

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Divesh Sanjay Jadhav & Sau. Archana Sanjay Jadhav.**

Residential Flat No. 14, Fourth Floor, D- Wing, Building No. 02 " **Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik** ", Survey No. 297/ 2/ 2 Part, CTS No. 6245 PT, Near Radisson Blu Hotel, Prashant Nagar, Damodar Nagar Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422010, State – Maharashtra, Country – India.

Latitude Longitude: 19°56'52.5"N 73°45'38.7"E

Valuation Prepared for:

Bank of Baroda
Regional Office Nashik Road Branch
BSNL Building, Datta Mandir Road, Nashik Road,
Nashik -422 101, State - Maharashtra, Country - India.

Nashik: 4, 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

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Page 2 of 25

Vastu/Nashik/06/2024/009061/2306579

03/11-23 -RYBS

Date: 03.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 14, Fourth Floor, D- Wing, Building No. 02, " Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik ", Survey No. 297/ 2/ 2 Part, CTS No. 6245 PT, Near Radisson Blu Hotel, Prashant Nagar, Damodar Nagar Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422010, State – Maharashtra, Country – India. belongs to **Name of Owner: Shri. Divesh Sanjay Jadhav & Sau. Archana Sanjay Jadhav.**

Boundaries of the property.

| Boundaries | Building | Flat |
|------------|-----------------------------------|-------------|
| North | S. No. 297/ 2 & Plot No. 22 to 27 | Side Margin |
| South | 12.00 M. Wide Colony Road | Flat No. 15 |
| East | S. No. 314 | Side Margin |
| West | S. No. 297 Part | Flat No. 13 |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 31,75,200.00 (Rupees Thirty-One Lakh Seventy-Five Thousand Two 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.

**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.31 10:24:25 +05'30'



Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

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

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

Auth. Sign.

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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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

The Chief Manager,**Bank of Baroda****Regional Office Nashik Road Branch**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik -422 101, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

| I | General | |
|-----|---|--|
| 1. | Purpose for which the valuation is made | : To assess Fair Market value of the property for Bank Loan Purpose. |
| 2. | a) Date of inspection | : 31.05.2024 |
| | b) Date on which the valuation is made | : 03.06.2024 |
| 3. | List of documents produced for perusal: i. Copy of Deed of Allotment Vide No. 12014 Dated.21.12.2023 ii. Copy of Part Occupancy Certificate Building Proposal No. 216111 dated 23.11.2023 issued by Nashik Municipal Corporation, Nashik. iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. B2/ 99/ 2023 dated 28.06.2023 issued by Executive Engineer Town Planning 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. Divesh Sanjay Jadhav & Sau. Archana Sanjay Jadhav. Address: Residential Flat No. 14, Fourth Floor, D- Wing, Building No. 02, " Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik ", Survey No. 297/ 2/ 2 Part, CTS No. 6245 PT, Near Radisson Blu Hotel, Prashant Nagar, Damodar Nagar Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422010, State – Maharashtra, Country – India. Contact Person: Mr. Siddhant Pawar (Site Supervisor) Contact No. +91 8329492001 Joint Ownership. |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : The property is a Residential Flat No. 14 is located on Fourth Floor. As per Approved plan, the composition of flat is Living + 2 Bedroom + Kitchen + WC + Bath + Passage + Balcony (i.e., 2BHK). The property is at 11.1 Km. distance from nearest railway station Nashik Road. Landmark: Near Radisson Blu Hotel |
| 5a. | Total Lease Period & remaining period (if leasehold) | : N.A. as the property is freehold. |
| 6. | Location of property | : |



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| | | | | |
|------|-----|---|-----------------------------------|--|
| | a) | Plot No. / Survey No. | : | Survey No. 297/ 2/ 2 Part, CTS No. 6245 PT |
| | b) | Door No. | : | Residential Flat No. 14 |
| | c) | T.S. No. / Village | : | Village – Pathardi |
| | d) | Ward / Taluka | : | Taluka – Nashik |
| | e) | Mandal / District | : | District – Nashik |
| | f) | Date of issue and validity of layout of approved map / plan | : | Copy of Approved Building Plan Accompanying Commencement Certificate No. B2/ 99/ 2023 dated 28.06.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. |
| | g) | Approved map / plan issuing authority | : | Nashik Municipal Corporation, Nashik |
| | h) | Whether genuineness or authenticity of approved map/ plan is verified | : | Yes |
| | i) | Any other comments by our empanelled valuers on authentic of approved plan | : | No |
| 7. | | Postal address of the property | : | Residential Flat No. 14, Fourth Floor, D- Wing, Building No. 02 "Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik ", Survey No. 297/ 2/ 2 Part, CTS No. 6245 PT, Near Radisson Blu Hotel, Prashant Nagar, Damodar Nagar Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422010, 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 – Pathardi Nashik Municipal Corporation, Nashik |
| 11. | | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : | No |
| 13. | | Dimensions / Boundaries of the Property / Building | | |
| | | | As per Actual Site | As per the Document |
| | | North | S. No. 297/ 2 & Plot No. 22 to 27 | S. No. 297/ 2 & Plot No. 22 to 27 |
| | | South | 12.00 M. Wide Colony Road | 12.00 M. Wide Colony Road |
| | | East | S. No. 314 | S. No. 314 |
| | | West | S. No. 297 Part | S. No. 297 Part |
| 13.1 | | Flat | As per Actual Site | As per the Document |
| | | North | Side Margin | Side Margin |



