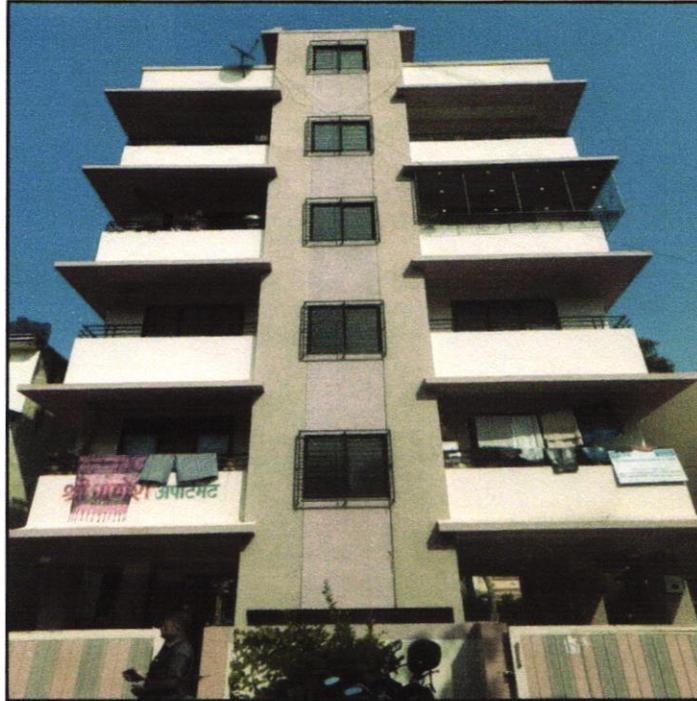


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser: **Sau. Surekha Suresh Hullale.**

Name of Owner: **Smt. Nanda Anjanaappa Telangi &  
Shri. Prashant Anjanaappa Telangi ,  
Hemalatha Anjanaappa Telangi.**

Residential Flat No. 03, Second Floor, " **Shree Ganesh Apartment** ", Survey No. 55/ 1, Plot No. 38+39,  
Near Shreekrishna Nagar Garden, Old Saikheda Road, Pandit Borade Marg, Village - Panchak,  
Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.

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**Latitude Longitude: 19°58'59.4"N 73°50'56.1"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, Madhusha 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

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| 📍 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. 03, Second Floor, " **Shree Ganesh Apartment** ", Survey No. 55/ 1, Plot No. 38+39, Near Shreekrishna Nagar Garden, Old Saikheda Road, Pandit Borade Marg, Village - Panchak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India. belongs to Name of Proposed Purchaser: **Sau. Surekha Suresh Hullale**. Name of Owner: **Smt. Nanda Anjanaappa Telangi & Shri. Prashant Anjanaappa Telangi , Hemalatha Anjanaappa Telangi**.

Boundaries of the property.

Boundaries	Building	Flat
North	S. No. 55/1	Marginal Space
South	Colony Road	Marginal Space
East	Plot No. 37	Staircase, Lobby & Flat No .04
West	Plot No. 40	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 **₹18,20,000.00 (Rupees Eighteen Lakh Twenty Thousand 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: 2023.12.29 13:13:39 +05'30'

Auth. Sign.



**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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



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

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- 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 : 28.12.2023
	b)	Date on which the valuation is made : 29.12.2023
3.	List of documents produced for perusal: <ul style="list-style-type: none"> <li>i. Copy of Notarized Agreement For Sale Dated 22.12.2023 between Sau. Surekha Suresh Hullale. (Proposed Purchaser) &amp; Smt. Nanda Anjanaappa Telangi &amp; Shri. Prashant Anjanaappa Telangi , Hemalatha Anjanaappa Telangi. (Owner).</li> <li>ii. Copy of Occupancy Certificate Javak No. NMC/ TPD/ Panchak/ OC/ 1254/ 2020 dated 20.07.2020 issued by Nashik Municipal Corporation, Nashik.</li> <li>iii. Copy of Approved Building Plan Digital Sign By Suresh D Nikumbhe dated. 19.03.2019 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.</li> <li>iv. Copy of Commencement Certificate No. LND/ BP/ Panchak/ DCR/ 0246/ 2019 dated 11.02.2019 issued by Nashik Municipal Corporation, Nashik.</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 Proposed Purchaser: <b>Sau. Surekha Suresh Hullale.</b>  Name of Owner: <b>Smt. Nanda Anjanaappa Telangi &amp; Shri. Prashant Anjanaappa Telangi , Hemalatha Anjanaappa Telangi.</b>  <b>Address:</b> Residential Flat No. 03, Second Floor, " <b>Shree Ganesh Apartment</b> ", Survey No. 55/ 1, Plot No. 38+39, Near Shreekrishna Nagar Garden, Old Saikheda Road, Pandit Borade Marg, Village - Panchak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Suresh Hullale ( owner Representative ) Contact No. +91 9371259420 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 03 is located on Second Floor. As per Approved plan, the composition of flat is Living + 1 Bedroom + Kitchen + Toilet + 2



