

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	ADVANCE275/23-24	30-Mar-24
	Delivery Note	Mode/Terms of Payment
		ADVANCE
	Reference No. & Date.	Other References
Buyer (Bill to) Bank of Baroda -Narsing Nagar Branch 1,Sukhshanti Heights, Narsing Nagar, Gangapur Road, Nashik-422 013, GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	008055	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
Total				2,950.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Company's Bank Details

Bank Name : **ICICI Bank Ltd - Nashik**

A/c No. : **345505001235**

Branch & IFS Code: **Nashik - Adgaon Naka & ICIC0003455**

Remarks:

008055 Asha Ashok Mahajan Land and Building No.
 Basement Floor, Plot No. 81, Pimpalgaon Bahula,
 Village - Satpur, Nashik

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO
 BE CLEARED WITHIN 45 DAYS OR INTEREST
 CHARGES APPLICABLE AS PER THE RULE.

MSME Registration No. - 27222201137



UPI Virtual ID : vastukalaconsul@icici

Customer's Seal and Signature	for Vastukala Consultants (I) Pvt Ltd Authorised Signatory
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This is a Computer Generated Invoice



Vastu/Nashik/03/2024/008055/2305848
31/8-596-RYBS
Date: 31.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Duplex Row House No. 03, Ground + First Floor, " **Shree Sai Vihar** ", Gat No. 195/ A, Plot No. 81, Behind Hotel Parth Palace, Near Nirman Vrindavan Gardens, Shramik Nagar, Gangapur - Satpur Link Road, Village – Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. belongs to Name of Owner: **Shri. Ashok Barku Mahajan & Shri. Dilip Barku Mahajan.**

Boundaries of the property.

Boundaries	Plot	Duplex Row House
North	9.00 M. Colony Road	Duplex Row House No. 01 & 02
South	Plot No. 82	Duplex Row House No. 04
East	Gat No. 194	Garden
West	9.00 M. Colony Road	Garden & Colony Road

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 SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ` **25,20,000.00 (Rupees Twenty-Five 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

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.31 16:31:44 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

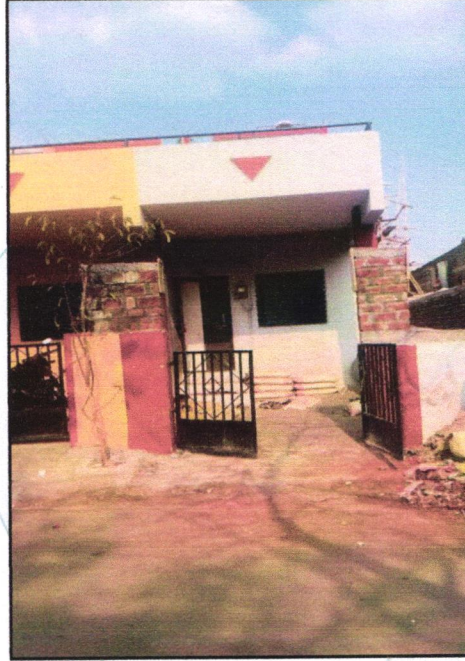
Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

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

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

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Ashok Barku Mahajan & Shri. Dilip Barku Mahajan.**

Residential Duplex Row House No. 03, Ground + First Floor, " **Shree Sai Vihar** ", Gat No. 195/ A, Plot No. 81,
Behind Hotel Parth Palace, Near Nirman Vrindavan Gardens, Shramik Nagar, Gangapur - Satpur Link Road,
Village – Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 007,
State – Maharashtra, Country – India.

Latitude Longitude: 19°59'56.5"N 73°42'32.4"E

Valuation Prepared for:

Bank of Baroda

Narsing Nagar Branch

1, Sukhshanti Heights, Narsing Nagar, Gangapur Road, Nashik- 422 013,
State- Maharashtra, Country-India.



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Vastu/Nashik/03/2024/008055/2305848
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Hence certified

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.31 16:31:44 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

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- 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****Narsing Nagar Branch**1, Sukhshanti Heights, Narsing Nagar, Gangapur Road, Nashik- 422 013,
State- Maharashtra, Country-India.**VALUATION REPORT (IN RESPECT OF ROW HOUSE)**

