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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Jayashree Vasant Gawali.**

Name of Owner: **M/s. Niwas Developers**

Residential Flat No. 44, 6th Floor, "**Vitthal Darshan Apartment**", Survey No. 194/ A/ Plot/ 70/ 195/ A/ Plot/ 89, Plot No. 70 + 79, Opp. Shri Vitthal Rukmini And Sant Savta Maharaj Mandir, Sant Narahari Maharaj Road, Village – Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India.

Longitude Latitude: 19°59'53.1"N 73°42'33.2"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 Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel: +91 253 4068262/98903 80564

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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :400072, (M.S), India

📞 +91 22 47495919

✉️ mumbai@vastukala.co.in

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: PNB / Canada Corner Branch / Jayashree Vasant Gawali (008383/2306361) Page 2 of 24

Vastu/Nashik/05/2024/008383/2306361
17/17-221-RPRJ
Date: 17.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 44, 6th Floor, "Vitthal Darshan Apartment", Survey No. 194/ A/ Plot/ 70/ 195/ A/ Plot/ 89, Plot No. 70 + 79, Opp. Shri Vitthal Rukmini And Sant Savta Maharaj Mandir, Sant Narahari Maharaj Road, Village – Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India belongs to **M/s. Niwas Developers** Name of Proposed Purchaser: **Jayashree Vasant Gawali**.

Boundaries of the property.

		As per Site	As per Site
North	:	Building	Flat No. 41 & Lobby
South	:	Road	Marginal Space
East	:	House & Open Plot	Flat No. 45
West	:	Road	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at ₹ **24,91,500.00 (Rupees Twenty-Four Lakh Ninety-One Thousand Five 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**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
PNB Empanelment No. ZO:SAMD:1138
Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.05.17 17:52:52 +05'30'

Auth. Sign.



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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mumbai@vastukala.co.in

www.vastukala.co.in

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 : 16.05.2024
	b) Date of valuation : 17.05.2024
	C) Title Deed Date : Notary Agreement for Sale Dated.13.05.2024
4.	List of documents produced for perusal: 1) Copy of Notary Agreement for sale dated.13.05.2024 between Jayashree Vasant Gawali (Proposed Purchaser) AND M/s. Niwas Developers (Owner) 2) Copy of Approved Building Plan Accompanying Occupancy Certificate No. Nashik / B1 / OC / 30747 dated.25.01.2024 issued by Executive Engineer Town Panning Nashik Municipal Corporation, Nashik. 3) Copy of Occupancy Certificate No. Nashik / B1 / OC / 253 dated.25.01.2024 issued by Nashik Municipal Corporation, Nashik 4) Copy of Commencement Certificate No. LND / BP / B1 / 117 / 2021 dated.13.07.2021 issued by Nashik Municipal Corporation, Nashik 5) Copy of RERA Registration Certificate No. P51600052483 dated 08.09.2023 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: Jayashree Vasant Gawali. Name of Owner: M/s. Niwas Developers Address: Residential Flat No. 44, 6th Floor, " Vitthal Darshan Apartment ", Survey No. 194/ A/ Plot/ 70/ 195/ A/ Plot/ 89, Plot No. 70 + 79, Opp. Shri Vitthal Rukmini And Sant Savta Maharaj Mandir, Sant Narahari Maharaj Road, Village – Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India. Contact Person: Mr. Boraste Sir (Owner Representative) Contact No. +91 8805611610 Sole Ownership. (Proposed)
6.	Brief description of the property (Including Leasehold / freehold etc.) : The property is a residential flat No. 44 is located on 6 th floor. As per Plan, the composition of flat is: Living Room + 1 Bedroom + Kitchen + Bath + WC + 2 Balcony + Passage.



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			(i.e. 1 BHK). The property is at 19.7 Km. travelling distance from Nashik Road Railway Station. Landmark: Opp. Shri Vitthal Rukmini And Sant Savta Maharaj Mandir.
7.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 194/ A/ Plot/ 70/ 195/ A/ Plot/ 89, Plot No. 70 + 79
	b) Door No.	:	Residential Flat No. 44
	c) 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	:	Copy of Approved Building Plan Accompanying Occupancy Certificate No. Nashik / B1 / OC / 30747 dated.25.01.2024 issued by Executive Engineer Town Panning 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	:	N.A.
	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. 44, 6th Floor, " Vitthal Darshan Apartment ", Survey No. 194/ A/ Plot/ 70/ 195/ A/ Plot/ 89, Plot No. 70 + 79, Opp. Shri Vitthal Rukmini And Sant Savta Maharaj Mandir, Sant Narahari Maharaj Road, Village – Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 006, 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 – Pimpalgaon Bahula Nashik Municipal Corporation, Nashik.