			Balcony (i.e., <b>1BHK</b> ). The property is at 4.9 Km. distance from nearest railway station Nashik Road. <b>Landmark:</b> Near Shreekrishna Nagar Garden.
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. 55/ 1, Plot No. 38+39
	b) Door No.	:	Residential Flat No. 03
	c) T.S. No. / Village	:	Village – Panchak
	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 Digital Sign By Suresh D Nikumbhe dated. 19.03.2019 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. 03, Second Floor, " <b>Shree Ganesh Apartment</b> ", Survey No. 55/ 1, Plot No. 38+39, Near Shreekrishna Nagar Garden, Old Saikheda Road, Pandit Borade Marg, Village - Panchak, Taluka & District - Nashik, PIN Code – 422 101, 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 – Panchak 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	:	S. No. 55/1
	South	:	Colony Road



	East	:	Plot No. 37	Plot No. 37
	West	:	Plot No. 40	Plot No. 40
13.1	<b>Flat</b>		<b>As per Actual Site</b>	<b>As per the Plan</b>
	North		Marginal Space	Marginal Space
	South		Marginal Space	Marginal Space
	East		Staircase, Lobby & Flat No .04	Staircase, Lobby & Flat No .04
	West		Marginal Space	Marginal Space
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°58'59.4"N 73°50'56.1"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 395.00 (Area as per site Measurement)	
			<b>Built up in Sq. Ft. = 520.00</b> <b>(Area as per Notarized Agreement for Sale)</b>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built up in Sq. Ft. = 520.00</b> <b>(Area as per Notarized 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. 55/1, Plot No. 38+39	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Panchak Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 03, Second Floor, " <b>Shree Ganesh Apartment</b> ", Survey No. 55/ 1,55/2, 56/2, Plot No. 38+39, Near Shreekrishna Nagar Garden, Old Saikheda Road, Pandit Borade Marg, Village - Panchak, Taluka & District - Nashik, PIN Code – 422 101, 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) + 4 <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 Second Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	N. A	
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	:	Second Floor
2	Door No. of the Flat	:	Residential Flat No. 03
3	Specifications of the Flat	:	1BHK
	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 Proposed Purchaser: <b>Sau. Surekha Suresh Hullale.</b>  Name of Owner: <b>Smt. Nanda Anjanaappa Telangi &amp; Shri. Prashant Anjanaappa Telangi , Hemalatha Anjanaappa Telangi.</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. = 520.00 (Area as per Notarized 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. = 395.00 (Area as per site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 4,000.00 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	:	₹ 3,000.00 to ₹ 4,000.00 per Sq. Ft. on Built Up Area

	locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹ 3,500.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 1,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	: ₹ 29,500.00 per Sq. M. ₹ 2,741.00 per Sq. Ft
	Guideline rate obtained (after Depreciation)	: N.A.
5	Registered Value (if available)	: --
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	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>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	: ₹ 1,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 3,500.00 per Sq. Ft.</b>

## Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	520.00 Sq. Ft.	3,500.00	18,20,000.00
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			18,20,000.00
	<b>Total</b>			

**Value of Flat**

<b>Fair Market Value</b>	<b>18,20,000.00</b>
<b>Realizable value</b>	<b>17,29,000.00</b>
<b>Distress Value</b>	<b>14,56,000.00</b>
<b>Insurable value of the property (520.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>10,40,000.00</b>
<b>Guideline value of the property (520.00 Sq. Ft. X ₹2,741.00)</b>	<b>14,25,320.00</b>