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| | | | | |
|-----------|--|---|--|-------------|
| | South | | Flat No. 15 | Flat No. 15 |
| | East | | Side Margin | Side Margin |
| | West | | Flat No. 13 | Flat No. 13 |
| 13.2 | Whether Boundaries Matching with Actual | | Yes | |
| 13.3 | Latitude, Longitude & Co-ordinates of the site | : | 19°56'52.5"N 73°45'38.7"E | |
| 14. | Extent of the site | : | Carpet Area in Sq. Ft. = 552.00 Balcony Area in Sq. Ft. = 89.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 588.00 (Area as per Deed of Allotment) Built up in Sq. Ft. = 706.00 (Total Carpet Area + 20 %) | |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) | : | Carpet Area in Sq. Ft. = 588.00 (Area as per Deed of Allotment) | |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Vacant | |
| II | APARTMENT BUILDING | | | |
| 1. | Nature of the Apartment | : | Residential | |
| 2. | Location | : | | |
| | C.T.S. No. | : | Survey No. 297/ 2/ 2 Part, CTS No. 6245 PT | |
| | Block No. | : | - | |
| | Ward No. | : | - | |
| | Village / Municipality / Corporation | : | Village – Pathardi Nashik Municipal Corporation | |
| | Door No., Street or Road (Pin Code) | : | Residential Flat No. 14, Fourth Floor, D- Wing, Building No. 02, " Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik ", Survey No. 297/ 2/ 2 Part, CTS No. 6245 PT, Near Radisson Blu Hotel, Prashant Nagar, Damodar Nagar Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422010, State – Maharashtra, Country – India. | |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential | |
| 4. | Year of Construction | : | 2023 (As per Occupancy Certificate) | |
| 5. | Number of Floors | : | Ground (Parking) + 4 th Upper Floors | |
| 6. | Type of Structure | : | R.C.C. Framed Structure | |
| 7. | Number of Dwelling units in the building | : | 4 Flat on Fourth Floor | |
| 8. | Quality of Construction | : | Good | |
| 9. | Appearance of the Building | : | Good | |
| 10. | Maintenance of the Building | : | Good | |
| 11. | Facilities Available | : | | |
| | Lift | : | 1 Lift | |
| s | Protected Water Supply | : | Municipal Water supply | |

| | | | |
|------------|--|---|--|
| | Underground Sewerage | : | Connected to Municipal Sewerage System |
| | Car parking - Open / Covered | : | Open Car Parking |
| | Is Compound wall existing? | : | Yes |
| | Is pavement laid around the building | : | Yes |
| III | FLAT | | |
| 1 | The floor in which the Flat is situated | : | Fourth Floor |
| 2 | Door No. of the Flat | : | Residential Flat No. 14 |
| 3 | Specifications of the Flat | : | 2BHK |
| | Roof | : | R.C.C. Slab |
| | Flooring | : | Vitrified tile Flooring |
| | Doors | : | Door framed with flush doors |
| | Windows | : | Aluminum sliding window with M.S. Grills |
| | Fittings | : | Concealed Plumbing, Concealed Electrical wiring |
| | Finishing | : | Cement Plastering |
| | Paint | : | Distemper Paint |
| 4 | House Tax | : | |
| | Assessment No. | : | Details Not Provided |
| | Tax paid in the name of: | : | Details Not Provided |
| | Tax amount: | : | Details Not Provided |
| 5 | Electricity Service connection No.: | : | Details Not Provided |
| | Meter Card is in the name of: | : | Details Not Provided |
| 6 | How is the maintenance of the Flat? | : | Good |
| 7 | Sale Deed executed in the name of | : | Name of Owner: Shri. Divesh Sanjay Jadhav & Sau. Archana Sanjay Jadhav. |
| 8 | What is the undivided area of land as per Sale Deed? | : | Details not available |
| 9 | What is the plinth area of the Flat? | : | Built up in Sq. Ft. = 706.00 (Total Carpet Area + 20 %) |
| 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. = 552.00 Balcony Area in Sq. Ft. = 89.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 588.00 (Area as per Deed of Allotment) |
| 12 | Is it Posh / I Class / Medium / Ordinary? | : | |
| 13 | Is it being used for Residential or Commercial purpose? | : | Residential purpose |
| 14 | Is it Owner-occupied or let out? | : | Vacant |
| 15 | If rented, what is the monthly rent? | : | ₹ 7,000.00 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 developing 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 Flat with same specifications in the adjoining locality? - (Along with details / reference of at - | : | ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area |