12.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Boundaries of the property		As per Site
	North	:	Building
	South	:	Road
	East	:	Open Plot
	West	:	Road
			As per document
	North	:	Gut No. 195/A of Plot No. 71 & Gut No. 194/A of Plot No. 88
	South	:	12 M. Road
	East	:	Gut No.194/A of Plot No. 69
	West	:	9 M. Road
14.	Dimensions of the site / Flat		N. A. as property under consideration is a Residential Flat.
			A
			Actuals
			B
			As per the Deed
	North	:	Flat No. 41 & Lobby
	South	:	Marginal Space
	East	:	Flat No. 45
	West	:	Marginal Space
			Entry, Passage & Flat No. 41
			12 M. Colony Road
			Duct & Flat No. 45
			Colony Road
15.	Extent of the site	:	Carpet Area in Sq. Ft. = 360.00 Balcony Area in Sq. Ft. = 55.00 (Area as per Site Measurement)
			Carpet Area in Sq. Ft. = 336.00 Balcony Area in Sq. Ft. = 117.00 Total Carpet Area in Sq. Ft. = 453.00 (Area as per Notary & Approved Plan)
			Built up Area in Sq. Ft. = 498.00 (Carpet Area as per Notary & Approved Plan + 10%)
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	19°59'53.1"N 73°42'33.2"E
16.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Total Carpet Area in Sq. Ft. = 453.00 (Area as per Notary & Approved Plan)
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	:	"Vitthal Darshan Apartment"
2.	Description of the locality Residential / Commercial / Mixed	:	Residential
3	Year of Construction	:	New Construction
4	Number of Floors	:	Basement Parking + Ground + 6 th Upper Floors
5	Type of Structure	:	R.C.C. framed structure

6	Number of Dwelling units in the building	:	7 Flats on 6 th 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	:	6 th Floor
2	Door No. of the Flat	:	Residential Flat No. 44
3	Specifications of the Flat	:	1BHK
	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: Jayashree Vasant Gawali. Name of Owner: M/s. Niwas Developers
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. = 498.00 (Carpet Area as per Notary & Approved Plan + 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. = 360.00 Balcony Area in Sq. Ft. = 55.00 (Area as per Site Measurement)



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		Carpet Area in Sq. Ft. = 336.00 Balcony Area in Sq. Ft. = 117.00 Total Carpet Area in Sq. Ft. = 453.00 (Area as per Notary & Approved Plan)
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?	: ₹ 5,000.00 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)	: ₹ 5,000.00 to ₹ 6,000.00 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).	: ₹ 5,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,000.00 per Sq. Ft.
	II. Land + others	: ₹ 3,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	: ₹ 28,500.00 per Sq. M. i.e. ₹ 2,601.00 per Sq. Ft.
4A	Guideline rate obtained (after Depreciation)	: -
4B	Registered Value (if available)	: N. A
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 are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus, it differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differ.
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	:	New Construction
	Life of the building estimated	:	60 Years Subject to proper, preventive periodic maintenance & structural repairs
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,500.00 per Sq. Ft.
	Remark-		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Residential Flat	453.00 Sq. Ft.	5,500.00	24,91,500.00
2	Wardrobes			
3	Total Value of the Property			24,91,500.00

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. ` 5,000.00 to ` 6,000.00 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 `5,500.00 per Sq. Ft. on Carpet Area for valuation.



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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 ₹ 24,91,500.00 (Rupees Twenty-Four Lakh Ninety-One Thousand Five Hundred Only).

I	Date of Purchase of Immovable Property	:	13.05.2024
II	Purchase Price of immovable property	:	₹ 18,00,000.00
III	Book value of immovable property:	:	₹ 18,00,000.00
IV	Fair Market Value of immovable property:	:	₹ 24,91,500.00
V	Realizable Value of immovable property:	:	₹ 23,66,925.00
VI	Distress Sale Value of immovable property:	:	₹ 19,93,200.00
VII	Guideline Value (498.00 Sq. Ft. X 2,601.00)	:	₹ 12,95,298.00
VIII	Insurable value of the property (498.00 Sq. Ft. X 2,000.00)	:	₹ 9,96,000.00
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: 17.05.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
Chalikwar**
Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.05.17 17:53:06 +05'30'