**Justification for price / rate**

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

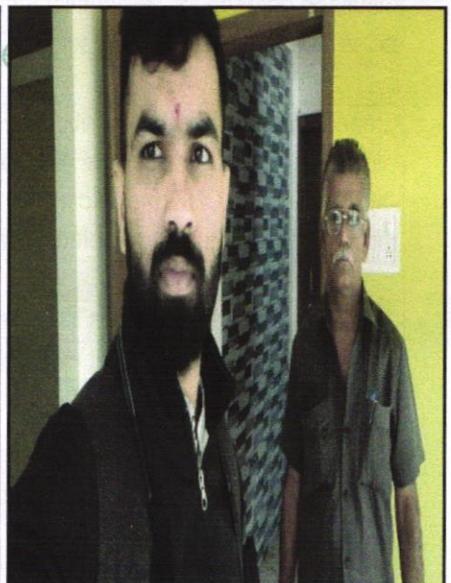
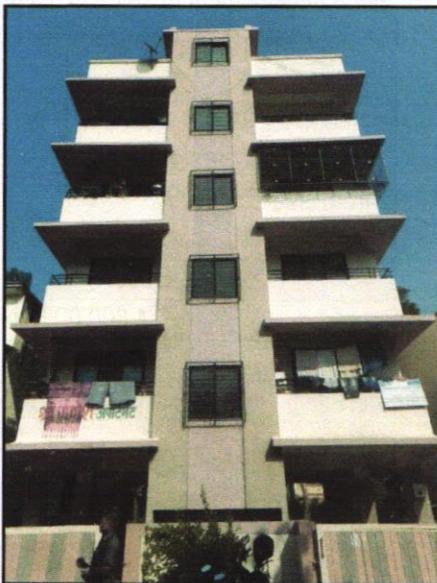
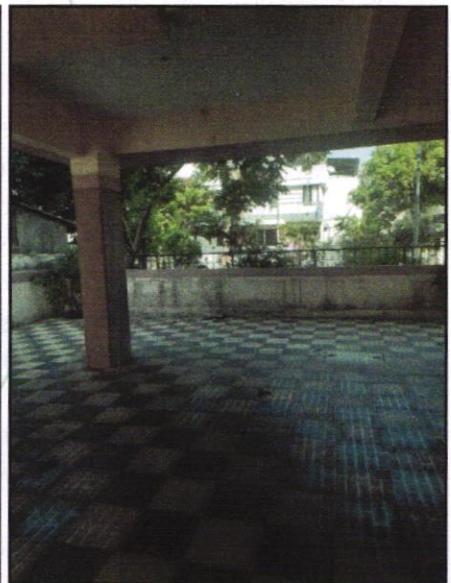
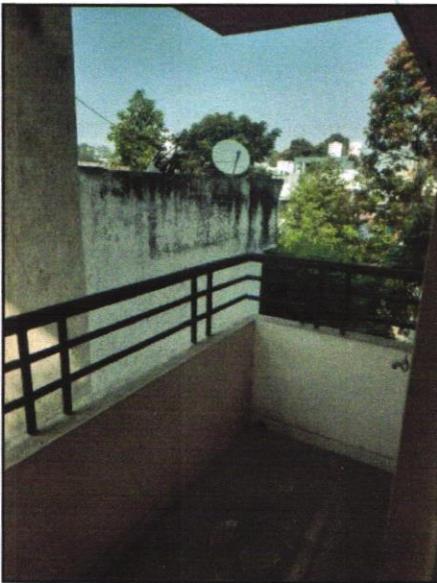
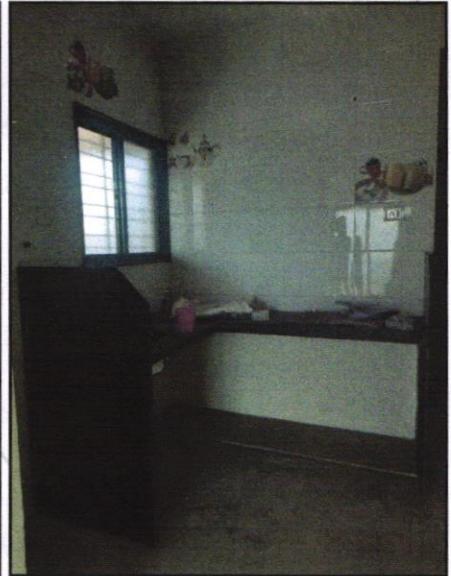
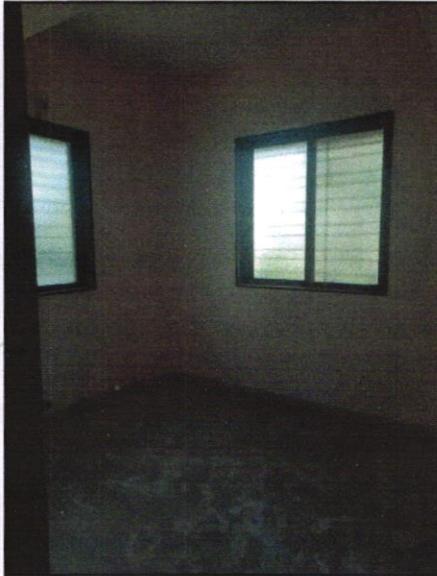
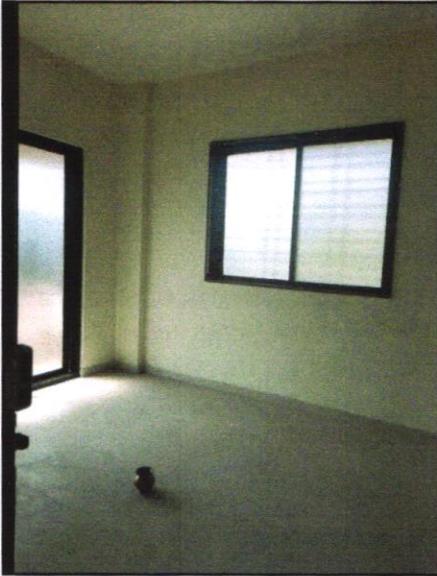
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

**Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 3,000.00 to ₹ 4,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 3,500.00 per Sq. Ft. (after depreciation) on Built Up 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	₹ 4,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

### Actual site photographs





## Ready Reckoner Rate



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Registration & Stamps**  
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Valuation
Home
Rule Guidline
LOGOUT

### Valuation For Rural 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;">मौजे पंचक</span>		
Attribute	<span style="border: 1px solid black; padding: 2px;">सद्वे नंबर</span>	<input style="width: 50px;" type="text" value="56"/>	SubZone Name
<span style="border: 1px solid black; padding: 2px;">18.2- सायखेडा रस्ताच्या</span>			
Mahapalika Area	<span style="border: 1px solid black; padding: 2px;">Nashik Muncipal Cor</span>		

Open Land	Residence	Office	Shop	Industry	Unit
7500	29500	33250	36870	0	Square Meter

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## Price Indicators

Nashik

+ Add

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Configurations  
3. 4 BHK Apartments

Interested →

Configurations  
2. 3 BHK Apartments

Interested →

Home / Nashik / Panchak / Apartment for Sale in Panchak / 1 BHK Apartment \*\*\* Last updated: Jan 19, 2023

### 1 BHK Apartment

REPUTED BUILDER

Nari Om Apartment, Panchak, Nashik

OFFERS

Free registration [Know More](#)

**₹21.51 L** EMI starts at ₹11.39 K

₹3.34 K/sq.ft

Contact Seller

Hall

SHARE

SAVE

Hall

644 sq.ft

Build Up Area

₹3.34 K/sq.ft

Avg. Price

Ready to move

Possession status

Middle 1

of 4 floors

Unfurnished

Furnishing

Nashik

+ Add

Download App
List Property Free

Configurations  
2. 3 BHK Apartments

Interested →

Configurations  
3. 4 BHK Apartments

Interested →

Home / Nashik / Panchak / Apartment for Sale in Panchak / 1 BHK Apartment \*\*\* Last updated: Feb 2, 2023

### 1 BHK Apartment

Narayan Apartment, Panchak, Nashik

OFFERS

Free car parking [Know More](#)

**₹24.0 L** EMI starts at ₹12.71 K

₹3.69 K/sq.ft

Contact Seller

Hall

SHARE

SAVE

Hall

650 sq.ft

Build Up Area

₹3.69 K/sq.ft

Avg. Price

12 Year Old

Age of property

Ready to move

Possession status

Lower 1

of 3 floors

East facing

Facing

Unfurnished

Furnishing

## Price Indicators

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Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Jail Road > 1 BHK Flats for Sale in Jail Road > 425 Sq-ft

₹13.5 Lac

Get ₹4,053 cashback on Home Loan

⋮

1 BHK 425 Sq-ft Flat For Sale in [Jail Road, Nashik](#)



🛏 1Bed
🚿 1Bath
🏠 1Balcony
🏠 Unfurnished

Super Built-Up Area  
**425 sqft** ▾  
₹3,179/sqft

Floor  
**4 (Out of 4 Floors)**

Transaction Type  
**New Property**

Status  
**Ready to Move**

Furnished Status  
**Unfurnished**

Age Of Construction  
**Less than 5 years**




+5 Photos

Contact Agent

Get Phone No.