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| | | |
|-----------|--|---|
| | least two latest deals / transactions with respect to adjacent properties in the areas) | |
| 2 | Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details). | : ₹ 5,400.00 per Sq. Ft. on Carpet Area |
| 3 | Break – up for the rate | : |
| | i) Building + Services | : ₹ 2,000.00 per Sq. Ft. |
| | ii) Land + others | : ₹ 3,400.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed) | : ₹ 36,000.00 per Sq. M. ₹ 3,344.00 per Sq. Ft |
| | Guideline rate obtained (after Depreciation) | : N.A. |
| 5 | Registered Value (if available) | : -- |
| 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 Flat with Services (v(3)i) | : ₹ 2,000.00 per Sq. Ft. |
| | Age of the building | : 01 Year |
| | 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 | : ₹ 3,400.00 per Sq. Ft. |
| | Total Composite Rate | : ₹ 5,400.00 per Sq. Ft. |

Details of Valuation:

| Sr. No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|---------|---|----------------|-------------------|---------------------|
| 1 | Present value of the Flat | 588.00 Sq. Ft. | 5,400.00 | 31,75,200.00 |
| 2 | Wardrobes | | | |
| 3 | Showcases | | | |
| 4 | Kitchen arrangements | | | |
| 5 | Superfine finish | | | |
| 6 | Interior Decorations | | | |
| 7 | Electricity deposits / electrical fittings, etc. | | | |
| 8 | Extra collapsible gates / grill works etc. | | | |
| 9 | Potential value, if any | | | |
| 10 | Others | | | |
| 11 | Parking | | | |
| 12 | As per current stage of work completion the value of the Flat (if Flat is under construction) | | | |
| 13 | After 100% completion final value of Flat | | | |
| | Total | | | 31,75,200.00 |



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Value of Flat

| | |
|--|---------------------|
| Fair Market Value | 31,75,200.00 |
| Realizable value | 30,16,440.00 |
| Distress Value | 25,40,160.00 |
| Insurable value of the property (706.00 Sq. Ft. X ₹ 2,000.00) | 14,12,000.00 |
| Guideline value of the property (706.00 Sq. Ft. X ₹3,344.00) | 23,60,864.00 |

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 arrived 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 ₹ 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, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,400.00 per Sq. Ft. (after depreciation) on Carpet Area for valuation after depreciation.

| | |
|--|---|
| Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on | Not applicable. |
| i) Saleability | Good |
| ii) Likely rental values in future in and | ₹ 7,000.00 Expected rental income per month |
| iii) Any likely income it may generate | Rental Income |



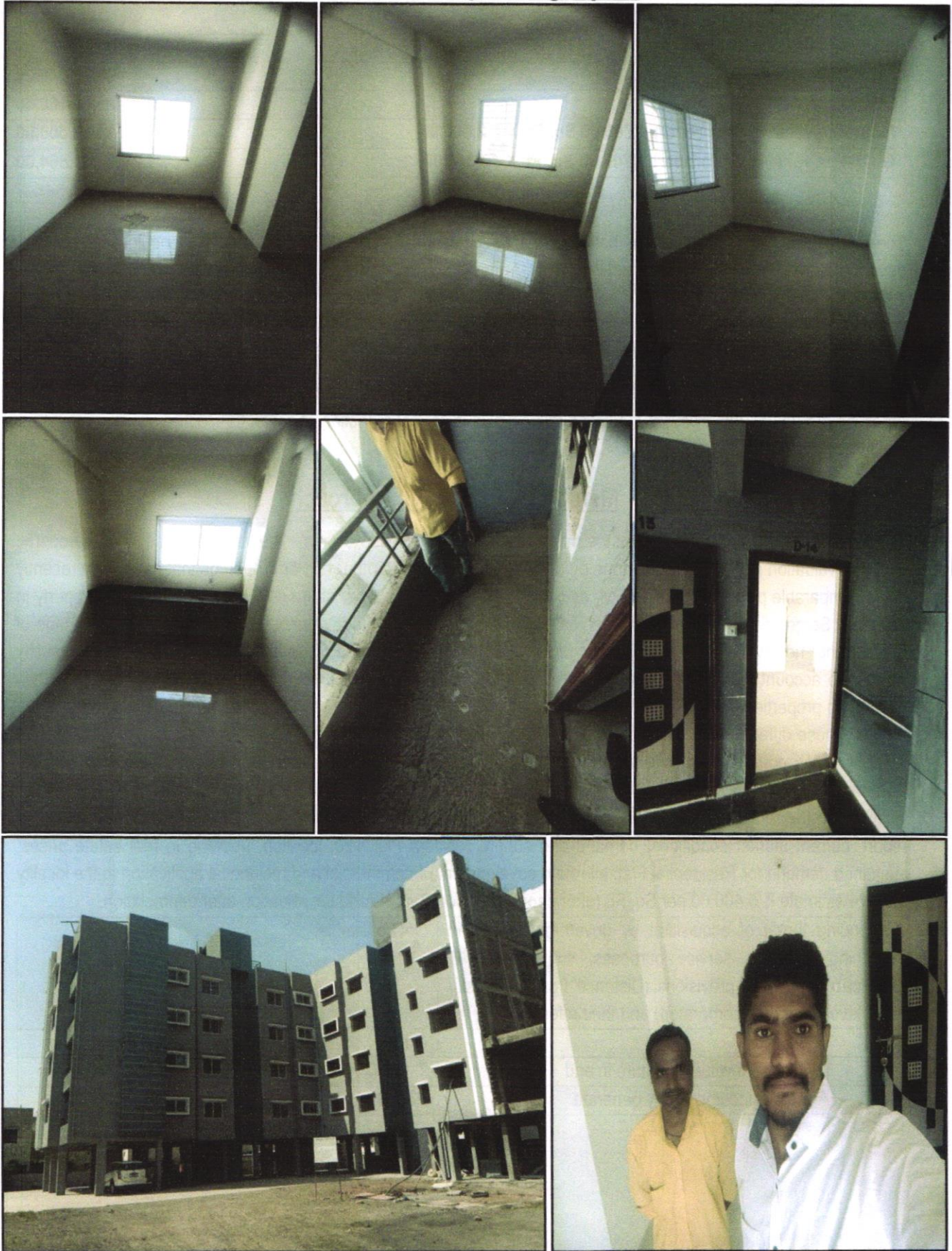
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Actual site photographs