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



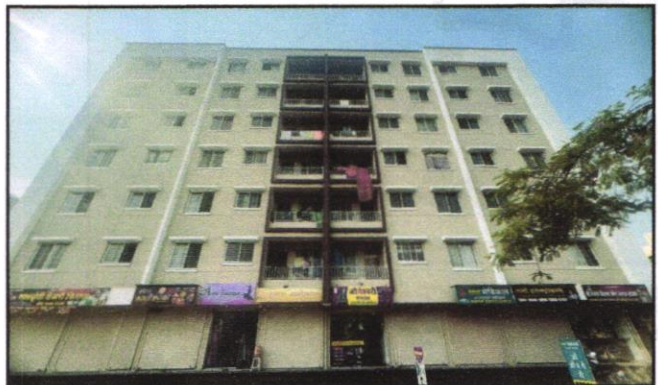
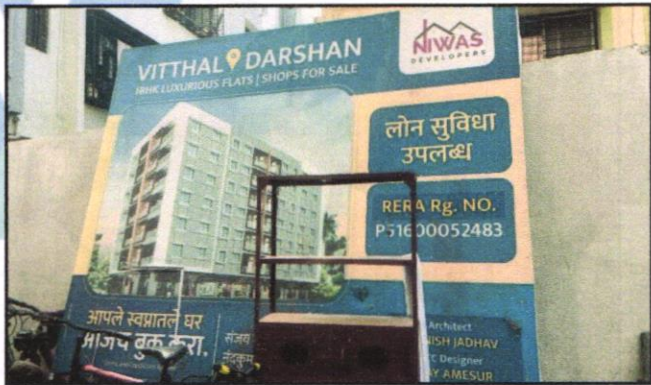
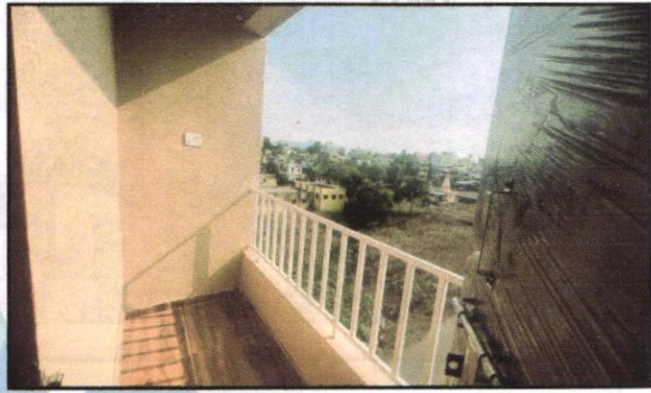
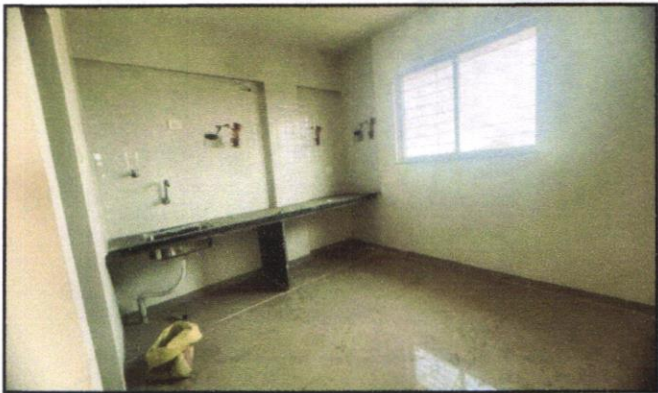