👤 Last contact made 2 days ago

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Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Nashik > Builder Floor for Sale in Nashik > Builder Floor for Sale in Jail Road > 1 BHK Builder Floor for Sale in Jail Road > 560 Sq-ft

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₹20.0 Lac

Get ₹6,000 cashback on Home Loan

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1 BHK Builder Floor For Sale in [Jail Road, Nashik](#)



🛏 1Bed
🚿 1Bath
🏠 Furnished

Super Built-Up Area  
**560 sqft** ▾  
₹3,571/sqft

Floor  
**2 (Out of 4 Floors)**

Transaction Type  
**Resale**

Status  
**Ready to Move**

Furnished Status  
**Furnished**

## Notarized Agreement For Sale

महाराष्ट्र MAHARASHTRA © 2021 ZK 247582  
 २५/१०/२३ २०/१२/२३  
 ६ MAR 2023  
 SURESH T. BHOSALE  
 NOTARY PUBLIC  
 GOVT. OF MAHARASHTRA  
 (१) श्री खासी स्वर्ण।  
 साठेखत करारनामा :-  
 साठेखत करारनामा आज दिनांक १२ माहे डिसेंबर इतमी सन २०२३ ते दिवशी नाशिकरोड मुकामी।  
 This Document Contains ०7 Pages Noted & Registered at Serial Number 624/2023  
 12/12/2023

### ५) फ्लॉट मिळकतीचे वर्णन :-

वर कलम १ पात वर्णन केलेल्या फ्लॉट मिळकतीवर बांधण्यात आलेल्या इमारतीस 'श्री गणेश अपार्टमेंट' असे नाव देण्यात आलेले आहे. सदर इमारतरती मधील ०८ फ्लॉटसु पेकी दुसऱ्या माजत्या वरील फ्लॉट नंबर ०३ (तीन) यासी बांधीव क्षेत्र ४८.३२ चौ. मीटर

(३)

SURESH T. BHOSALE  
 NOTARY PUBLIC  
 GOVT. OF MAHARASHTRA  
 Regd. No. 752

सी. सुरेखा सुरेश हुल्लाळे  
 उ.व. ४५ वर्ष, धंदा - नोकरी, PAN- AEBPH9694G  
 Aadhaar- 5354 1053 4422  
 रा. : जेलार मळा, सरस्वती नगर, पंचक, जेलरोड, नाशिक रोड, नाशिक ४२२ १०१.

लिहून देणार

१. श्रीमती नंदा अंजनाअप्पा तेलगी  
 उ.व. ६२ वर्ष धंदा - गृहिणी PAN- AOQPT9646B

२. श्री. प्रशांत अंजनाअप्पा तेलगी  
 उ.व. ३५ वर्ष धंदा - नोकरी PAN- AJWPT1749C

३. हेमलता अंजनाअप्पा तेलगी  
 उ.व. ३३ वर्ष धंदा - नोकरी PAN- सर्व रा. : दसक, जेलरोड, नाशिक रोड ४२२ १०१.

लिहून देणार

कारणे साठेखत करारनामा लिहून व नोंदरी करून देतात ते ऐसा की :-

१) मिळकतीचे वर्णन :-  
 तुळडी जिल्हा नाशिक, पोस्ट तुळडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील, मोठे पंचक व्हा गावचे शिवारातील बिनशेती फ्लॉट मिळकत यासी सर्व्हे नंबर ५५१/५५२/५६/२/फ्लॉट/३८/३९ यासी एकूण क्षेत्र २२९.४० चौ. मीटर, यासी बिनशेती आकार रु. ७०.०० पै. यासी चतुसिमा खालील प्रमाणे :-  
 पूर्वेस : फ्लॉट न. ३७  
 पश्चिमेस : फ्लॉट न. ४०  
 दक्षिणेस : कॉलनी रोड  
 उत्तरेस : सर्व्हे नंबर ५५१/२

येणे प्रमाणे चतुसिमेतील वर्णनाची बिनशेती फ्लॉट मिळकत घांत जल, तरू, काट, पाषाण, निधी, निबंधासह व जाण्यवेण्याचे वागवहीवाटीचे हक्कांसह, तसेच मंजूर ले. अऊट मधील कॉलनी रोडचा सामाईकरित्वा वापरण्याचे हक्क व अधिकारासहीत अशी दरोबस्त मिळकत.

उपरोक्त दस्तामधे लिहून देणार यांचा उल्लेख 'तुम्ही' व लिहून देणार यांचा उल्लेख 'आम्ही/आम्हाला' असा केलेला आहे. तसेच यदस्ताने तुम्हांस विक्री केलेल्या फ्लॉट मिळकतीचा उल्लेख 'सदरमिळकत' असा करण्यात आलेला आहे.