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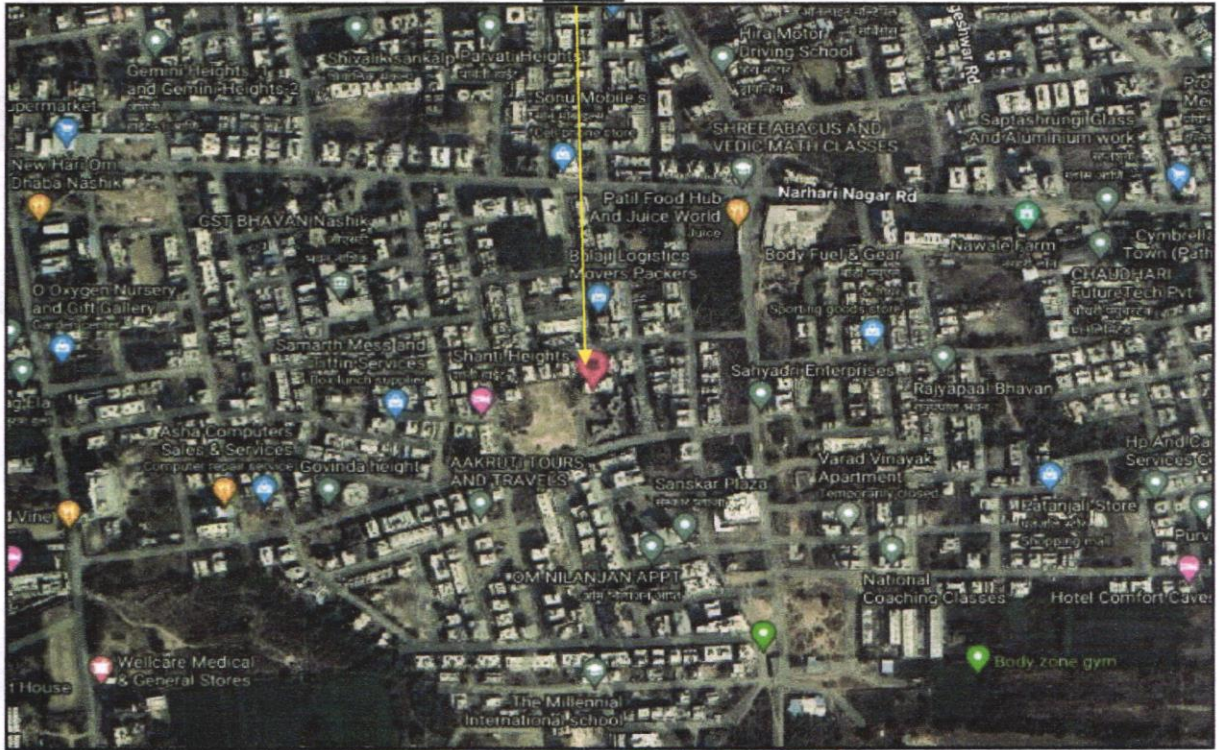
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Route Map of the property

Site u/r



Latitude Longitude: 19°56'52.5"N 73°45'38.7"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 11.1 Km.)