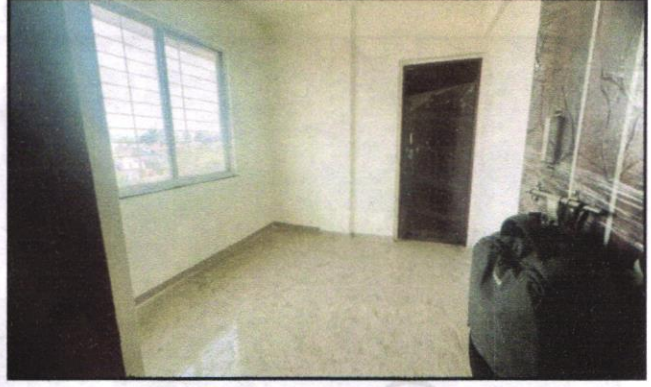
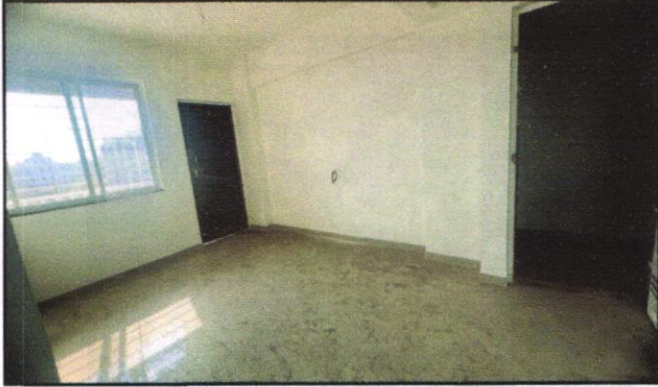
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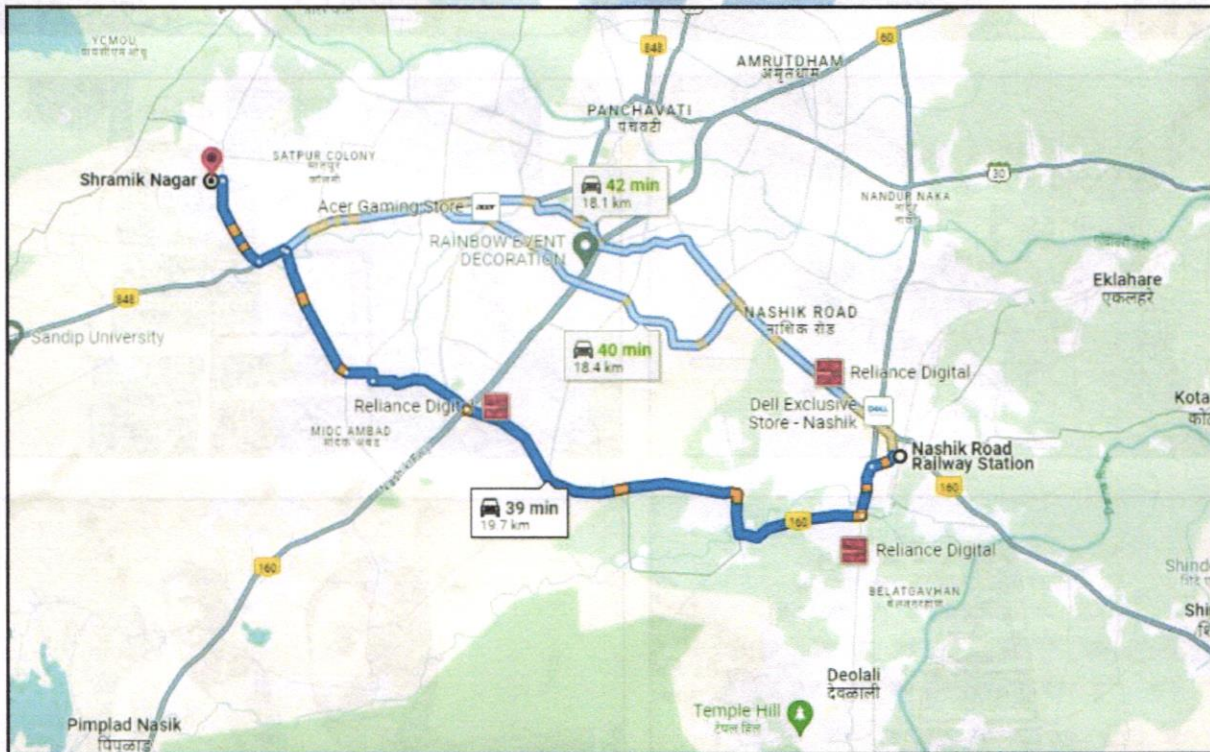
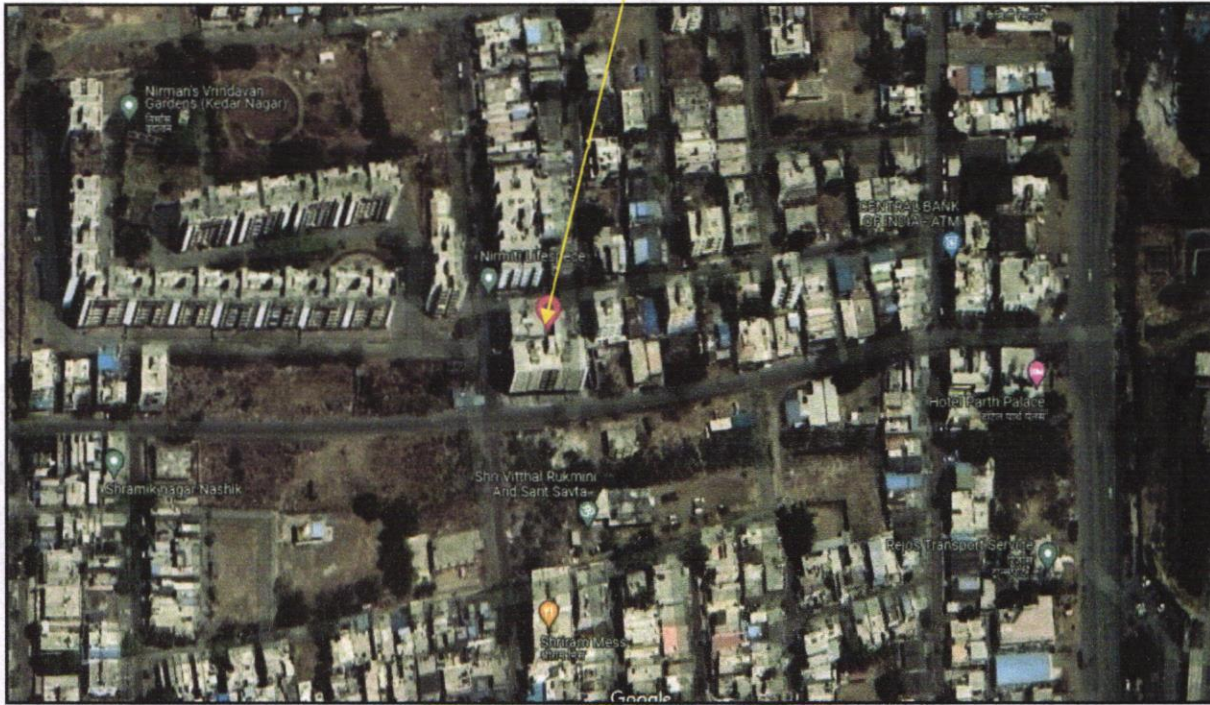