२) मिळकतीचा पूर्वइतिहास :-  
 वर कलम १ पात वर्णन केलेली फ्लॉट मिळकत ही लिहून देणार यांचे वडीलोपार्जित मालकीची अशी होती. परंतु के. अंजनाअप्पा हनुमंत तेलंगी हे दिनांक २०/०९/२०१६ रोजी मरण झालेले असल्याने त्यांना लिहून देणार हे कायदेशिर वारस आहेत. त्यानुसार सदर मिळकत लिहून देणार यांनी डी. एल. एटरप्राईजेस तर्फे भागीदार श्री. सुरेशभाई छगनभाई भोजानी यांना दिनांक १२/०९/२०१७ रोजी विकसन करारनामा व जनरल मुखस्यार पत्राने

(५)

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(विल्टअप) ही फ्लॉट मिळकत बेंड+हॉल+ किचन+बाल्कनी सॅन्डास, बाथरूमसह, तसेच फ्लॉट मिळकतीमध्ये असलेल्या सुख-सुविधासह व इलेक्ट्रीक फिटर सह, यासी चतुसिमा खालील प्रमाणे :-  
 पूर्वेस :  
 पश्चिमेस : मंजूर विल्टींग प्लॅन प्रमाणे  
 दक्षिणेस :  
 उत्तरेस :  
 पैणेप्रमाणे चतुसिमेतील फ्लॉट मिळकतीमध्ये जाण्यवेण्याचे, वागवहीवाटीचे हक्कांसह तसेच सामाईकपणे वापर करण्याचे हक्कांसह तसेच मिळकतीमध्ये असलेले स्वतंत्र इलेक्ट्रीक मीटर कनेक्शनसह तसेच कॉलनी रस्त्याचा व इमारतीमध्ये जिना, पॅसेज, इतर फ्लॉटधारकासमवेत सामाईकपणे वापरण्याचे हक्कांसह दरोबस्त मिळकत.

६) फ्लॉट मिळकतीची किंमत :-  
 वर कलम ६ पात वर्णन केलेल्या फ्लॉट मिळकतीची एकूण किंमत तुमचे व आमचे दरम्यान रक्कम रुपये १६,००,०००/- (अक्षरी रक्कम रुपये सोळा लाख मात्र) इतकी ठरलेली असून सदरची किंमत आजचे वातु व प्रचलित बाजारभावाप्रमाणे योग्य, वाजवी व उचित आहे. सदरचे किमतीबाबत उभयपक्षांमध्ये कोणत्याही प्रकारचा वाद अगर तक्रार राहिलेली नाही. सदरचे ठरलेल्या एकूण किंमतेची मिळालेल्या रक्कमेचा तपशिल पुढील प्रमाणे.  

रक्कम रुपये	तपशिल
५१,०००/-	दि. १३/११/२०२३ रोजी NEFT द्वारे तुमचे काडून मिळाले, ते पावते तक्रार नाही.
५१,०००/-	अक्षरी रक्कम रुपये एकवजन हजार मात्र

असा वरील प्रमाणे रकमेचा भरणा तुमचेकडून आम्हाला मिळाला असून तो पत्रला, भरण्याबाबत काही तक्रार नाही तसेच उर्वरित राहिलेली रक्कम रुपये १५,४९,०००/- (अक्षरी रक्कम रुपये पंधरा लाख एकोणपत्रास हजार मात्र) हे तुम्ही आम्हाला आजपासून एक महिन्याचे आत कोणत्याही बँक अगर वित्तीय संस्थेकडून कर्ज प्रकरत करून खरेदीला नोंदविले दिवशी देण्याचे मान्य व कबूल केलेले आहे ही या काराराची महत्वाची अट व शर्त आहे.

७) वर कलम ८ पात वर्णन केलेल्याप्रमाणे तुम्ही आम्हास सदरची रक्कम अदा केली नाही तर सदरचा करारनामा रद्द करण्याचा हक्क व अधिकार आम्हास आहे व राहिले हे तुम्हांस मान्य व कबूल आहे. तसेच तुम्ही आम्हाला भरणा तपशिलात जी रक्कम अदा केलेली आहे तीच रक्कम तुम्हांस परत करण्यात येईल ही अट आपते उभयपक्षां मान्य व कबूल आहे.