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Valuation
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*** welcome to valuation of properties in Maharashtra ***

Location Details

Select Type

 Development Agreement
 Tenant Occupied
 Other

Division Name
Nashik
Help on Division

District Name
नाशिक

Taluka Name
नाशिक

Village/Zone Name
मीळे पावडी

Attribute
सव्हे नंबर


207

SubZone Name
19.5-औद्योगिक विभागाच्च

Mahapalika Area
Nashik Muncipal Corj

| Open Land | Residence | Office | Shop | Industry | Unit |
|-----------|-----------|--------|-------|----------|--------------|
| 13300 | 36000 | 41400 | 45000 | 0 | Square Meter |

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REGD. OFFICE: NASHIK

Price Indicators

POPULAR PROJECTS

- 22.51L - 39.15L**
Sai Park
By Jay Developers
Vinhgan Nauri
Configurations: 1, 2 BHK Apartments
- 25.49L - 38.29L**
Vedant Apartment
By Sunshinor
Patbhari Phata, Nashik
Configurations: 1, 2 BHK Apartments

Home / Nashik / Patbhari Phata / Apartment for Sale in Patbhari Phata / 1 BHK Flat

1BHK Flat ₹26.0L BHK starts at: 13.77 K
3.71 K/sq.ft

By **REPUTED BUILDER**
Prashant Nagar, Patbhari Phata, Nashik

700 sq.ft Built Up Area
3.71 K/sq.ft Avg. Price
1 BHK Configuration
15th Aug. 2023 Possession status
Lower of 18 Floors
Unfurnished Furnishing

POPULAR PROJECTS

- 22.51L - 39.15L**
Sai Park
By Jay Developers
Vinhgan Nauri
Configurations: 1, 2 BHK Apartments
- 28.66L - 55.83L**
Shree Atharva Park 2
By Shree Atharva Subhadra Pvt Ltd
Mahaabadi Nauri
Configurations: 1, 2, 3 BHK Apartment, Villa

Home / Nashik / Patbhari Phata / Apartment for Sale in Patbhari Phata / 1 BHK Flat

1BHK Flat ₹25.0L BHK starts at: 13.24 K
3.97 K/sq.ft

By **REPUTED BUILDER AND DEVELOPER**
Shriwada Ratra Heights, Rudra Vinay, Patbhari Phata, Nashik

630 sq.ft Built Up Area
3.97 K/sq.ft Avg. Price
4 Year Old Age of property
Ready to move Possession status
Higher of 4 floors
Unfurnished Furnishing



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Price Indicators

HOUSING.COM Buy in Nashik

Pathardi Photo - Add

Download App Log Privacy

POPULAR PROJECTS

- 25.49 L - 38.29 L**
Vidant Apartment
By Sunil Group
Pathardi Photo, Nashik
Configurations
1, 2 BHK Apartments
Interested →
- 22.51 L - 39.15 L**
Sai Park
By Sai Developers
Vidant Photo, Nashik
Configurations
1, 2 BHK Apartments
Interested →

Home / Nashik / Pathardi Photo / Apartment for Sale in Pathardi Photo / 1 BHK / sq. ft. Last updated Jun 19, 2023

1 BHK Flat **₹29.0 L** EMI starts at 15.3k

Krishna residency, Chyavanashwar Nagar, Pathardi Photo, Nashik 4.33 K/sq.ft

Free car parking **100%** Contact Owner

670 sq.ft
Build Up Area

4.33 K/sq.ft
Avg. Price

5 Year Old
Age of property

Ready to move
Possession status

Middle
of 4 floors

Fully Furnished
Furnishing

99acres Buy Enter Locality / Project / Society / Landmark

Home > Property in Nashik > Flats in Nashik > Flats in Pathardi Posted on Jan 16, 2023 | Ready to

₹65 Lac @ 4,861 per sq.ft. **3BHK 3Baths**

Estimated EMI ₹51,916 Residential Apartment for Sale

Amit Eka, Pathardi, Nashik, Maharashtra

REHA STATUS REGISTERED | Registration No: P51600006966 | Website: <https://maharera.mahaonline.gov.in>

Overview Society Owner Details Price Trends Recommendations

Property (12) Society (26)

Area
Built Up area: 1337 sq.ft. (13421 sq.m.)

Price
₹ 65 Lac
@ 4,861 per sq.ft. (Negotiable)

Floor Number
7th of 12 Floors

Overlooking
Park/Garden

Configuration
3 Bedrooms, 3 Bathrooms, 2 Balconies

Address
Amit Eka
Pathardi, Nashik

Facing
East

Property Age
1 to 5 Year Old

Deed of Allotment

मौजे :- पाथर्डी.

शिग्रगणक मुल्यांकन तक्ता क्रमांक : १९.५

फ्लॅटचे चटई क्षेत्र. ५४.६३ चौ.मी.

