

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Ramdas Mhata Thombare & Shri. Mohinesh Ramdas Thombare.**

Name of Owner: **Shri. Sanjay Vishanu Damodare.**

Residential Flat No. 205, Second Floor, "**Shraddha Heights**", Survey No. 201/ 1B/ 2B/ 3B, Plot No. 25+29 +30, Near Trikoni Bangala, Ayodhya Nagari, Dr Nanasahab Dharmadhikari Marg, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.

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Longitude Latitude: 20°01'25.8"N 73°49'16.5"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

This is to certify that the property bearing Residential Flat No. 205, Second Floor, "Shraddha Heights", Survey No. 201/ 1B/ 2B/ 3B, Plot No. 25+29+30, Near Trikoni Bangala, Ayodhya Nagari, Dr Nanasaheb Dharmadhikari Marg, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Shri. Ramdas Mhata Thombare & Shri. Mohinesh Ramdas Thombare.** **Name of Owner: Shri. Sanjay Vishanu Damodare.**

Boundaries of the property.

		As per Site	As per Site
North	:	Shed	Passage & Lift
South	:	Building	Marginal Space
East	:	Road	Flat No. 204
West	:	Road	Flat No. 206

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 **₹ 62,88,800.00 (Rupees Sixty Two Lakh Eighty Eight Thousand Eight Hundred Only).**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.03.13 17:00:31 +05'30'

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.

Auth. Sign.



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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Mumbai - 400 072, (M.S.), INDIA

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Valuation Report of Immovable Property

I		General	
1.	Name and Address of the Valuer	:	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. B1-001, U/B Floor, Boomerang , Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.
2.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
3.	a) Date of inspection	:	13.03.2024
	b) Date of valuation	:	13.03.2024
	C) Title Deed Date	:	Notarized Agreement to Sale Vide Dated.07.03.2024
4.	List of documents produced for perusal:		<ol style="list-style-type: none"> 1) Copy of Notarized Agreement For sale dated.07.03.2024 between Shri. Shri. Ramdas Mhata Thombare & Shri. Mohinesh Ramdas Thombare (Proposed Purchaser). From Shri. Sanjay Vishanu Damodare (Owner). 2) Copy of Approved Building Plan Accompanying Commencement Certificate No. C1/ 382/ 2021 dated.09.09.2021 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. 3) Copy of Full Occupancy Certificate Building Proposal No. 144429 dated.20.04.2023, issued by Nashik Municipal Corporation, Nashik. 4) Copy of Commencement Certificate No. LND/ BP/ C1/ 382/ 2021 dated.09.09.2021 issued by Nashik Municipal Corporation, Nashik. 5) Copy of MAHA Rera Certificate No. P51600032322 dated.29.12.2021 issued by Maharashtra Real Estate Regulatory Authority.
5.	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: Shri. Ramdas Mhata Thombare & Shri. Mohinesh Ramdas Thombare. Name of Owner: Shri. Sanjay Vishanu Damodare. Address: Residential Flat No. 205, Second Floor, "Shraddha Heights " , Survey No. 201/ 1B/ 2B/ 3B, Plot No. 25+29+30, Near Trikoni Bangala, Ayodhya Nagari, Dr Nanasaheb Dharmadhikari Marg, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. Contact Person: Shri. Sanjay Vishnu Damodare (Builders) Contact No. +91 9372904343 Joint Ownership.
6.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat No. 205 is located on Second floor. As per Actual Site Inspection, the composition of flat is: Living Room + 3 Bedroom + Kitchen



			+ 1 Attached Toilet + Common Toilet + Balcony + Passage (i.e. 3 BHK) The property is at 10.2 Km. travelling distance from Nashik Road Railway Station. Landmark: Near Trikoni Bangala.
7.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 201/ 1B/ 2B/ 3B, Plot No. 25+29+30
	b) Door No.	:	Residential Flat No. 205
	c) 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. C1/ 382/ 2021 dated.09.09.2021 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
	j) Comment on unauthorizes Construction if any	:	N. A.
	k) Comment on demolition proceedings if any	:	N. A.
8.	Postal address of the property	:	Residential Flat No. 205, Second Floor, " Shraddha Heights ", Survey No. 201/ 1B/ 2B/ 3B, Plot No. 25+29 +30, Near Trikoni Bangala, Ayodhya Nagari, Dr Nanasaheb Dharmadhikari Marg, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India
9.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	Yes
	Industrial area	:	No
10.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
11.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Nashik Nashik Municipal Corporation, Nashik.
12.	Whether covered under any State / Central Govt. enactments (e.g., Urban	:	No



	Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		
13.	Boundaries of the property		As per Site As per document
	North	:	Shed S. No. 201 Part
	South	:	Building Plot No. 26 & 28
	East	:	Road Colony Road
	West	:	Road 18.00 Mtr. D.P Road
14.	Dimensions of the site / Flat		N. A. as property under consideration is a Residential Flat.
			A B
			As per the Deed Actuals
	North	:	Passage & Lift Passage & Lift
	South	:	Marginal Space Marginal Space
	East	:	Flat No. 204 Flat No. 204
	West	:	Flat No. 206 Flat No. 206
15.	Extent of the site	:	Carpet Area in Sq. Ft. = 856.00 Balcony Area in Sq. Ft. = 132.00 (Area as per Site Measurement)
			Carpet Area in Sq. Ft. = 840.00 Balcony Area in Sq. Ft. = 134.00 Total Carpet Area in Sq. Ft. = 974.00 (Area as per Notarized Agreement to Sale)
			Built up Area in Sq. Ft. = 1071.00 (Carpet Area as per Notarized Agreement to Sale + 10%)
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	20°01'25.8"N 73°49'16.5"E
16.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 840.00 Balcony Area in Sq. Ft. = 134.00 Total Carpet Area in Sq. Ft. = 974.00 (Area as per Notarized Agreement to Sale)
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II	APARTMENT BUILDING		
1.	Name of the Apartment	:	" Shraddha Heights "
2.	Description of the locality Residential / Commercial / Mixed	:	Residential
3	Year of Construction	:	2023 (As per Occupancy Certificate)
4	Number of Floors	:	Ground + 7 th Upper Floors
5	Type of Structure	:	R.C.C. framed structure
6	Number of Dwelling units in the building	:	06 Flats on Second Floor

7	Quality of Construction	:	Good
8	Appearance of the Building	:	Good
9	Maintenance of the Building	:	Good
10	Facilities Available	:	
	Lift	:	Yes - 1
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	Residential Flat		
1	The floor in which the Flat is situated	:	Second Floor
2	Door No. of the Flat	:	Residential Flat No. 205
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Ceramic / Mosaic tiles flooring
	Doors	:	Wooden door frame with solid flush shutters
	Windows	:	Aluminum Sliding Windows with M.S Grill
	Fittings	:	Concealed plumbing with Open Casing capping Electrical Wiring
	Finishing	:	Cement Plastering
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: Shri. Ramdas Mhata Thombare & Shri. Mohinesh Ramdas Thombare. Name of Owner: Shri. Sanjay Vishanu Damodare.
8	What is the undivided area of land as per Sale Deed?	:	Not applicable
9	What is the plinth area of the Flat?	:	Built up Area in Sq. Ft. = 1071.00 (Carpet Area as per Notarized Agreement to Sale + 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. = 856.00 Balcony Area in Sq. Ft. = 132.00 (Area as per Site Measurement) Carpet Area in Sq. Ft. = 840.00 Balcony Area in Sq. Ft. = 134.00



		Total Carpet Area in Sq. Ft. = 974.00 (Area as per Notarized Agreement to Sale)
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
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?	: ₹ 12,000.00 Expected rental income per month
IV	MARKETABILITY	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developed 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 Residential 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 Residential Flat under valuation after comparing with the specifications and other factors with the Residential Flat under comparison (give details).	: ₹ 6,200.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,000.00 per Sq. Ft.
	II. Land + others	: ₹ 4,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	: ₹ 34,200.00 per Sq. M. i.e. ₹ 3,177.00 per Sq. Ft.
4A	Guideline rate obtained (after Depreciation)	: N.A
4B	Registered Value (if available)	: -
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	: It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
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 Residential Flat	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 01 Years
	Life of the building estimated	: 59 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	:	₹ 4,200.00 per Sq. Ft.
	Total Composite Rate	:	₹ 6,200.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Residential Flat	974.00 Sq. Ft.	6,200.00	60,38,800.00
2	Parking	Lump sum	Lump sum	2,50,000.00
3	Total Value Of the Property			62,38,800.00

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 i.e. ` 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, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of residential and commercial application in the locality etc. We estimate ` 6,200.00 per Sq. Ft. on Carpet Area for valuation.



As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications ₹ 62,88,800.00 (Rupees Sixty Two Lakh Eighty Eight Thousand Eight Hundred Only).