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose. ^(R)
2.	a)	Date of inspection : 30.03.2024
	b)	Date on which the valuation is made : 31.03.2024
3.	List of documents produced for perusal: i. Copy of Agreement for Sale No. 209/ 2011 Dated.05.01.2011. ii. Copy of Full Occupancy Certificate Building Javak No. Nashik/ Satpur/ 7225/ 4297 dated.21.12.2010 issued by Nashik Municipal Corporation, Nashik. iii. Copy of Accompanying Commencement Certificate No. LND/ BP/ WS/ Satpur/ B2/ 225/ 09 dated.01.12.2009 issued by Nashik Municipal Corporation, Nashik.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Owner: Shri. Ashok Barku Mahajan & Shri. Dilip Barku Mahajan. Address: Residential Duplex Row House No. 03, Ground + First Floor, " Shree Sai Vihar ", Gat No. 195/ A, Plot No. 81, Behind Hotel Parth Palace, Near Nirman Vrindavan Gardens, Shramik Nagar, Gangapur - Satpur Link Road, Village – Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. Contact Person: Only External Visit Done.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Duplex Row House No. 03 is located on Ground + First Floor. The composition of Residential Row House is Locked at the time of Site Visit, only External Visit Done on Site. The property is at 19.9 Km. distance from nearest railway station Nashik Road. Landmark: Behind Hotel Parth Palace, Near Nirman Vrindavan Gardens.
5a.	Total Lease Period & remaining period (if leasehold)	: N.A. as the property is freehold.
6.	Location of property	:
	a)	Plot No. / Survey No. : Gat No. 195/ A, Plot No. 81



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	b)	Door No.	:	Residential Duplex Row House No. 03,
	c)	T.S. No. / Village	:	Village – Pimpalgaon Bahula
	d)	Ward / Taluka	:	Taluka – Nashik
	e)	Mandal / District	:	District – Nashik
	f)	Date of issue and validity of layout of approved map / plan	:	Approved Building Plan Were Not Provided and Not Verified.
	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	:	Yes - Duplex Row House is Locked at the time of Site Visit, Only External Visit Done on Site. At the time of visit physical measurement of the property could not be taken. We have taken the area as per Agreement for Sale.
7.		Postal address of the property	:	Residential Duplex Row House No. 03, Ground + First Floor, " Shree Sai Vihar ", Gat No. 195/ A, Plot No. 81, Behind Hotel Parth Palace, Near Nirman Vrindavan Gardens, Shramik Nagar, Gangapur - Satpur Link Road, Village – Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 007, 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 – Pimpalgaon Bahula Nashik Municipal Corporation.
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.		Dimensions / Boundaries of the Property / Building Plot No. 37+38/3		As per Actual Site As per Deed of Apartment
		North	:	9.00 M. Colony Road 9.00 M. Colony Road
		South	:	Plot No. 82 Plot No. 82
		East	:	Gat No. 194 Gat No. 194
		West	:	9.00 M. Colony Road 9.00 M. Colony Road
13.1		Row House		As per Actual Site As per Deed of Apartment
		North	:	Duplex Row House No. 01 & 02 Duplex Row House No. 01 & 02
		South	:	Duplex Row House No. 04 Duplex Row House No. 04
		East	:	Garden Garden



	West	Garden & Colony Road	Garden & Colony Road
13.2	Whether Boundaries Matching with Actual	Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	: 19°59'56.5"N 73°42'32.4"E	
14.	Extent of the site	: Built Up Area in Sq. Ft. = 875.00 (Area as per Agreement for Sale)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Built Up Area in Sq. Ft. = 875.00 (Area as per Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Only External Visit Done.	
II	APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C.T.S. No.	: Gat No. 195/ A, Plot No. 81	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village – Pimpalgaon Bahula Nashik Municipal Corporation.	
	Door No., Street or Road (Pin Code)	: Residential Duplex Row House No. 03, Ground + First Floor, " Shree Sai Vihar ", Gat No. 195/ A, Plot No. 81, Behind Hotel Parth Palace, Near Nirman Vrindavan Gardens, Shramik Nagar, Gangapur - Satpur Link Road, Village – Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	: Residential	
4.	Year of Construction	: 2010 (As per Occupancy Certificate)	
5.	Number of Floors	: Ground Floor + First Floor	
6.	Type of Structure	: R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	: 04 Row Houses	
8.	Quality of Construction	: Good	
9.	Appearance of the Building	: Good	
10.	Maintenance of the Building	: Good	
11.	Facilities Available	:	
	Lift	: N. A	
	Protected Water Supply	: Municipal Water supply	
	Underground Sewerage	: Connected to Municipal Sewerage System	
	Car parking - Open / Covered	: Covered Parking	
	Is Compound wall existing?	: No	
	Is pavement laid around the building	: Yes	
III	ROW HOUSE		
1	The floor in which the Row House is situated	: Ground Floor + First Floor	
2	Door No. of the Row House	: Residential Duplex Row House No. 03	
3	Specifications of the Row House	:	
	Roof	: R.C.C. Slab	
	Flooring	: Verified tile Flooring	