Actual Site Photographs



Route Map of the property

Site u/r



Longitude Latitude: 19°59'53.1"N 73°42'33.2"E

Note: The Blue line shows the route to site from nearest Nashik Railway Station (Nashik- 19.7Km.)



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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year 2024-2025

Language English

Selected District Nashik

Select Taluka Nashik

Select Village Mauje Pimpalgaon Bahula (Nashik Ma

Search By Survey No. SubZones

Enter Survey No 194

Search

उपविभाग	खुली जमीन	निवासी सदनिक	ऑफीस दुकाने	औद्योगिक एकक (Rs./)	Attribute
20.1- 36 मी रूंद दक्षिणोत्तर रस्त्यावरील रूहीवास विभागातील मिळकती.	7000	28000	32200/35000	0	चौ. मीटर सर्वेक्षण नंबर



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Price Indicators

99acres

Buy ▾ Enter Locality / Project / Society / Landmark

Post property

Home » Property in Nashik » Flats in Nashik » Flats in Gangaour » Flats in Kedar Nagar » 1 BHK Flats in Kedar Nagar » 15 to 20 Lacs

Posted on Feb 07, 2024 | Ready to move

₹ 27 Lac @ 4,591 per sq.ft.

Estimated EMI ₹21,868

1BHK 1Bath

Flat/Apartment for Sale

in Nirmans Vrindavan Gardens, Kedar Nagar, Nashik, Maharashtra


[Contact Owner](#)

[Shortlist](#)

DETAILED STATUS REGISTERED | Registration No: P1100014050 | Website: <https://maharashtra.mhahousing.gov.in/>

Overview Society Owner Details Society Reviews Recommendations Articles

Property (7) Society (10)



Photos (7)

Area
Super Built up area 588 sq.ft. (54.69 sq.m.)

Price
₹ 27 Lac+ Govt Charges & Tax @ 4,591 per sq.ft. (All Inclusive, Negotiable) View Floor Details

Floor Number
7th of 8 Floors

Overlooking
Park/Garden, Club, Main Road

Configuration
1 Bedroom, 1 Bathroom, No Balcony

Address
Nirmans Vrindavan Gardens, Kedar Nagar, Nashik

Facing
South-East

Property Age
5 to 10 Year Old

Why should you consider this property?

- Wheel Chair Friendly
- Pet Friendly
- 24/7 Water
- Visitor Parking Available
- Close to School
- On Call Maintenance Staff
- Close to Hospital
- Recently Renovated
- Gated Society
- Overlooking Park/Garden

Transaction Type: **Resale**

Gated Community: **Yes**

Water Source: **Municipal corporati...**

Property Ownership: **Freehold**

Parking: **1 Open**

Power Backup: **Partial**

Flooring: **Marble**

Wheelchair Friendly: **Yes**

Property Code: **G69306694**

Furnishing: **Unfurnished**

Pet Friendly: **Yes**

magicbricks

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Post Property

Home » Property in Nashik » Gangaour » Trimbak Link Road » Apartment in Gangaour » Trimbak Link Road » 1 BHK » 478 Sqft

Posted on: Feb 16, 24 | Property ID: 6938804

Save Time & Money with MB Prime Find the right Property by calling Upto 35 Owners directly [Join Prime @ 50% OFF](#)

Contact Owner



Magicbricks User ganesh bij...
+91-7500000000

[Get Phone No.](#)

[Download Brochure](#)

₹ 25.0 Lac EMI - 17k | [How much loan can I get?](#)

1 BHK Flat for Sale in Nirmans Vrindavan Gardens, **Gangaour - Trimbak Link Road, Nashik**

-5 Photos

1 Bed **1 Bath** **Unfurnished**

Carpet Area
350 sqft ~ 3143sqft

Floor
5 (Out of 7 Floors)

Furnished Status
Unfurnished

Developer
Nirman Group

Project
Nirmans Vrindavan Gardens

Transaction Type
Resale

Status
Ready to Move

Age Of Construction
5 to 10 years

[Contact Owner](#)