I	Date of Purchase of Immovable Property	:	07.03.2024
II	Purchase Price of immovable property	:	₹ 55,00,000.00
III	Book value of immovable property:	:	₹ 55,00,000.00
IV	Fair Market Value of immovable property:	:	₹ 62,88,800.00
V	Realizable Value of immovable property:	:	₹ 59,74,360.00
VI	Distress Sale Value of immovable property:	:	₹ 50,31,040.00
VII	Guideline Value	:	₹ 34,02,567.00
VIII	Insurable value of the property (1071.00 Sq. Ft. X 2,000.00)	:	₹ 21,42,000.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 13 & 14

Place: Nashik

Date: 13.03.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.03.13 17:00:51 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No.ZO:SAMD:1138

Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts



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Actual Site Photographs



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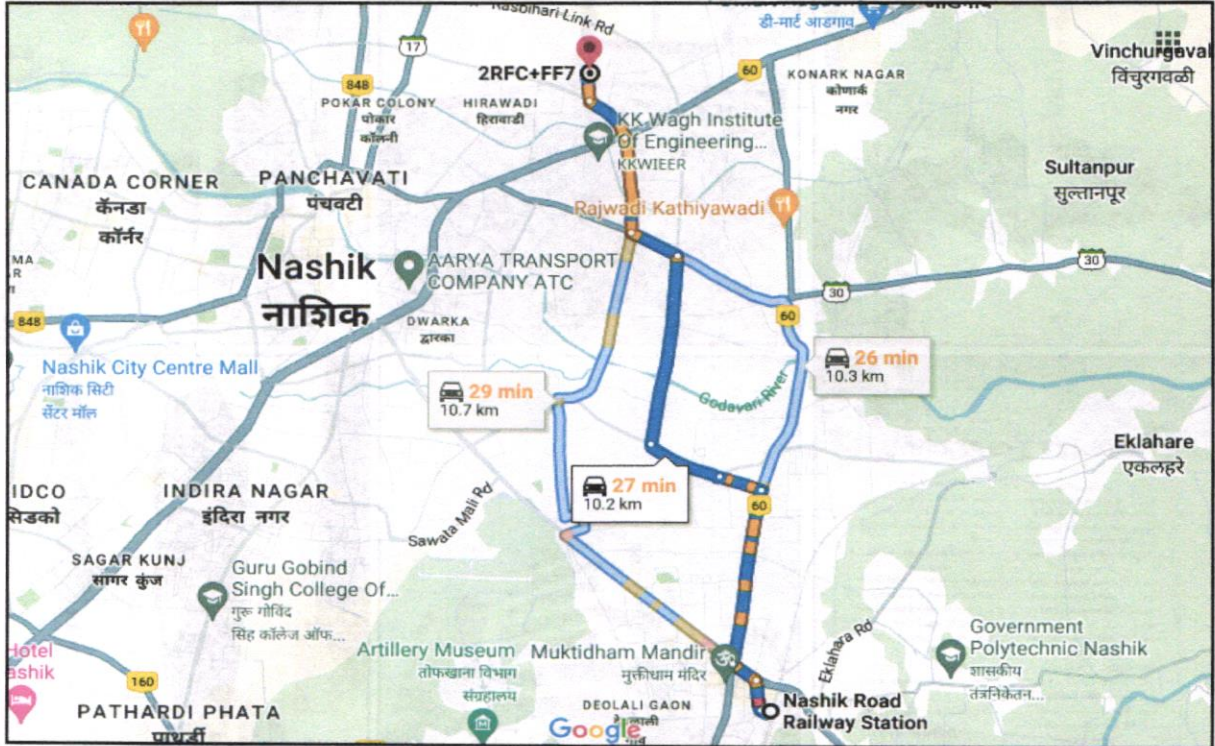
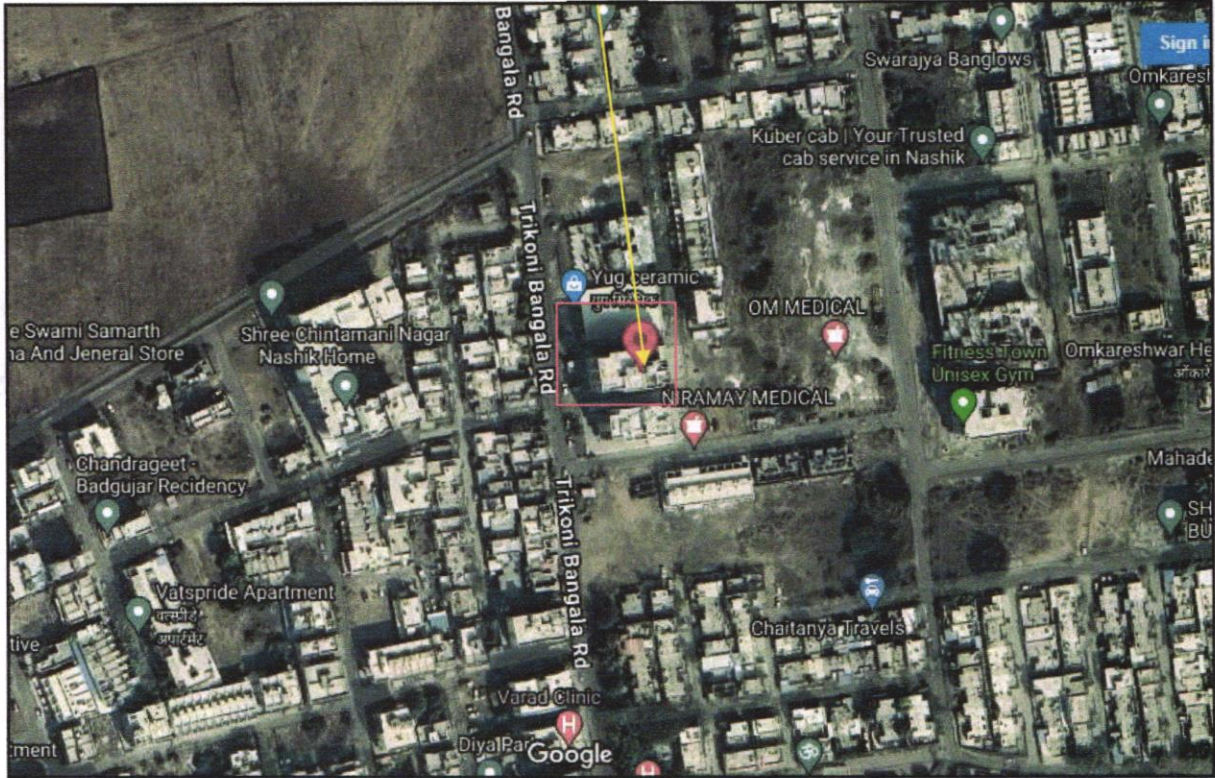
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Route Map of the property