	Doors	:	Teak Wood door framed with flush doors
	Windows	:	M.S. Grills window
	Fittings	:	Open Plumbing, Open Casing Capping
	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 Row House?	:	Good
7	Sale Deed executed in the name of	:	Name of Owner: Shri. Ashok Barku Mahajan & Shri. Dilip Barku Mahajan.
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Row House?	:	Built Up Area in Sq. Ft. = 875.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Built-Up Area of the Row House?	:	Built Up Area in Sq. Ft. = 875.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Only External Visit Done
15	If rented, what is the monthly rent?	:	₹ 5,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring 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 Row House 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)	:	₹ 2,500.00 to ₹ 3,500.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).	:	₹ 3,300.00 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	:	₹ 1,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 27,500.00 per Sq. M. i.e. ₹ 2,555.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	₹ 24,420.00 per Sq. M. i.e.



		₹ 2,269.00 per Sq. Ft.
5	Registered Value (if available)	: N.A
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	: ₹ 1,580.00 per Sq. Ft.
	Replacement cost of Row House with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 14 Years
	Life of the building estimated	: 46 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	: N.A. as the age of the property is below 5 years
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,580.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 1,300.00 per Sq. Ft.
	Total Composite Rate	: ₹ 2,880.00 per Sq. Ft.
	Remarks:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	875.00 Sq. Ft.	2,880.00	25,20,000.00
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			
	Total Value of the Property			25,20,000.00

Value of Row House

Fair Market Value	25,20,000.00
Realizable value	21,42,000.00
Distress Value	17,64,000.00
Insurable value of the property (875.00 Sq. Ft. X ₹ 2,000.00)	17,50,000.00
Guideline value of the property (875.00 Sq. Ft. X ₹ 2,269.00)	19,85,375.00
Remark - Duplex Row House is Locked at the time of Site Visit, Only External Visit Done on Site. At the time of visit physical measurement of the property could not be taken. We have taken the area as per Agreement For Sale.	



Justification for price / rate

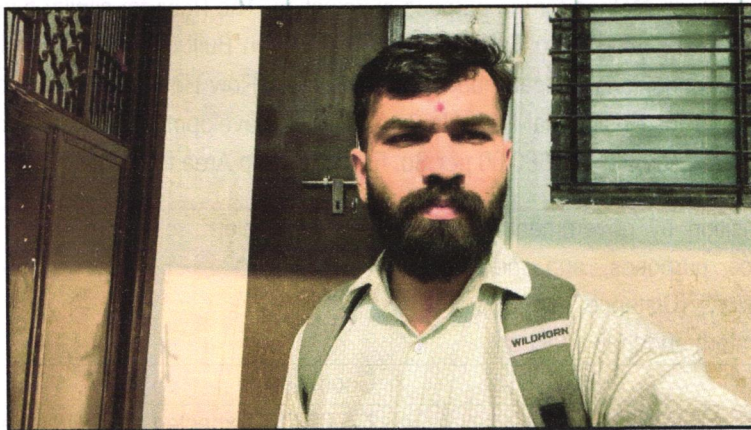
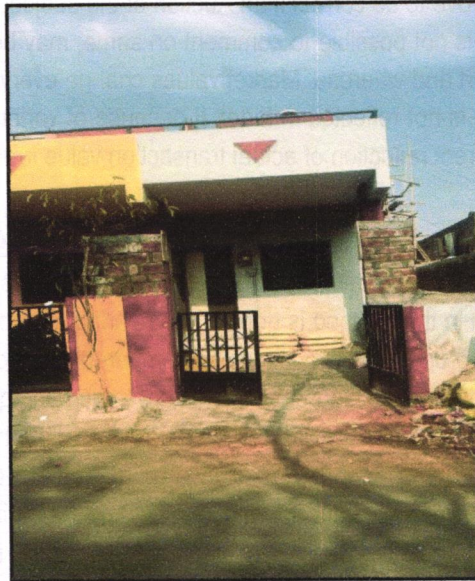
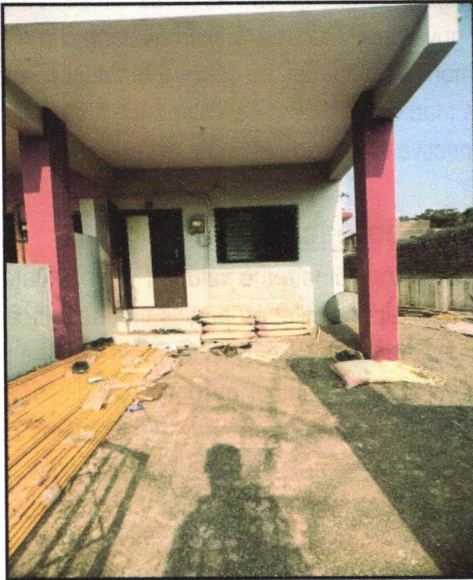
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property 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 Row House, where there are typically many comparables available to analyze. As the property is a Residential Row House, 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 ₹ 2,500.00 to ₹ 3,500.00 per Sq. Ft. on Built up Area. Considering the rate with attached report, current market conditions, demand and supply position, Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc. We estimate ₹ 2,880.00 per Sq. Ft. on Built up Area for valuation.