[Get Phone No.](#)

Last contact made 10 days ago

More Details

Price Breakup **₹ 25 Lac**



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Price Indicators

HOUSING.COM Buy In Nashik

Shramik Nagar

Download App

List Property

Home / Nashik / Shramik Nagar / Apartment for Sale in Shramik Nagar / 1 BHK Flat

Last updated: May 13, 2024

1 BHK Flat

Nirman vrindavan garden, Shramik Nagar, Nashik

₹22.0 L EMI starts at 11.65 K

4.40 K/sq.ft

OFFERS Zero brokerage Know More

Contact Owner

Hall

Bedroom

3 more

500 sq.ft
Built Up Area

4.40 K/sq.ft
Avg. Price

10 Year Old
Age of property

Ready to move
Possession status

Higher
of 7 floors

East facing
Facing

Fully Furnished
Furnishing

OVERVIEW PROMOTIONS POPULAR PROPERTIES NEARBY FURNISHINGS AMENITIES RATINGS AND REVIEWS PRICE TRENDS



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Notary Agreement For Sale

Noted & Registered 2023
at Serial Number 73152024



भारतीय गैर न्यायिक
भारत INDIA
रु. 500 FIVE HUNDRED RUPEES
पाँच सौ रुपये Rs. 500
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA © 2023 CG 355613

NOTARY
NAME: NAMDEU S. GITE
AREA: NASHIK DIST.
REGD. NO. 814
REGD. DATE: 22/05/2020

TREASURY OFFICE NASHIK
19 APR 2024
STPHC ATO

THIS DOCUMENT CONTAINS 07 PAGES

फर्लेट विक्री करारनामा
फर्लेट विक्री करारनामा आज दिनांक १३ मार्च मे इ.स.२०२४
रोज सोमवार चे दिवशी नाशिक मुक्कामी..

NAMDEU S. GITE
Advocate & Notary Court of India
S.A. New Kalka Society,
Old Agra Road, Nashik-422007

येणेप्रमाणे घनु.सिमेंतील प्लॉट मिळकत जल, तरु, काष्ट, पाषाण, निधी
निक्षेपासह, मिळकतीमध्ये जाणेयेणेचे वागवहियाटीचे असलेले रस्ते व कॉलनी रस्ते
वापरणेचे हक्कांसह व अधिकारासह दरोवरत मिळकत.

NAMDEU S. GITE
Advocate & Notary Court of India
S.A. New Kalka Society,
Old Agra Road, Nashik-422007

2

जयश्री वसंत गवळी
उ.वय : २४ वर्षे, धंदा- नोकरी
पॅन नं. DTCPG 1966 B
आधार नं. ८९०५ १३०१ ९९९३
रा.प्लॉट नं.९७, गुरुदत्त विल्डींग, तुळजा
भवानी मंदिरानजवळ, स्वामी विवेकानंद नगर,
अशोकनगर, सातपूर, नाशिक-१२

लिहून देणार

यांसी

निवास डेक्लपर्स भागीदारी फर्म
पॅन नं. AASFN 2066 P
तर्फे भागीदार
१)सौ.जयश्री संजय महाजन
उ.वय : ४९ वर्षे, धंदा- व्यापार
पॅन नं. AIBPM 8690 H
आधार नं.९७९० ०८५६ १२६७
२)सौ.रेखा मंदकुमार देशमुख
उ.वय : ४९ वर्षे, धंदा- व्यापार
पॅन नं. ADHPD 4208 M
आधार नं. ९८३७ ४०२० २३५९
रा.फर्लेट नं.१ व २, फलोर अपार्टमेंट,
गोळे कॉलनी, नाशिक

लिहून देणार

कारणे फर्लेट विक्री करारनामा लिहून देतो ऐसा जे को,

१) मिळकतीचे वर्णन : तुळजा जिल्हा नाशिक पोस्ट तुळजा तालुका नाशिक पैको
नाशिक महानगरपालिका हद्दीतील मोजे पिंपळगाव बहुला या गावचे शिबारातील
विनशेती प्लॉट मिळकत यांसी सक्के नं.१११४/अ/प्लॉट/७०/१९५/अ/प्लॉट/८९ यांसी
अंतीभरित्या मंजूर ले-आऊट मधील प्लॉट नं.७०-८९ यांसी एकुण क्षेत्र ६५.७.३६
चौ.मी. + सदरील मिळकतीवर घेतलेले टि.डी.आर.क्षेत्र १७९.३० चौ.मी. यांसी
एकीकृत घनु.सिमा खालीलप्रमाणे..