Site u/r



Longitude Latitude: 20°01'25.8"N 73°49'16.5"E

Note: The Blue line shows the route to site from nearest Nashik Railway Station (Nashik- 10.2 Km.)



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विभाग**
महाराष्ट्र शासन



Valuation
Home
Rule Guidline
LOGOUT

Valuation For Influence Area

**** welcome to valuation

Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Nashik Help on Division

District Name	नाशिक	Taluka Name	नाशिक
Attribute	सव्हे नंबर	201	SubZone Name
Mahapalika Area	Nashik Muncipal Cor		

Open Land	Residence	Office	Shop	Industry	Unit
11800	34200	39330	42750	0	Square Meter

<https://igreval.maharashtra.gov.in/valuation/Main/PDFDisplay>

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Price Indicators

Amrutdham x + Add




Configurations 2.3 BHK Apartments Interested →

Configuration 2 BHK Apartment Interested →

Home / Nashik / Amrutdham / Apartment for Sale in Amrutdham / 2 BHK Apartment *** Last updated: Jul 13, 2023

2 BHK Apartment ₹35.0 L EMI starts at ₹18.53 K
 Shayma Qarshan appartement , Amrutdham, Nashik ₹4.29 K/sq.ft

OFFER Yes Know More [Contact Owner](#)

+ 10 more

815 sq.ft Build Up Area ₹4.29 K/sq.ft Avg. Price 10 Year Old Age of property Ready to move Possession status Middle of 4 floors Fully Furnished Furnishing

OVERVIEW PROMOTIONS POPULAR PROPERTIES NEARBY AMENITIES PRICE TRENDS LOCALITY CALCULATOR

HOUSING.COM Buy in Nashik Amrutdham x + Add

Download App List Property Saved

POPULAR PROJECTS




38 L - 51.51 L Pride Laxmi Ramna By Aditya Developers Desai Gaon, Nashik Configurations 2.3 BHK Apartments Interested →

41.69 L - 53.58 L Jaikumar Parksyde Nest By Jaikumar Constructions Ltd Penchavati, Nashik Configurations 2.3 BHK Apartments Interested →

Home / Nashik / Amrutdham / Apartment for Sale in Amrutdham / 2 BHK Apartment *** Last updated: Jul 13, 2023

2 BHK Apartment ₹40.0 L EMI starts at 21.18 K
 Amrutdham, Nashik 4.47 K/sq.ft

[Contact Seller](#)