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) Sale ability	Good
ii) Likely rental values in future in and	₹ 5,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



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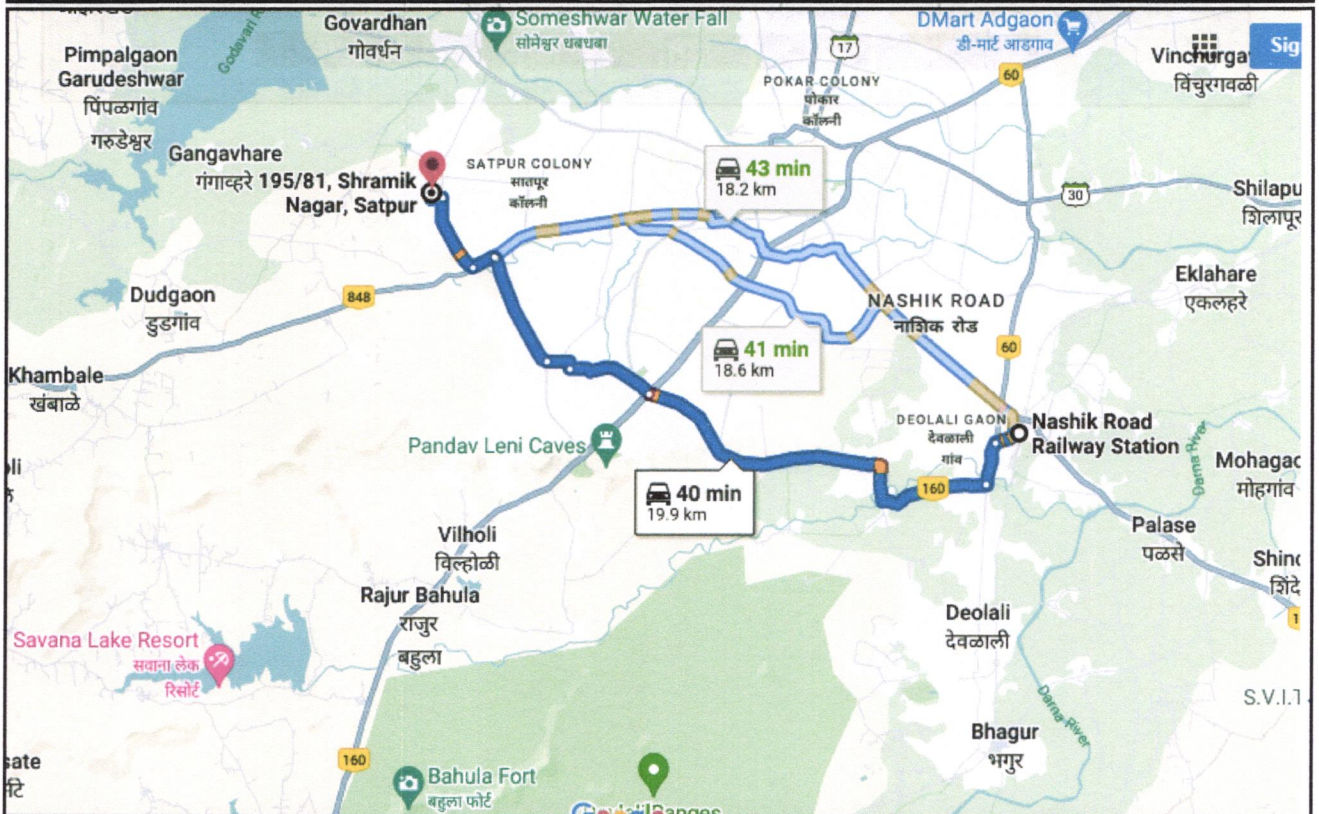
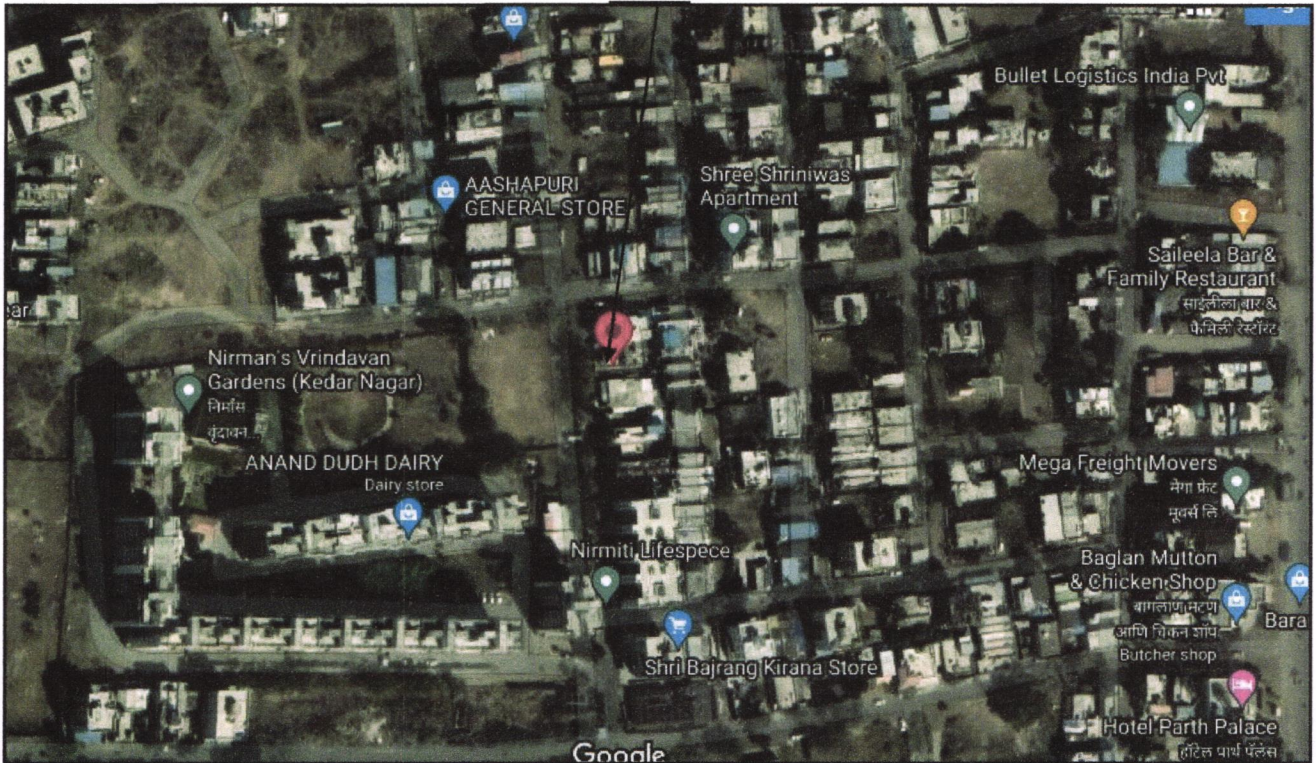
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Route Map of the property