जमीन दर प्रति चौ. मी. रु. १३,३००/-

बांधीव दर प्रति चौ.मी. रु. ३६,०००/-

(३६००० X ५४.६३ X १.१ = २१,६४,०००)

सरकारी मुल्यांकन रु. २१,६४,०००/-

व्यवहार मुल्य रु. २१,६४,०००/-

मुद्रांक शुल्क भरणा रु. १,२९,९००/-

नोंदणी फी भरणा रु. २१,६४०/-

॥ श्री ॥ डीड ऑफ अलॉटमेंट

डीड ऑफ अलॉटमेंट आज दिनांक २९ माहे डिसेंबर इसवी सन २०२३ रोज अहमदनगर ते दिवशी, नाशिक, मुक्कामी :-

नसन-३
सं. १२०१६/१११
१-२८



१. श्री. दिवेश संजय जाधव
(पॅन नं. BGMPJ9959C) मो. नं. ९०२८९२७६९७
(आधार नं. ८६७९ ६४६० ५९६९)
Email. Divesh2797@gmail.com
वय : २६ वर्ष, धंदा : व्यापार,
२. सौ. अर्चना संजय जाधव
(पॅन नं. CVVPJ9655E)
(आधार नं. ३०६२ १४२६ ३५८६)
वय : ५० वर्ष, धंदा : गृहिणी,
दोधेही रा. मु.पो. आनंद नगर, येवला रोड,
ता. नांदगाव, जि. नाशिक - ४२३ १०६.
समासद भारतरत्न डॉ. बाबासाहेब आंबेडकर
मागासवर्गीय को-ऑप. हौ. सोसा. लि.
-यांसी-

लिहून घेणार

भारतरत्न डॉ. बाबासाहेब आंबेडकर
मागासवर्गीय को-ऑप. हौ. सोसा. लि.
नाशिक. (पॅन नं. AAEAB6448C)
महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६०
मधील सन १९६१ चा महाराष्ट्र अधिनियम क्र. २४
कलम ९ (१) अन्वये नोंदण्यात आलेली गृहनिर्माण
संस्था, रजि. नं. एनएसके/(एनएसके)/एचएसजी
/टीसी/३३०४/१९९८ दि. ०९/०३/१९९८.
नोंद. कार्या. : द्वारा: एस. के. कन्स्ट्रक्शन काळे
चौक, मोठा राजवाडा, नाशिक-४२२ ००९.
तर्फे मा. विद्यमान चेअरमन,
श्री. संजय बाबुराव काळे
(पॅन नं. CBXPK5259D) मो. नं. ९४२२५०१००९.
आधार नं. ९०४८ ४९२१ ३१३६
Email. Sanjay.kale02@gmail.com
वय : ५८ वर्ष, धंदा : शेती/व्यापार,
रा. ३७, सुख आनंद निवास, सुकदेव
विद्यालयसमोर, उद्यान कॉलनी,
इंदिरा नगर, नाशिक - ४२२ ००९.

लिहून देणार

नसन-३
सं. १२०१६/१११
१-२८



कारणे डीड ऑफ अलॉटमेंट लिहून देतो ते ऐसा जे की, :-

(या डीड ऑफ अलॉटमेंटमध्ये लिहून घेणार यांचा उल्लेख तुम्ही व लिहून देणार यांचा उल्लेख आम्ही अथवा भारतरत्न डॉ. बाबासाहेब आंबेडकर मागासवर्गीय को-ऑप. हौ. सोसा. लि., नाशिक किंवा सदर संस्था असा केला आहे.)

१. अ.) प्लॉट मिळकतीचे वर्णन :-

तुकडी जिल्हा नाशिक, पोट तुकडी तालूका नाशिक पैकी मौजे पाथर्डी गांवचे शिवारातील, नाशिक महानगरपालिका हद्दीतील, भारतरत्न डॉ. बाबासाहेब आंबेडकर मागासवर्गीय को-ऑप. हौ. सोसा. लि., नाशिक ही महाराष्ट्र शासन सरकारची मिळकत असून यांसी सर्व्हे नं. २९७/२/२ यांसी क्षेत्र. ६२९४.०० चौ.मी. पैकी प्लॉट डेड क्षेत्र. २६००.०० चौ.मी. यांसी चतुःसीमा येणेप्रमाणे:

पुर्वेस : सर्व्हे नं. ३१४.
पश्चिमेस : सर्व्हे नं. २९७ चा पार्ट.
दक्षिणेस : १२.०० मी. रुंद कॉलनी रोड.
उत्तरेस : सर्व्हे नं. २९७/२ पैकी प्लॉट नं. २२ते २७.

येणेप्रमाणे चतुःसीमेतील मिळकत, जल तरु, काष्ट, पाषाण, निधी निकेपासह तदंगभूत वस्तुसह झाडझाडोरा तसेच मिळकतीमध्ये जाणे येण्याचे वागवहीवाटीचे कॉलनी रोड, ओपन स्पेस वापरण्याचे हक्कांसह मिळकत दरोबस्त.