+ 11 more

895 sq.ft 4.47 K/sq.ft Ready to move Higher East facing Fully Furnished

Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property **FREE**

Posted on: Mar 13, 24 Property ID: 71332179

₹ 37.0 Lac EMI - 217k | [Can I afford it?](#)

2 BHK Flat For Sale in Flora Heights, Amrutdham, Nashik

2 Beds
 2 Baths
 Unfurnished

Super Built-Up Area
870 sqft *
≈ 4.253/sqft

Floor
7 (Out of 7 Floors)

Furnished Status
Unfurnished

Developer
Transcon Developers

Transaction Type
Resale

Project
Flora Heights

Status
Ready to Move

+14 Photos

Contact Owner
Book Visit **Free Call**

Last contact made 1 day ago

magicbricks
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Posted on: Jan 19, 24 Property ID: 70765863

₹ 43.0 Lac EMI - 219k | [Get pre-approved loan](#)

2 BHK Flat For Sale in Samraat Gokuldham, Panchvati, Nashik

2 Beds
 2 Baths
 1 Balcony
 Furnished

Carpet Area
613 sqft *
≈ 7.015/sqft

Floor
12 (Out of 14 Floors)

Furnished Status
Furnished

Developer
Samraat Group

Age Of Construction
Less than 5 years

Project
Samraat Gokuldham

Status
Ready to Move

+18 Photos

Contact Owner
Get Phone No.

Last contact made 5 days ago

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Posted on: Mar 13, 24 Property ID: 71332179

₹ 37.0 Lac EMI - 217k | [Can I afford it?](#)

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Furnished Status
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Developer
Transcon Developers

Transaction Type
Resale

Project
Flora Heights

Status
Ready to Move

+14 Photos

Contact Owner
Book Visit **Free Call**

Last contact made 1 day ago

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₹ 43.0 Lac EMI - 219k | [Get pre-approved loan](#)

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Furnished Status
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Project
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Contact Owner
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 Valuers & Appraisers
 Architects &
 Chartered Engineers (I)
 P. No. 10/1
 Vastukala, Engineer
 10/12/2019 PTC/2189

Notarized Agreement For Sale



2

१) श्री. रामदास म्हाता ठोबरे
उ.व.- ६१ वर्ष, धंदा-व्यापार,
पॅन नं.-ACXPT0346H
आधार नं.-६४१९९५२८०२८६७

२) श्री. मोहिनेश रामदास ठोबरे
उ.व.- ३५ वर्ष, धंदा-नोकरी
पॅन नं.-AGYPT6783B
आधार नं.-६५८७९२८९७८९६
रा. एन-५३/ए-जे १/२५२, उत्तम नगर,
सिडको, नाशिक

..... यांसी

श्री. संजय विष्णू दामोदरे
उ.व.-४२ वर्ष, धंदा - व्यापार,
पॅन नं.-AHEPD3605P
आधार नंबर ३३७८२१९५५४०३
रा. १.साई रुद्र, ब्रंबकनगर, कमलनगर,
हिरावाडी, पंचवटी, नाशिक-४२२००३

कारणे विक्री करारनामा लिहून देतो ऐसा जे कि,

१) मिळकतीचे वर्णन :- तुकडी जिल्हा नाशिक पोस्ट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मोजे नाशिक शहर-१ या गावचे शिवारातील मिळकत यांसी भूमापन क्रमांक २०१/१ब/२ब/३ब/प्लॉट नं.२५/२९/३०. यापैकी प्लॉट नं २५/२९/३०, यांसी एकूण क्षेत्र ८३४.४१ चौरस मीटर, यांसी बिनशेती आकार ३९२ रु.९४ पैसे या मिळकतीपैकी नाशिक महानगरपालिका, नाशिक यांचेकडे हस्तांतरित झालेले क्षेत्र १५.७६ चौरस मिटर वगळता उर्वरित क्षेत्र ८१८.६५ चौरस मीटर या मिळकतीवर मंजूर बांधकाम नकाशाप्रमाणे बांधकाम सुरु असलेल्या "ब्रह्मा हाईट्स अपार्टमेंट" या इमारतीमधील दुसऱ्या मजल्यावरील फ्लॉट नंबर २०५ यांसी कार्पेट क्षेत्र ७८.०४ चौरस मीटर + बास्कनी क्षेत्र १२.४५ चौरस मीटर + पार्किंग क्षेत्र ४.६४ चौरस मीटर ही मिळकत

२) सदर दस्तात प्लॉट मिळकतीचे वर्णन "परिशिष्ट-१" यात व सदर फ्लॉट मिळकतीचे वर्णन "परिशिष्ट-२" यात केलेले असून सदर बांधीव फ्लॉट मिळकतीमध्ये पुरविण्यात येणाऱ्या सुखसुविधांचे वर्णन "परिशिष्ट-३" यात करण्यात आलेले आहे.

