mentioned separately and clarified	Built up area – 35.03 Sq.M (As per Notarized Agreement and Approved Plan)
20.	Any other aspect	-
III	Town Planning parameters	
1.	Master plan provisions related to the property in terms of land use	Residential use
2.	Date of issue and validity of layout of approved map / plan	Copy of Approved as Amended in Red Subject to the Conditions mentioned in this office Letter No.BP/NT/NSK/ADM/2012/363 dated 29.06.2012 issued by City and Industrial Development Corporation of Maharashtra Limited.
3.	Approved map / plan issuing authority	
4.	Whether genuineness or authenticity of approved map / plan is verified	Yes
5.	Any other comments by our empaneled valuers on authentic of approved plan	Yes- as per Site inspection Said Structure is Ground + First+ Second upper Floor, but as per Approved Plan approved for Ground + First Floor only, Additional Second Floor is Constructed on site, Additional Second Floor Area is not Consider for this Valuation.
6.	Planning area/zone	Residential Zone
7.	Development controls	City and Industrial Development Corporation of Maharashtra Limited.
8.	Zoning regulations	Residential Purpose
9.	FAR/FSI permitted and consumed	As per Cidco Norms
10.	Ground coverage	-
11.	Transferability of development rights if any, Tenement bye- law provisions as applicable to the property viz. setbacks, height restrictions, etc.	No information provided.
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	Residential
13.	Comment on unauthorized constructions if any	No
14.	Comment on demolition proceedings if any	No
15.	Comment on compounding/ regularization proceedings	No
16.	Comment on whether OC has been issued or not	Not Provided
17.	Any other aspect	-
IV.	Legal Aspects	
1.	Ownership Documents	
	1. Copy of Notarized Agreement Between Sau.Pallavi Pramod Dange (the Seller) and Sau.Chaya Bhagesh Sonawane & Shri.Bhagesh Prakash Sonawane (Proposed Purchaser)	
	2. Copy of Commencement Certificate No.Ref: No.BP/NSK/ADM/2012/363 dated 29.06.2012 issued	

	by City and Industrial Development Corporation of Maharashtra Limited.	
	3. Copy of Approved as Amended in Red Subject to the Conditions mentioned in this office Letter No.BP/NT/NSK/ADM/2012/363 dated 29.06.2012 issued by City and Industrial Development Corporation of Maharashtra Limited.	
2.	TIR Verification	Not Applicable
3.	Name of the Owner/s	<u>Name of Proposed Purchaser:</u> Sau.Chaya Bhagesh Sonawane & Shri.Bhagesh Prakash Sonawane <u>Name of Owner:</u> Sau.Pallavi Pramod Dange
4.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any regarding immovable property.	Information not available
5.	Comment on whether the IP is independently accessible?	Yes.
6.	Title verification,	Not Applicable
7.	Details of leases if any,	Not Applicable
8.	Ordinary status of freehold or leasehold including restrictions on transfer	Not Applicable
9.	Agreement of easement if any	Not Applicable
10.	Notification of acquisition if any	Not Applicable
11.	Notification of road widening if any	Not Applicable
12.	Possibility of frequent flooding / submerging	No
13.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No
14.	Heritage restrictions if any, all legal documents, receipts related to electricity, water tax, property tax and any other Tenement taxes to be verified and copies as applicable to be enclosed with the report.	No
15.	Comment on transferability of the property ownership	Not Applicable
16.	Comment on existing mortgages / charges / encumbrances on the property, if any	Not Applicable
17.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Not Applicable
18.	Tenement plan sanction: Authority	Not Applicable