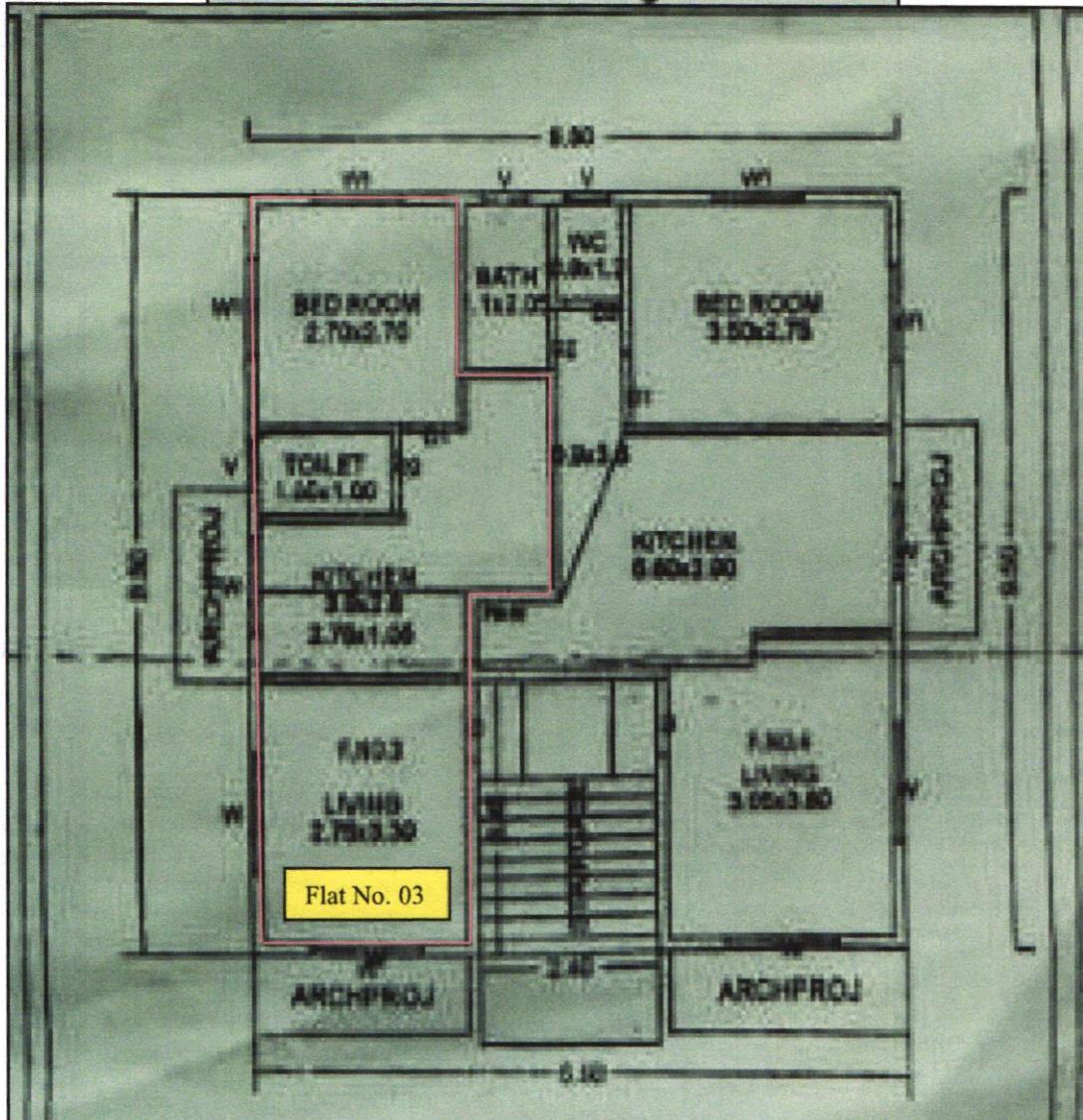


## Approved Plan

**STAMP OF APPROVAL**

Document certified by Suresh D Nikumbhe  
<sureshnikumbhe05@gmail.com>

Organization : Government Of Maharashtra  
Designation : Assistant Director Town Planning  
Date : 19-Mar-2019 13:40:44  
Certificate : 2202A41E0203487



# Commencement Certificate & Occupancy Certificate

**Nashik Municipal Corporation  
OCCUPANCY CERTIFICATE**



**NASHIK MUNICIPAL CORPORATION**

No. LND/BP/Panchak/DCR/0246/2019

Date: 11/02/2019

**SANCTION OF BUILDING PERMISSION  
AND  
COMMENCEMENT CERTIFICATE**

To,

Shri/Smt

D. L. Enterprise Through Partner Shri Sureshbhai Chhaganbhai Bhojani

C/o. Er. SATISH DNYANESHWAR GAIKWAD & Shri Engg. CHIMANBHAI D. PATEL of Nashik

**Sub -** Sanction of Building Permission & Commencement Certificate in Plot No. - 38+39 of City Survey No.7 Cut No 55/1 of Shiwar Panchak.

**Ref. -** 1) Your Application & Plan dated: 16 November, 2018 Inward No NMC/TPD/Panchak/BP/0030/2019.

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 permits under section 253 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

**Permission Conditions 1 to 35**

1. The land vacated in consequence of enforcement of the set back rule shall form part of Public Street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 253 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 date of 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 etc.).
7. After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
8. Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land (Ceiling & Regulation) Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. 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 balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
10. 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.
11. The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik.