३) परिशिष्ट-१ यात वर्णन केलेल्या प्लॉट मिळकती लिहून देणार यांच्या खरेदी मालकीच्या असून सदर मिळकती त्यांनी मधु राजेश शर्मा व प्रेक्षा राजेश शर्मा यांचेकडून फरोकत खरेदीखताचे दस्तानव्ये विकत घेतलेल्या असून सदर खरेदीखताचा दस्त मे. दुष्यम निबंधक साहेब, नाशिक-४ यांचे कार्यालयात दिनांक

५०,००,०००/- (अक्षरी रक्कम रुपये पन्नास लाख मात्र) लिहून घेणार यांनी लिहून देणार यांना कुठल्याही बँक अथवा वित्तीय संस्थेचे कर्ज प्रकरण करून अथवा स्वतः जवळील पेशांची तजवीज करून अदा करावयाचे आहेत.

५५,००,०००/- अक्षरी रक्कम रुपये पंचावन्न लाख मात्र

येणेप्रमाणे विक्री करारनामा उभयपक्षांनी मान्य व कबूल करून, समजून,उमजून दोन साक्षीदारांसमक्ष सहा करून लिहून व नोंदवून दिलेला आहे.

परिशिष्ट-१

तुकडी जिल्हा नाशिक, पोस्ट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मोजे नाशिक शहर-१ या गावचे शिवारातील मिळकत यांसी भूमापन क्रमांक २०१/१ब/२ब/३ब/प्लॉट नं.२५/२९/३०. यापैकी प्लॉट नं २५/२९/३०, यांसी एकूण क्षेत्र ८३४.४१ चौरस मीटर, यांसी बिनशेती आकार ३९२ रु.९४ पैसे या मिळकतीपैकी नाशिक महानगरपालिका, नाशिक यांचेकडे हस्तांतरित झालेले क्षेत्र १५.७६ चौरस मिटर वगळता उर्वरित क्षेत्र ८१८.६५ चौरस मीटर यांसी एकत्रित चतुःसिमा खालीलप्रमाणे :

पूर्वेस : कॉलनी रोड,
पश्चिमेस : १८ मीटर डी पी रोड
दक्षिणेस : प्लॉट नं. २६ व २८
उत्तरेस : सव्हे नंबर २०१ पैकी

येणेप्रमाणे चतुःसिमांकित प्लॉट मिळकतीत जल, तरू, काष्ट, पाषाण, निधी, निक्षेप, तांदूळत वस्तूंसह तसेच लेआऊट मधील कॉलनी रोड, ओपन स्पेस वापरण्याचे हक्कांसह चतुःसिमेतील दरोबस्त प्लॉट मिळकत.

परिशिष्ट-२

परिशिष्ट-१ यात वर्णन केलेल्या प्लॉट मिळकतीवर नाशिक महानगरपालिका नाशिक यांनी मंजूर केलेल्या इमारत नकाशानुष्ये बांधकाम सुरु असलेल्या "ब्रह्मा हाईट्स अपार्टमेंट" या इमारतीमधील दुसऱ्या मजल्यावरील फ्लॉट नंबर २०५ यांसी कार्पेट क्षेत्र ७८.०४ चौरस मीटर + बास्कनी क्षेत्र १२.४५ चौरस मीटर + पार्किंग क्षेत्र ४.६४ चौरस मीटर ही मिळकत. यांसी चतुःसिमा खालीलप्रमाणे :