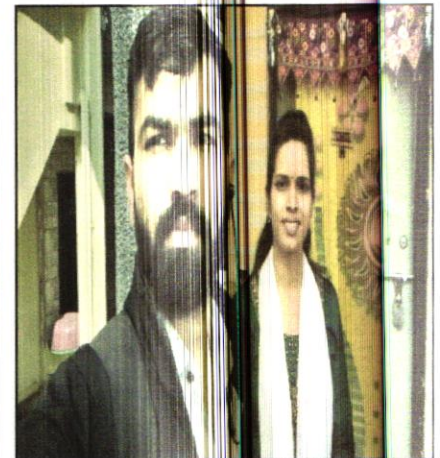
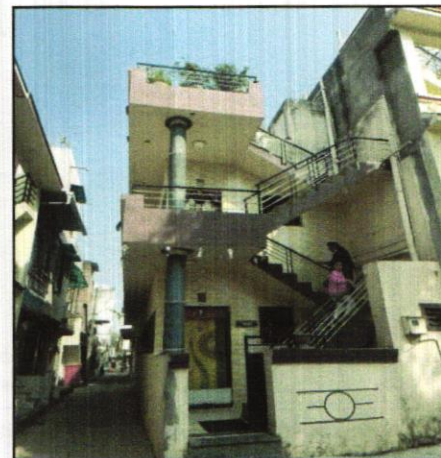
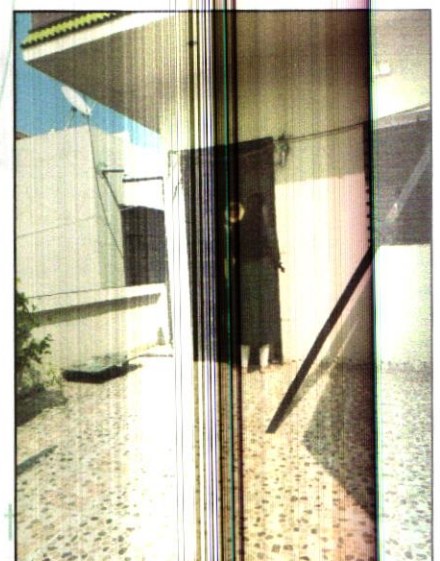
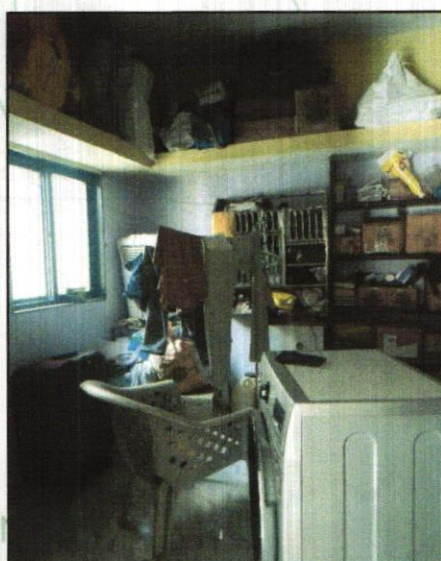
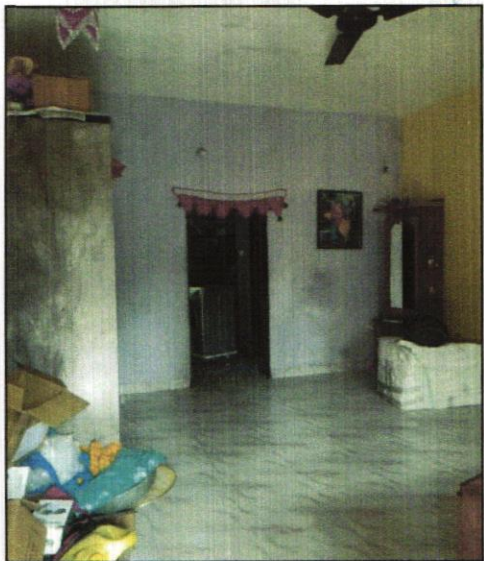


	approving the plan - Name of the office of the Authority - Any violation from the approved Tenement Plan	
	Any other aspect	-
V.	Economic Aspects	
1.	Details of ground rent payable,	N.A.
2.	Details of monthly rents being received if any,	Seller occupied – Sau.Pallavi Pramod Dange
3.	Taxes and other outings	Details not provided
4.	Property Insurance	Details not provided
5.	Monthly maintenance charges	Self - Maintained
6.	Security charges	Details not provided
7.	Any other aspect	Nil
VI.	Socio-cultural Aspects of the Property	
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Developed Residential area, Middle Class
VII.	Functional and Utilitarian Aspects of the Property	
1.	Description of the functionality and utility of the property in terms of:	
2.	Space allocation	Provided
3.	Storage Spaces	Provided
4.	Utility spaces provided within the Tenement	Provided
5.	Any other aspect	Nil
VIII.	Infrastructure Availability	
1.	Description of physical infrastructure availability in terms of	
	Water supply	Yes
	Sewerage / sanitation System	Yes
	Storm water drainage	Yes
2.	Description of other physical infrastructure facilities viz.	
	Solid waste management	No
	Electricity	Yes
	Road and public transport connectivity	Connected with public transport like Auto, bus, private vehicles, etc.
	Availability of other public utilities nearby	All available nearby
3.	Social infrastructure in terms of	All available nearby
	i. School	
	ii. Medical facilities	
	iii. Recreational facility in terms of parks	



	and open space	
IX.	Marketability	
1.	Analysis of the property in terms of	Location, development of surrounding area, type of construction, construction specifications, age of Tenement, condition of the premises & Tenement, facilities provided and its prevailing market rate.
2.	Locational attributes	R Area
3.	Scarcity	Average
	Demand and supply of the kind of subject property	Good
4.	Comparable sale prices in the locality	Price Indicators attached
X.	Engineering and Technology Aspects of the Property	
1.	Type of construction	As per Brief Description
2.	Material & technology used	B Grade
3.	Specifications	Standard
4.	Maintenance issues	No
5.	Age of the Tenement	10 years
6.	Total life of the Tenement	60 years
7.	Extent of deterioration	50 years Subject to proper, preventive periodic Maintenance & structural repairs.
8.	Structural safety	Good
9.	Protection against natural disaster viz. earthquakes,	Good
10.	Visible damage in the Tenement	Nil
11.	System of air-conditioning	No
12.	Provision for firefighting,	Not Provided
13.	Copies of the plan and elevation of the Tenement to be included	Not Provided
XI.	Environmental Factors	
1.	Use of environment friendly Tenement materials, Green Tenement techniques if any	No
2.	Provision of rain water harvesting	Information not available
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No
XII.	Architectural and aesthetic quality of the Property	
1.	Descriptive account on whether the Tenement is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	old fashioned
XIII.	In case of valuation of industrial property	