Site u/r



Longitude Latitude: 19°59'56.5"N 73°42'32.4"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik – 19.9 Km)



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Ready Reckoner Rate

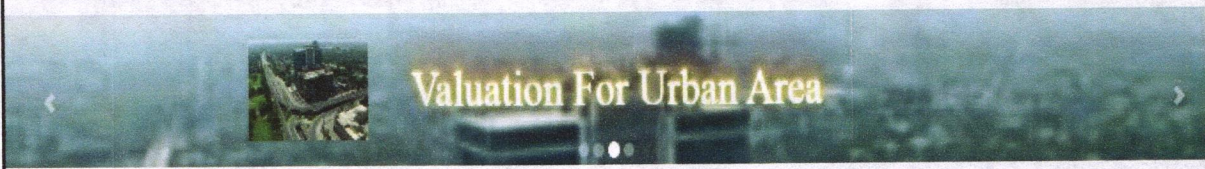


**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rule Guidline
LOGOUT



Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Nashik ▼

Help on Division

District Name	नाशिक ▼	Taluka Name	नाशिक ▼	Village/Zone Name	मीजे पिंपळगाव बहुला ▼
Attribute	सद्वे नंबर ▼	195		SubZone Name	20.2 - राहोवास क्षेत्रतील 1 ▼
Mahapalika Area	Nashik Municipal Corp ▼				