12

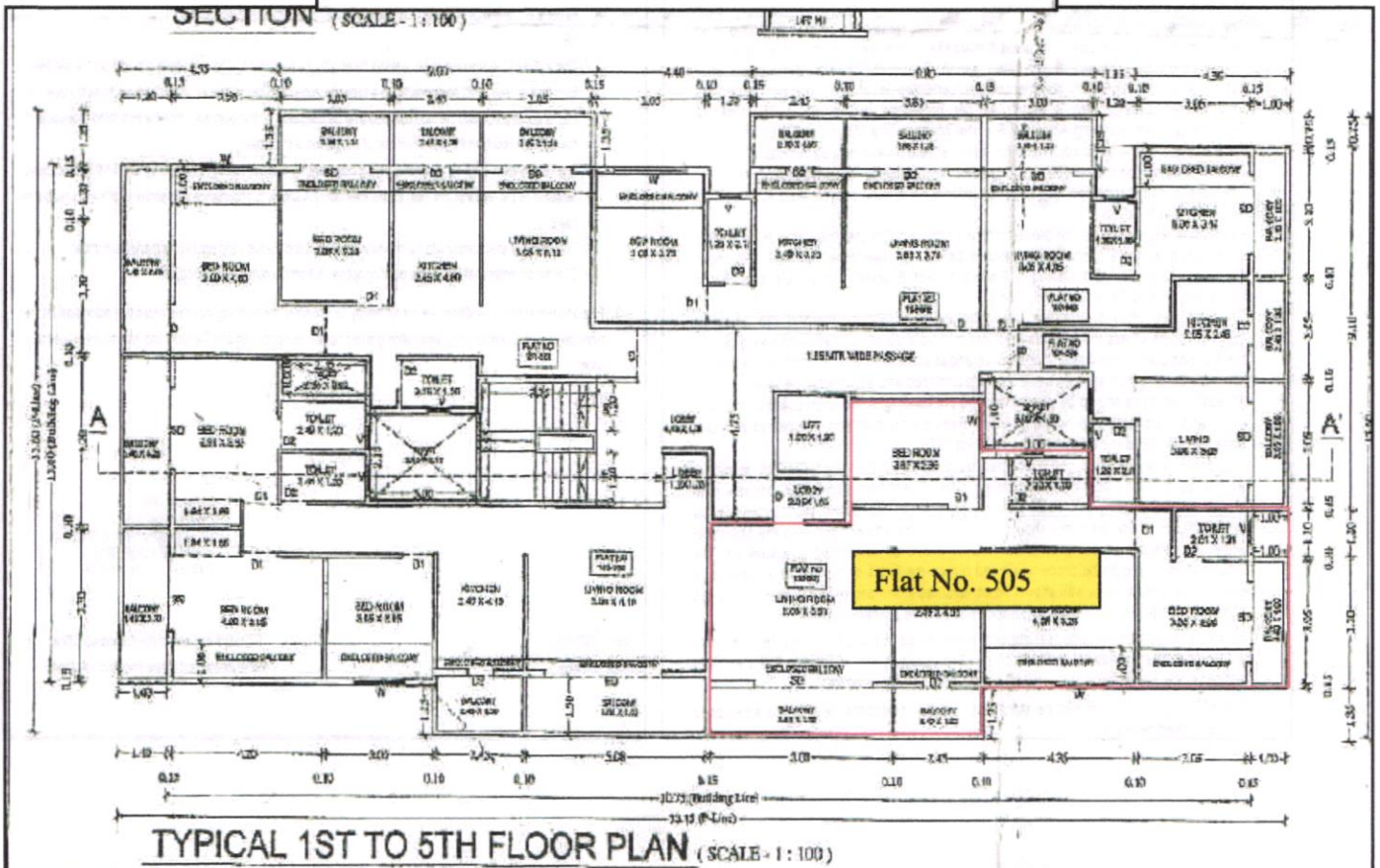
पूर्वेस : फ्लॉट नंबर २०४
पश्चिमेस : फ्लॉट नंबर २०६
दक्षिणेस : मार्जिनल स्पेस
उत्तरेस : पॅसेज व लिफ्ट

येणेप्रमाणे चतुःसिमेतील बांधीव फ्लॉट मिळकत.




Approved Plan

<p>TITLE</p> <p>PROPOSED RESIDENTIAL+COMMERCIAL BUILDING PLAN ON P. NO. 25+29+30, S.NO. 201/1B/2B/3B, OF NASHIK SHIWAR, IN NASHIK. FOR. SHRI. SANJAY VISHNU DAMODARE.</p>
<p>APPROVED STAMP</p> <p>APPROVED</p> <p>The Plans amended in As per the conditions Mentioned in the accompanying commencement Certificate No. <u>02/05/2021</u> dated <u>02/05/2021</u></p> <p style="text-align: center;">  Executive Engineer TOWN PLANNING Nashik Municipal Corporation Nashik </p>



Commencement & Rera Certificate



NASHIK MUNICIPAL CORPORATION

NO LND/BP/ C1/382/2021
DATE :- 09/09/2021

**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

TO: Shri Sanjay Vishnu Damodare
C/o. Ar.Yogesh Gaikwad & Stru. Engg. Manish Bothara of Nashik


Sub - Sanction of Building Permit & Commencement Certificate in Plot No. 25+29+30 of S.No. 201/1B/2B/3B of Nashik Shiwar, Nashik.

Ref :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan/ Dated: 08/03/2021 Inward No. C1/BP/673.
2) Final Layout Approval No LND/WS/28 Dt.29/06/2005.