पूर्वेस	: गट नं.१९४/अ पैको प्लॉट नं.६९
पश्चिमेस	: ९.०० मीटर कॉलनी रोड
दक्षिणेस	: १२.०० मीटर रोड
उत्तरेस	: गट नं.१९५/अ पैको प्लॉट नं.७२ व गट नं.१९४/अ पैको प्लॉट नं.८८

येणेप्रमाणे घनु.सिमेंतील प्लॉट मिळकत जल, तरु, काष्ट, पाषाण, निधी
निक्षेपासह, मिळकतीमध्ये जाणेयेणेचे वागवहियाटीचे असलेले रस्ते व कॉलनी रस्ते
वापरणेचे हक्कांसह व अधिकारासह दरोवरत मिळकत.

NAMDEU S. GITE
Advocate & Notary Court of India
S.A. New Kalka Society,
Old Agra Road, Nashik-422007

Approved Plan

FULL COMPLETION PLAN

PROFORMA - 1

<p>COMPLETED COMMERCIAL/ RESIDENTIAL BUILDING PLAN ON P.NO. 70+89, G.NO. 194/A, 195/A, AT- PIMPALGAON BAHULA SHIWAR, NASHIK.</p> <p>FOR - NIWAS DEVELOPERS THROUGH PARTNER MRS. JAYASHREE S. MAHAJAN & MRS. REKHA N. DESHMUKH.</p>	<p>DRAWING SHEET NO. 1</p>
--	-----------------------------------

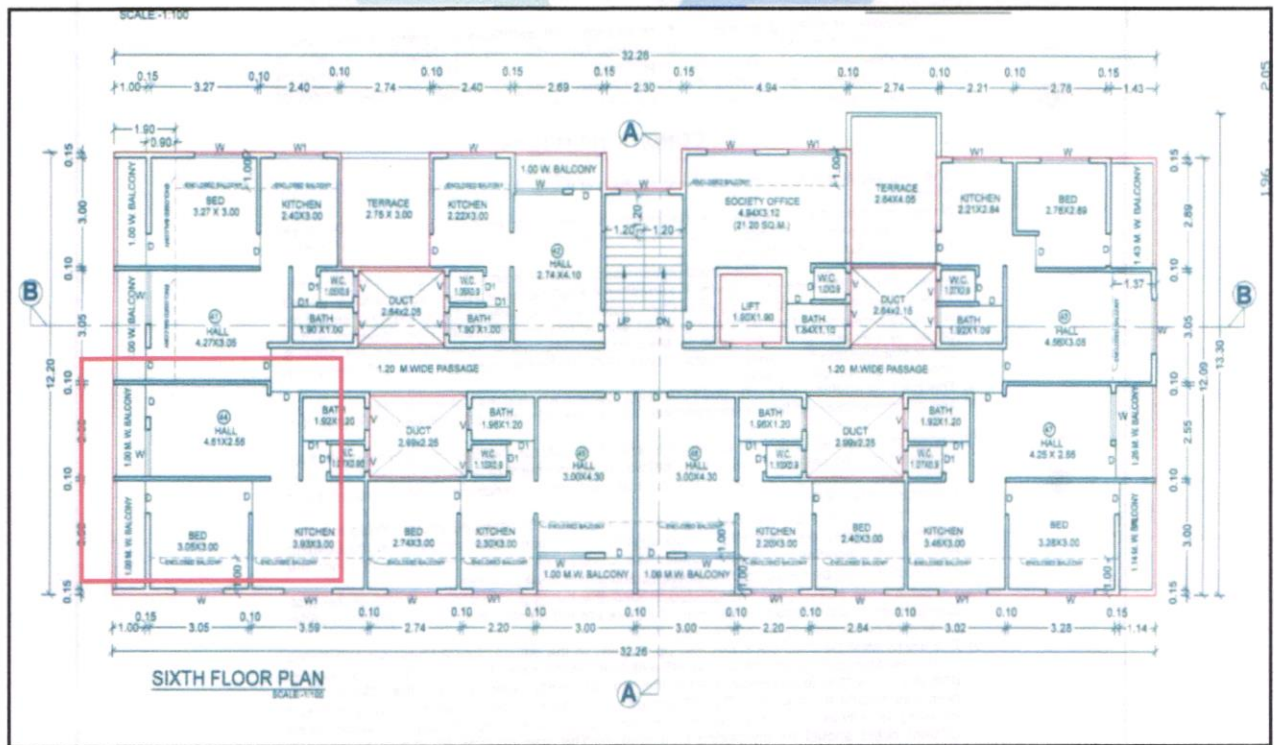
APPROVED

As per the accoupling occupancy Certificate

No. Nashik/6110C/30747

Date: 25 / 1 / 2024

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik




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Commencement Certificate



NASHIK MUNICIPAL CORPORATION

NO: LND/BP/131117/2021
DATE :- 13/07/2021

**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

TO, Sau. Jayshree Sanjay Mahajan & Others.
C/o. Ar. Manish Jadhav & Stru. Engg. Vijay B. Amesur Of Nashik.