Open Land	Residence	Office	Shop	Industry	Unit
5500	27500	31620	34370	0	Square Meter

Think.Innovate.Create

Price Indicators

HOUSING.COM Buy in Nashik

Satpur

Download App List Property Free Saved

Home / Nashik / Satpur / House for Sale in Satpur / 2 BHK Independent House

Last updated: Feb 20, 2024

2 BHK Independent House

Satpur, Nashik

₹35.0 L EMI starts at 18.53 K

4.38 K/sq.ft

Contact Owner

800 sq.ft Built Up Area

4.38 K/sq.ft Avg. Price

7 Year Old Age of property

Ready to move Possession status

East facing Facing

Unfurnished Furnishing

OVERVIEW POPULAR PROPERTIES NEARBY RATINGS AND REVIEWS PRICE TRENDS LOCALITY CALCULATOR

HOUSING.COM Buy in Nashik

Shramik Nagar

Download App List Property Free Saved

Home / Nashik / Shramik Nagar / House for Sale in Shramik Nagar / 1 BHK Independent House

Last updated: Mar 27, 2024

1 BHK Independent House

Shramik Nagar, Nashik

₹25.0 L EMI starts at 13.24 K

4.17 K/sq.ft

Contact Owner

No Property Images Available

Request Photos

600 sq.ft Built Up Area

4.17 K/sq.ft Avg. Price

10 Year Old Age of property

Ready to move Possession status

Unfurnished Furnishing

Agreement For Sale

नस-४

१३/१०९ (१०११)

१-१६

नस-४

सं.क्र. (१०९/१०११)

१-१६

नस-४

सं.क्र. (१०९/१०११)

१-१६

THE JANALAXMI CO-OP. BANK LTD., NASHIK (Scheduled Bank)

No. D-83TP (V) C.R. 10436105/1792-982908 DT. 17/12/2009

CUSTOMER COPY

Depositor Br. Nashik

Pay to Order Acct. Stamp Duty

Franchising Value	Rs.	30100.00
Service Charges	Rs.	10.00
Total	Rs.	30110.00

Name of Stamp Duty Paying Party

Date: 05/10/2011

Sr. No. **9547**

Branch No. **24402**

Franchising Sr. No. **174931**

(FOR BANK USE ONLY)

M. S. Deshmukh

(२)

१. श्री. अशोक बारकु महाजन
वय : २१ वर्ष, धंदा - व्यापार
पैन नं. एएलओपीएम ३२५८ पी

२. श्री. दिलीप बारकु महाजन
वय : २९ वर्ष, धंदा - नोकरी
जो. रा. माळी कॉलनी, सातपूरमी गिवास,
श्रमिकनगर, सातपूर, नाशिक

लिहून देणार

यांसी

श्री. योनेक रामनाथ मुंढडा
वय : २९ वर्ष, धंदा - व्यापार
पैन नं. एवीटीपीएम ०३०८ ए
रा. चकटा, सातपूरगांव, सातपूर,
नाशिक

लिहून देणार

कारणे रो-हाऊस विक्रीचा करारनामा लिहून देतात ऐसा जे की.

मिळकतीचे वर्णन :- तुळडी जिल्हा नाशिक पोट तुळडी सातपूर
महाजनपारिका नाशिक महाजनपारिका हद्दीतील, नाशिक सब रजिस्ट्रार हद्दीतील नाशिक
अॅग्लोमरेशन हद्दी बाहेरील मोजे पिंपळगांव बगुला यांचे गांवचे शिवारातील नट नं.
१९१/अ मधील मंजूर ले-आऊट पैकी प्लॉट नं. ८१ यांसी क्षेत्र ४८३.०० चौ.मी.
यावर नाशिक महाजनपारिका नाशिक यांच्याकडील विलीन प्लॅन क्र. एएलएसी/
बीपी/डब्ल्युएस/सातपूर/बी-२/२२१/०९, दिनांक ११/१२/२००९ अन्वये मंजूर
असलेल्या श्री साई विहार ह्या रहिवाशी संकुलातील डुप्लेक्स रो-हाऊस नं. ३
(लीन) ३ रूम अटिक किचन (तक मजला हॉल+किचन+टॉयलेट बाथ+पोर्च व पहिला
मजला २ बेडरूम टॉयलेट बाथरूम+टेरेस) यांसी क्षेत्र ८७१.०० चौ.फुट म्हणजेच
८९.३९ चौ.मी. (विल्टअप) + प्लॉट क्षेत्र ६९० चौ.फुट म्हणजेच ६५.१२ चौ.मी.
मार्डनसह सबर डुप्लेक्स रो-हाऊसचे रजिस्टर वर्णन परिशिष्ट २ मध्ये केलेले आहे.