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 **Residential + Commercial** Purpose as per plan duly amended in ----- subject to the following conditions

CONDITIONS (1 to 49)

- 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 completion certificate, under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
- 3 The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 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 1956]
- 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 balcony 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 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 center of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid
- 10 Proper arrangement for disposal impenal water all be made as per site requirements without disturbance 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



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 : **PS1600032322**

Project: SHRADDHA HEIGHTS , Plot Bearing / CTS / Survey / Final Plot No. PLOT NO. 25, 29, 30 OF SURVEY NO 201/1B/2B/3B at Nashik (M Corp), Nashik, Nashik, 422003.

1. Mr./Ms. Sanjay Vishnu Damodare son/daughter of Mr./Ms. VISHNU PRABHAT DAMODAR @hail: Nashik, District: Nashik, Pin: 422003, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - 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;
 - 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.
 - The Registration shall be valid for a period commencing from 29/12/2021 and ending with 31/03/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - 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. Vasant Pramanand Prathu
(Secretary, MahaRERA)
Date:29/12/2021 11:06:54

Dated: 29/12/2021
Place: Mumbai

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



Occupancy Certificate

	Nashik Municipal Corporation FULL OCCUPANCY CERTIFICATE					
Approval No. : NMCB/FO/2023/APL/02431		Building Proposal Number - 144429				
Proposal Code : NMCB-22-ENTRY-76360		Date : 20/04/2023				
<table border="1"><tr><td>Building Name :</td><td>Mixed(SHRADDHA HEIGHTS)</td><td>Floor :</td><td>GROUND(100.72 Sq mt),FIRST TO FIFTH(458.26 Sq mt)(Typical Floor),SIXTH(441.70 Sq mt),SEVENTH(407.73 Sq mt) (100.72 Sq mt)</td></tr></table>			Building Name :	Mixed(SHRADDHA HEIGHTS)	Floor :	GROUND(100.72 Sq mt),FIRST TO FIFTH(458.26 Sq mt)(Typical Floor),SIXTH(441.70 Sq mt),SEVENTH(407.73 Sq mt) (100.72 Sq mt)
Building Name :	Mixed(SHRADDHA HEIGHTS)	Floor :	GROUND(100.72 Sq mt),FIRST TO FIFTH(458.26 Sq mt)(Typical Floor),SIXTH(441.70 Sq mt),SEVENTH(407.73 Sq mt) (100.72 Sq mt)			
To,						
i) Shri Sanjay Vishanu Damodare, P.NO. 25+29+30, S.NO. 201/1B/2B/3B OF NASHIK SHIWAR, NASHIK						
ii) YOGESH GAIKWAD (Architect)						
Sir/Madam,						
The FULL development work / erection re-erection / or alteration in of building / part building No / Name SHRADDHA HEIGHTS Plot No 25+29+30 , Final Plot No. , City Survey No./Survey No./Khasara No./ Gut No. 201/1B/2B/3B , Village Name/Mouje NASHIK , Sector No. - completed under the supervision of Architect , License No CA/2005/36580 as per approved plan vide Permission No. LND/BP/C1/382/2021 Date 09/09/2021 may be occupied on the following conditions -						
<ol style="list-style-type: none">1. Authority will supply only drinking water as per availability2. All Conditions mentioned in NOC of Tree, Water & Drainage department will be binding.3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)						
Occupancy plan is not issued separately alongwith this letter. Hence, please refer approved plan issued vide Permission No LND/BP/C1/382/2021 Date 09/09/2021						
		Signature valid Digitally signed by SANJAY LALCHAND AGRAWAL Date: 2023.04.20 17:35:32 IST Reason: Approved Certificate Location: Nashik Municipal Corporation				
		Yours faithfully, Executive Engineer.				
Scan QR code for verification of authenticity.	Scan QR code for Building Details.					
1/1						

UNDERTAKING

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

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment.
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. 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.
- g. My PAN Card number as applicable is AEAPC0117Q
- h. 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
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. 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

Think.Innovate.Create



Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is being purchased by Shri. Ramdas Mhata Thombare & Shri. Mohinesh Ramdas Thombare. From Shri. Sanjay Vishanu Damodare as per Notarized Agreement for Sale Dated.07.03.2024
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, Canada Corner Branch, to assess Fair Market value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Valuation Engineer Rashmi Jadhav – 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 – 13.03.2024 Valuation Date – 13.03.2024 Date of Report – 13.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 13.03.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
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 Commercial Godown, all round development of commercial and residential application in the locality etc.
11.	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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant

or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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