१. ब.) फ्लॅट मिळकतीचे वर्णन :-

उपरोक्त कलम १अ यात वर्णन केलेल्या मिळकतीवर बांधण्यात आलेल्या भारतरत्न डॉ. बाबासाहेब आंबेडकर मागासवर्गीय को-ऑप. हौ. सोसा. लि., नाशिक मधील ग्रुप हौसिंग योजनेतील बिल्डींग नं. ०२, 'डी' विंग मधील चौथ्या मजल्या वरील बांधीव फ्लॅट नं. १४ यांसी चटई क्षेत्र. ५४.६३ चौ. मी. सर्व सोईनीयुक्त फ्लॅट मिळकत यांसी चतुःसीमा येणेप्रमाणे :-

पुर्वेस : सामासिक अंतर.
पश्चिमेस : फ्लॅट नं. १३.
दक्षिणेस : फ्लॅट नं. १५.
उत्तरेस : सामासिक अंतर.

Approved Plan

2/3

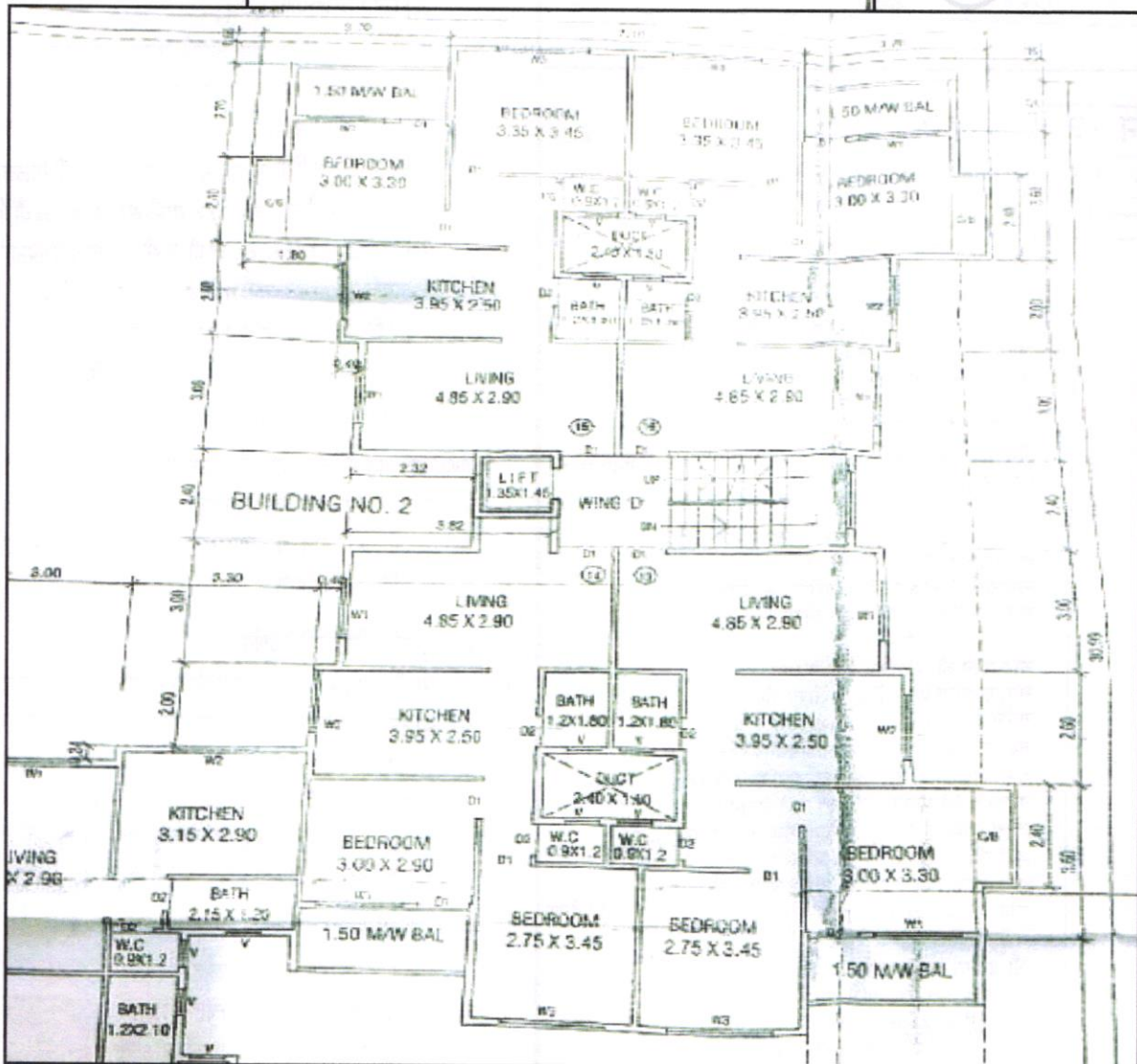
Yogesh Dipali Sonawane

REVISED RESIDENTIAL BUILDING
 IN S. NO. 297 / 2 / 2 PART. (CTS NO. 6245 PT.). AT PATHARDI SHIVAR, NASHIK.
 FOR CHAIRMAN, BHARATRATNA Dr. BABASAHEB AMBEDKAR
 (BACKWARD CLASSES) SAHAKARI GHRUHANIRMAN SANSTHA, PATHARDI, NASHIK.