२. उपरोक्त वर्णन केलेली प्लॉट मिळकत ही लिहून देणार यांचे स्वतंत्र
खरेकी मालकीची व प्रत्यक्ष कब्जे उपभोगातील अशी असून, सबर प्लॉट मिळकत
लिहून देणार यांनी दिनांक ११/११/२००८ रोजी श्री. समीर शामराव केदार व श्री. गिरीश
शामराव केदार यांचेकडून कायम करीत खरेकी घेतलेली असून, सबर खरेकीजलांचा
वस्तूने बुद्धयम निबंधक सा. नाशिक यांचे कार्यालयात अ.क्र. १२११ अन्वये
नोंदविलेला आहे. व त्याप्रमाणे लिहून देणार यांचे गांवाची नोंद रेव्हिन्यु रेकार्डला
मालक कब्जेदार सबरी काळाले झालेली आहे. सबर प्लॉट मिळकत ही लिहून देणार

दिनांक: ०८/१०/२०११

परिशिष्ट-१

तुळडी जिल्हा नाशिक पोट तुळडी सातपूर नाशिक पैकी नाशिक
महाजनपारिका हद्दीतील, नाशिक सब रजिस्ट्रार हद्दीतील नाशिक अॅग्लोमरेशन हद्दी
बाहेरील मोजे पिंपळगांव बगुला यांचे गांवचे शिवारातील नट नं. १९१/अ मधील
मंजूर ले-आऊट पैकी प्लॉट नं. ८१ यांसी क्षेत्र ४८३.०० चौ.मी. यांसी घट्ट-सिमा
वेणेप्रमाणे

विभाग क्रमांक	-	२०.२
मुल्यांकन दर रुपये	-	११००/- प्रति चौ.मी. (बांधीव क्षेत्राकरीत)
मुल्यांकन दर रुपये	-	११००/- प्रति चौ.मी. (प्लॉट क्षेत्राकरीत)
मुल्यांकन रक्कम रुपये	-	८,३१,०००/-
मोबदला रक्कम रुपये	-	१,१०,०००/-
स्टॅम्प रक्कम रुपये	-	३०,१००/-

(३)

नस-४

सं.क्र. (१०९/१०११)

१-१६

पूर्वेस
 नट नं. १५४ || पश्चिमेस | १ मी. कॉलनीरोड |
| दक्षिणेस | प्लॉट नं. ८० |
| उत्तरेस | १ मी. कॉलनीरोड |

येणेप्रमाणे वर्णन केलेली घट्ट/सिमेतील प्लॉट मिळकत जल, तळ,
काष्टपधरण, मिडीनिक्षेपाराह, तसेच गाणेनेचे पुवपिारचे वागवहिनातीचे हक्कांवरह
तसेच ले-आऊट मधील कॉलनीरोड व जोपन स्पेस सामाईक वापरार्थे हक्कांवरह करीतल
मिळकत.

परिशिष्ट-२

घर परिशिष्ट-१ मध्ये नमुद केलेल्या मिळकतीमधील प्लॉट नं. ८१ या
मध्ये नाशिक महाजनपारिका यांनी मंजूर केलेले इमारत नकाशा पर.क्र. एएलएसी/
बीपी/डब्ल्युएस/सातपूर/बी-२/२२१/०९, दिनांक ११/१२/२००९ अन्वये श्री
साई विहार ह्या रहिवाशी संकुलातील डुप्लेक्स रो-हाऊस नं. ३ (लीन) ३ रूम
अटिक किचन (तक मजला हॉल+किचन+टॉयलेट बाथ+पोर्च व पहिला मजला २ बेडरूम
टॉयलेट बाथरूम+टेरेस) यांसी क्षेत्र ८७१.०० चौ.फुट म्हणजेच ८९.३९ चौ.मी.
(विल्टअप) + प्लॉट क्षेत्र ६९० चौ.फुट म्हणजेच ६५.१२ चौ.मी. मार्डनसह यांसी
घट्ट/सिमा वेणेप्रमाणे

पूर्वेस
 मार्डन || पश्चिमेस | मार्डन व कॉलनीरोड |
| दक्षिणेस | डुप्लेक्स रो-हाऊस नं. ५ |
| उत्तरेस | डुप्लेक्स रो-हाऊस नं. १ व २ |

परिशिष्ट-३


॥ श्री ॥

डुप्लेक्स रो-हाऊस विक्री करारनामा

डुप्लेक्स रो-हाऊस विक्रीचा करारनामा आज दिनांक ०९ माहे जानेवारी

सन २०११ रोज मुरुवार ते दिवशी नाशिक मुक्कामी....