Actual Site Photographs



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Price Indicators

Home • Property in Nashik • House for sale in Nashik • House for sale in Cidco

₹3 Cr @ 7,792 per sq.ft.

Estimated EMI ₹2,39,611

6Bedrooms 5Baths

Independent House/Villa for Sale
in Cidco, Nashik, Maharashtra

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

Overview | Owner Details | Locality Reviews | Recommendations



Photos (1/12)

Area
Plot area 3850 sq.ft.
(357.68 sq.m.)

Price
₹ 3 Crore+ Govt Charges & Tax
@ 7,792 per sq.ft.

Total Floors
2 Floors

Configuration
6 Bedrooms . 5 Bathrooms . 2 Balconies

Address
Cidco, Nashik

Property Age
5 to 10 Year Old

Posted on ...

Ready to move

[Contact](#)

Why should you consider this property?

Home / Nashik / Kalpataru Nagar / Plot for Sale in Kalpataru Nagar / Residential Plot

Residential Plot


Ravi shankar marg , Kalpataru Nagar, Nashik

₹51.0 L

Estimated ₹27.01 K

₹47.22 K/sq.mt

[Contact Seller](#)



No Property Images Available

[Request Photos](#)

118 sq.mt
Plot Area


₹43.22 K/sq.mt
Avg. Price

10 Year Old
Age of property

Immediate
Possession status


South-East facing
Facing

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Nashik

Select Taluka: Nashik

Select Village: Mauje Nashik No.1 Ashad Sector (Na

Search By: Survey No. Location

Select	उपविभाग	सुली जमीन	निवासी सदनिका	औफिस दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1.40.1 - सिम्बाँपसिस कडून त्रिमुर्ती चौकाकडे जाणारा रस्ता (1.41.1 ला जोडणारा)	6400	28500	32370	35620	0 चौ. मीटर
SurveyNo	1.40.2 - मोरवाडी कडून एम.व्हा.पा कालजकडे जाणारा रस्ता (श्रवह पालास स्थान कडून येणारा रस्ता) (1.41.3 ला जोडणारा)	6400	28500	32770	35620	0 चौ. मीटर
SurveyNo	1.40.3 - मोरवाडीकडून शिवाजी चौकाकडे जाणारा रस्ता (1.48.1 ला जोडणारा रस्ता)	6400	28500	32370	35620	0 चौ. मीटर
SurveyNo	1.40.4 - एम.व्ही.पी कॉलेजकडून (उत्तमनगर) पवननगर कडे जाणारा रस्ता.	6400	28500	32370	35620	0 चौ. मीटर
SurveyNo	1.40.5 - मोरवाडी कडून सिव्हेव ट्रेडमेट प्लॉटकडे जाणारा रस्ता.	5800	27750	31620	34680	0 चौ. मीटर

12



APPENDIX IV

DECLARATION FROM VALUERS

I hereby declare that-

- The information furnished in my valuation report dated 22.12.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued;
- I/ my authorized representative has personally visited the property on 20.12.2023. The work is not sub- contracted to any other valuer and carried out by myself.
- I have not been convicted of any offence and sentenced to a term of Imprisonment;
- I have not been found guilty of misconduct in my professional capacity.
- 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" as enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- 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. The valuation report is submitted in the prescribed format of the bank.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- Further, I hereby provide the following information.



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

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

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation, - For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

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

DECLARATION-CUM-UNDERTAKING

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

- I am a citizen of India.
- I have not been removed / dismissed from service / employment earlier.
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- I am not an undischarged insolvent.
- I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- My PAN Card number as applicable is AEAPC0117Q
- I have read and understood the 'Handbook on Policy, Standards and Procedures for real Estate Valuation by Banks and HFI in India 2010' of the IBA and fulfil all the conditions of criteria for Empanelment as listed therein.
- I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- I have not concealed or suppressed any material information, facts and record and I have made a complete and full disclosure.
- I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **Banking purpose** as on dated **22nd December 2023**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self-interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this Banking purpose at **₹ 26,03,939/- (Rupees Twenty-Six Lakh Three Thousand Nine Hundred Thirty-Nine Only)**.

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

**Sharadkumar
B. Chalikwar**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO: SAMD:1138

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2023.12.22 17:37:44 +05'30'

Auth. Sign.