APPROVED

The Plans amended in
 As per the conditions Mentioned in
 the accompanying commencement
 Certificate No. 82/99 dated 28/06/2023
2023

Executive Engineer
 TOWN PLANNING
 Nashik Municipal Corporation
 Nashik



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Occupancy Certificate



Nashik Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : NMCB/PO/2023/APL/00094
Proposal Code : NMCB-23-ENTRY-85106

Building Proposal Number - 216111
Date : 23/11/2023

| | | | |
|-----------------|-------------------------|---------|--|
| Building Name : | BUILDING 2(Residential) | Floor : | GROUND FLOOR - 0F(18.27 Sq mt),FIRST FLOOR - 1F(458.37 Sq mt),SECOND FLOOR - 2F(458.37 Sq mt),THIRD FLOOR - 3F(458.37 Sq mt),FOURTH FLOOR - 4F(458.37 Sq mt) |
|-----------------|-------------------------|---------|--|

To,

- i) Chairman Bharatratna Dr Babasaheb Ambedkar Backward Class Shakari Ghrunirman Sanstha Pathardi Nashik, S. NO. 297/2/2 (PT), DAMODAR NAGAR, B/H EXPRESS INN HOTEL, PATHARDI, NASHIK.
- ii) Madhukar Bhagat (Architect)

Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No / Name **BUILDING 2(GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR)** Plot No -, Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. 297/2/2 PT., Village Name/Mouje **PATHARDI**, Sector No. , completed under the supervision of Architect, License No CA/1981/06109 as per approved plan vide Permission No. B2/99 Date 28/06/2023 may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No B2/99 Date 28/06/2023

Validity unknown

Digitally signed by MADHUKAR BHAGAT
Date: 2023.11.23 13:06:23
Reason: Approved Certificate
Location: Nashik Municipal Corporation
Project Code: NMCB-23-ENTRY-85106
Application Number: 216111
Proposal Number: 216111
Certificate Number: NMCB/PO/2023/APL/00094



Yours faithfully,
Executive Engineer.
Nashik Municipal Corporation,



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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 **₹ 31,75,200.00 (Rupees Thirty-One Lakh Seventy-Five Thousand Two Hundred Only)**. The **Realizable Value** of the above property is **₹ 30,16,440.00 (Rupees Thirty Lakh Sixteen Thousand Four Hundred Forty Only)**, and the **Distress Value** is **₹ 25,40,160.00 (Rupees Twenty-Five Lakh Forty Thousand One Hundred Sixty Only)**.

Place: Nashik

Date: 31.05.2024

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.31 10:24:42 +05'30'

Auth. Sign.

| 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)



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(Annexure – I)

DECLARATION FROM VALUERS

I, Manoj Chalikwar son of Shri. Baburao Chalikwar declare that:

- a. The information furnished in my valuation report dated 03.06.2024 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 31.05.2024. 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.



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| Sr. No. | Particulars | Valuer comment |
|---------|---|---|
| 1. | background information of the asset being valued; | The property was purchased by Shri. Divesh Sanjay Jadhav & Sau. Archana Sanjay Jadhav from Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik Bonde vide Notarized Allotment Agreement Vide dated. January.2023. |
| 2. | purpose of valuation and appointing authority | As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Road Branch. |
| 3. | identity of the valuer and any other experts involved in the valuation; | Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – 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 – 31.05.2024 Valuation Date - 03.06.2024 Date of Report - 03.06.2024 |
| 6. | inspections and/or investigations undertaken; | Physical Inspection done on 31.05.2024 |
| 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 4th party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property. |
| 10. | major factors that were taken into account during the valuation; | current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. |
| 11. | major factors that were not taken into account during the valuation; | Nil |
| 12. | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility | Attached |

| | | |
|--|---------------------------|--|
| | for the valuation report. | |
|--|---------------------------|--|

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **03th June 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 Flat, admeasuring **Total Carpet Area = 588.00 Sq. Ft.** in Name of Owner: **Shri. Divesh Sanjay Jadhav & Sau. Archana Sanjay Jadhav.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal



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Property Title

Based on our discussion with the Client, we understand that the subject property is being Owned by Name of Owner: **Shri. Divesh Sanjay Jadhav & Sau. Archana Sanjay Jadhav**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Total Carpet Area = 588.00 Sq. Ft.**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity



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to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area = 588.00 Sq. Ft.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(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 4th 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.



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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 necessary and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

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

Place: Nashik
Date: 31.05.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
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Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBBI/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941

Auth. Sign.



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