Commencement Certificate

 **NASHIK MUNICIPAL CORPORATION**

1/3 (1) NO: LND/BPWS/Satpuri Bd 225/09

OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE: 01/12/2009

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

नसन-४
202/10/11
09-96

TO, **Shri Yogesh Ramnath Mundada**
C/o Er. Ravi Amrutkar of Nashik

Sub :- Sanction of Building permit & commencement certificate in Plot No.81 of S. No. 195/A of Pimpalgaon Bahula Shivar

Ref :- Your Application & plan dated 05/11/09 inward No.B2/BP/4560
Case No :-

Sanction of building permit & 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.

CONDITIONS (1 to 30)

The land vacated in consequence of enforcement of the set-back rule shall form part of public street.

No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.

- 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 unauthorised development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provisional Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitles you to develop the land which does not vest to 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 1985 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.



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Occupancy Certificate



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/अंशमत्तः)

सन २००९ - २०१०/१५ बुक

क्रमांक: १०२२५/४२८०

दिनांक: २५/१२/२०१०.

No. A 7225

श्री./श्रीमती मोहिता रानता मुंडे

संदर्भ : तुमचा दिनांक २५/११/२०१० चा अर्ज क्रमांक २४५५३९

महाराज,

दाखला देण्यात येतो की शिवाय शिवायतील / सि.स.नं., स. नं. १८५/११

प्लॉट नं. ८९ मधील इमारतीच्या १०० + १००

मजल्याचे इकडील बांधकाम परवानगी क्र. ५०४/१३२/२२५ दिनांक ०९/१२/२०१० अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरव्हायझर, श्री. राजेश महाराज मुंडे

यांचे निरीक्षणखाली पूर्ण झाली असून निवासी / विवाहेतार / शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिन राहून

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे. ३०५.०२ वर्ग मी

त्याचे एकूण बांधकाम क्षेत्र २४४.५८ वर्ग मी चौ.मी.

व घटई क्षेत्र २४४.५८ वर्ग मी चौ.मी.

- १) सदर इमारतीचा वापर निवासी / विवाहेतार / शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- २) घरपट्टी आकारणीसाठी आकारणी प्रत अधिकार (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.
- ३) सिंगल फेज विज पुरवठा करणेस हरकत नाही.
- ४) सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.

५) दरमिती कार्यालय विभाग मुंबई नं. ४८८-१०००/०८/२०१०

६) १२/११/२०१० रोजी जसे झालेले संपन्न

७) १२/११/२०१० रोजी जसे झालेले संपन्न

कार्यकारी अधिका
नगर रचना विभाग
नाशिक महानगरपालिका, नाशिक

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 **₹ 25,20,000.00 (Rupees Twenty-Five Lakh Twenty Thousand Only)**. The **Realizable Value** of the above property **₹ 21,42,000.00 (Rupees Twenty-One Lakh Forty-Two Thousand Only)**. and the **Distress Value** **₹ 17,64,000.00 (Rupees Seventeen Lakh Sixty-Four Thousand Only)**.

Place: Nashik

Date: 31.03.2024

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

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.31 16:32:17 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

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, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar declare that:

- a. The information furnished in my valuation report dated 31.03.2024 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 30.03.2024. 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 under consideration is being purchased by Shri. Ashok Barku Mahajan & Shri. Dilip Barku Mahajan. From Shri. Yogesh Ramnath Mundada Agreement For Sale No. 290/ 2011 dated.05.01.2011
2.	purpose of valuation and appointing authority	As per the request from BOB, R.O. Nashik Road Branch to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar 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 – 30.03.2024 Valuation Date - 31.03.2024 Date of Report - 31.03.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 30.03.2024
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 Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, 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	Attached



be for the purpose of limiting his responsibility for the valuation report.	
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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **31th March 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Row House, admeasuring **875.00 Sq. Ft. Built Up Area** in the Name of Owner: **Shri. Ashok Barku Mahajan & Shri. Dilip Barku Mahajan**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is being purchased by For the purpose of this appraisal exercise, we have assumed that the Name of Owner: **Shri. Ashok Barku Mahajan & Shri. Dilip Barku Mahajan**. 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 Row House, admeasuring **875.00 Sq. Ft. Built Up Area**

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 Row House 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 Row House, admeasuring **875.00 Sq. Ft. Built Up Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



15. A valuer shall wherever 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.31 16:32:57 +05'30'


Auth. Sign.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

Think.Innovate.Create