Page 1 of 4

Application No.	NMC/TPD/Panchak/OC/1254/2020		Date: 20/07/2020
Application Date:	12 February, 2019		
Permission No./OC	LND/OC/Panchak/DCR/0371/2020	Occupancy Issued Date:	20 July, 2020
Building Permit No:	LND/BP/Panchak/DCR/0246/2019	Building Permit Date:	11 February, 2019
Building Commencement Notice submitted by the Applicant	12 February, 2019		
Building Completion Notice submitted by the Applicant	08 July, 2020		
CSC Occupancy No.	NMC/TPD/Panchak/OC/1254/2020		

The Owners/Builder/Developer /Licensed Architect/Engineer / Structural Engineer have given the Building Completion Notice that the building has been completed as per the specifications of Sanctioned Plans and it is declared that the building conforms in all respects to the requirements of the building regulations contained under the statutory provisions in the respective Municipal Act and Building Bye Laws/Rules issued by the Govt. This is to certify that the building has been inspected and is declared fit for occupation.

<b>4. NAME OF THE OWNER/Developer</b>			
D. L. Enterprise Through Partner Shri Sureshbhai Chhaganbhai Bhojani			
<b>5. LOCATION OF THE PROPOSED SITE</b>			
1. Plot No.	38+39	2. Survey No.	55/1
3. District	Nashik	4. Village	Panchak
5. Division	Nashik Road	6. Town/ City	NASHIK
<b>C. DETAILS OF THE COMPLETED BUILDING</b>			
1. Building Permit / Permission No.	LND/BP/Panchak/DCR/0246/2019	Building Permit / Permission Date	11 February, 2019
a. Due date for completion of the building	08 July, 2020		
b. Date on which completion notice submitted	08 July, 2020		
c. Whether it is completed within the stipulated time	NO		
d. If No, to collect the Fine Rs(881/-) for Revalidation /Revised Charges as per the NMC Act as per the rules in force			
<b>D. BUILDING WISE DATA</b>			
1. Site Area (m2)	As per Documents	As per submitted Plan	Road Widening Area
	0.00	0.00	0.00
			Net Area
			229.40
<b>Building Name</b>			
RESIDENTIAL			
<b>No. of Floors</b>			
		<b>Cellar + Stilt</b>	<b>Ground +Upper Floors</b>
a. As per Sanctioned Plan	0Cellar+1 Stilt		0Ground Floor + 4Upper Floor
b. As per Completed Building Plan	0Cellar+1 Stilt		0Ground Floor + 4Upper Floor
<b>Use of the Building</b>			
a. As per Sanctioned Plan	Residential		
b. As per Completed Building Plan	Residential		
<b>Floor Area (m2)</b>			
a. As per Sanctioned Plan	345.88		
b. As per Completed Building Plan	345.88		
		<b>i) Parking Area (m2)</b>	<b>ii) Tot -lot area (m2)</b>
a. As per Sanctioned Plan	0		229.4
b. As per Completed Building Plan	0		229.4

नसिक-४  
सं. २०२ / २०२०  
११ - ११



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 ₹ 18,20,000.00 (Rupees Eighteen Lakh Twenty Thousand Only). The **Realizable Value** of the above property ₹ 17,29,000.00 (Rupees Seventeen Lakh Twenty-Nine Thousand Only). and the **Distress Value** ₹ 14,56,000.00 (Rupees Fourteen Lakh Fifty-Six Thousand Only).

Place: Nashik

Date: 29.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD. <sup>®</sup>

**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: 2023.12.29 13:13:55 +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 29.12.2023 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 28.12.2023. 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 Sau. Surekha Suresh Hullale. From Smt. Nanda Anjanaappa Telangi & Shri. Prashant Anjanaappa Telangi, Hemalatha Anjanaappa Telangi. vide Notarized Agreement for Sale dated.22.12.2023.
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 Swapnil Wagh – 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 – 28.12.2023 Valuation Date - 29.12.2023 Date of Report - 29.12.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 28.12.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



## Property Title

Based on our discussion with the Client, we understand that the subject property is being Purchased by Name of Proposed Purchaser: **Sau. Surekha Suresh Hullale**. Name of Owner: **Smt. Nanda Anjanaappa Telangi & Shri. Prashant Anjanaappa Telangi , Hemalatha Anjanaappa Telangi**. 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 Built Up Area = 520.00 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 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 Built Up Area = 520.00 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.



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: 29.12.2023

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  
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Auth. Sign.

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