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No:- 70+89 of S.No./G.No. 194/A & 195/A of Pimpalgaon Bahula Shiwar, Nashik.


Ref :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan in Dated:-22/02/2021 Inward No.B1/BP/267.
2) Amalgamation Letter No. 463/20 Dt:18/12/2020.

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 46)

- 1) The land vacated in consequence of enforcement of the setback rule shall form part of Public Street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
- 3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966].
- 7) The balconies, ottas & varandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & varandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10) Proper arrangement for disposal imperial water all be made as per site requirements without disturbancy natural gradient of the land facing to this conditions if any incident happens, the whole responsibility will be on the applicant /developers
- 11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

Occupancy Certificate



नाशिक महानगरपालिका, नाशिक AR/NO-922-10
इमारत वापरचा दाखला
(पूर्ण/अंशिक)

No. **30747** नावक क्र./नसिवा/सी/ओकी/२५३
दिनांक २५/०९/२०२४

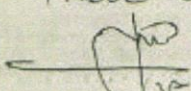
श्री./श्रीमती निवास डेव्हळपसे पार्दनारतिप फर्म लर्फे पार्दनार. औ शेखानंदकुमार देवगुख
प्रकल्पाचा ठिकाण व पत्ता : छ सौ जयश्री खंजप महाजन,
हॉटेल्स पार्क पेंतलेख नव्या पाही मंगी अमिळनगर विपसगांव वडुळा. नाशिक
संदर्भ : आपला दिनांक २९/०३/२०२३ चा अर्ज क्रमांक सी ३ ओ सी १२५३

महाराजप,


दाखला देण्यात येतो की विपसगांव वडुळा शिवारातील / सि.स.नं., स. नं. ९७४/अ+९५/अ
प्लॉट नं. १००+६६ अं. मू. क्र. — मधील इमारतीच्या खेपमेरपाळी गिनत ठम अहा मजबूत
मजल्याचे इकडील बांधकाम परवानगी क्र. सी ९/९९७/२०२३ दिनांक १३/०७/२०२३ अन्वये
दिल्याप्रमाणे आर्किटेक्ट/इंजि/सुपरव्हायझर, श्री. मनिष जाधव रजिस्ट्रेशन क्र. २५१०/२०१६/७५३३२६
यांचे निरीक्षणखाली पूर्ण झाली असून निवासी/निवासेतर/सैमिणिक/निवासीन निवासतेतर कारणासाठी खालील
अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- १) एकूण बांधकाम क्षेत्र २९६३.९० चौ.मी. या पैकी निवासी २२२६०६ निवासेतर ९५७.७९ चौ.मी.
- २) एकूण चटई क्षेत्र ९९३०.६७ चौ.मी. या पैकी निवासी ९७५५५४ निवासेतर ९४५.९३ चौ.मी.
 - १) सदर इमारतीचा वापर निवासी/निवासेतर/सैमिणिक/निवासीन निवासतेतर करणाकरिताच करता येईल.
 - २) सदर इमारतीत म.न.पा. च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, परस्पर वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल
 - ३) खेकट प्लॉट / बायव्ही इंडेक्स नं. ९०६९४३४
 - ४) अभिमान विभागाचा अंतिम दाखला क्रमांक : _____
 - ५) पर्यावरण विभागाचा नाहरकटा दाखला क्रमांक : _____
 - ६) घरपट्टी आकारणी कारणेकामी संबंधित विभागात संपर्क साधावा.
 - ७) सपाथ ७१२६-३३००, कुतमीकर २६-९०५० पा.क्र. ९२२५
दि - १७/१/२०२३

TRUE COPY



कार्यकारी अभियंता
नगर नियोजन विभाग
नाशिक महानगरपालिका, नाशिक



RERA Certificate



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51600052483

Project: Vitthal Darshan , Plot Bearing / CTS / Survey / Final Plot No.:Plot No 70+89 of S No/G No 194/A & 195/A of Pimpalgaon Bahula Shiwar, Nashik - 422012 at Nashik (M Corp.), Nashik, Nashik, 422012;

- Niwas Developers** having its registered office / principal place of business at **Tehsil: Nashik, District: Nashik, Pin: 422012.**
- 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 (I) 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 **08/09/2023** 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
- 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 Premanand Prabhu
(Secretary, MahaRERA)
Date:08-09-2023 03:03:38

Dated: 08/09/2023
Place: Mumbai

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

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



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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is being purchased Jayashree Vasant Gawali. From M/s. Niwas Developers Notary Agreement for Sale Dated.13.05.2024
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 Rushikesh Pingle – 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 – 16.05.2024 Valuation Date – 17.05.2024 Date of Report – 17.05.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 16.05.2024
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

(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.



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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



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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

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.05.17 17:53:17 +05'30'

Auth. Sign.

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



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