

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 12, Second Floor, " **Diya Apartment** ", Gat No. 473/ 26, Plot No. 29+30, Behind Hotel Shree Sayaji Palace, Near Panchkrushna Lawns, Konark Nagar, off Mumbai - Agra Road, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. belongs to **Shri. Baccha Miyaddin Singh & Meera Ramesh Yadav (Before Marriage) Sau. Meera Bachha Singh (After Marriage).**

Boundaries of the property.

Boundaries	Plot No.35	Flat
North	7.50 M. (Planned 9m) Colony Road	Building Open Space.50 M. (Planned 9m) Colony Road
South	Gat No. 476 in Plot No.22	Flat No. 08
East	Plot No.31	Building Open Space
West	Gat No. 480 in Plot No.34	Flat No. 11

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 **₹ 29,08,500.00 (Rupees Twenty-Nine Lakh Eight 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.**

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22


Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.04 17:28:41 +05'30'

Auth. Sign.



PROFORMA INVOICE

 VASTUKALA <small>Consultants</small>	Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.co.in	Invoice No. PG-1194/24-25	Dated 4-Jul-24
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	Reference No. & Date.
Buyer (Bill to) BANK OF MAHRASHTRA-INDIRA NAGAR BRACNH Rathchakra Chowk, Nashik 422009 GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No. 009718/ 2307081	Delivery Note Date	
	Dispatched through	Destination	
Terms of Delivery			

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

Amount Chargeable (in words) E. & O.E

Indian Rupee Two Thousand Nine Hundred Fifty Only

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


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

Remarks:
 009718/ 2307081 Shri. Baccha Miyaddin Singh & Meera Ramesh Yadav (Before Marriage) Sau. Meera Bachha Singh (After Marriage) - Residential Flat No. 12, Second Floor, " Diya Apartment ", Gat No. 473/ 26, Plot No. 29+30, Behind Hotel Shree Sayaji Palace, Near Panchkrushna Lawns, Konark Nagar, off Mumbai - Agra Road, Village - Adgaon, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India
 Company's PAN : **AADCV4303R**
 Declaration
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details
 Bank Name : **ICICI Bank Ltd - Nashik**
 A/c No. : **345505001235**
 Branch & IFS Code: **Nashik - Adgaon Naka & ICIC0003455**



UPI Virtual ID : vastukalaconsul@icici

Customer's Seal and Signature	for Vastukala Consultants (I) Pvt Ltd <div style="text-align: right;">  Authorised Signatory </div>
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This is a Computer Generated Invoice



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0085
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC2078

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Baccha Miyaddin Singh & Meera Ramesh Yadav (Before Marriage)**
Sau. Meera Bachha Singh (After Marriage) .

Residential Flat No. 12, Second Floor, " **Diya Apartment** ", Gat No. 473/ 26, Plot No. 29+30, Behind Hotel Shree Sayaji Palace, Near Panchkrushna Lawns, Konark Nagar, off Mumbai - Agra Road, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.

Latitude Longitude: 20°01'19.7"N 73°50'55.3"E

Intended User:

Bank of Maharashtra
Indira Nagar Branch

Rathachakra Chowk Nashik, PIN – 422 009,
State - Maharashtra, Country - India.

Nashik: 4, 1st Floor, Madhusha 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

Our Pan India Presence at :

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

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

☎ +91 22 47495919

✉ mumbai@vastukala.co.in

🌐 www.vastukala.co.in



VALUATION OPINION REPORT

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West	Gat No. 480 in Plot No.34	Flat No. 11

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 **₹ 29,08,500.00 (Rupees Twenty-Nine Lakh Eight 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.

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

**Manoj
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Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.04 17:28:41 +05'30'

Auth. Sign.



		Convert into Kitchen & Kitchen is Convert into Bedroom So As per Site Inspection of flat is: Living +2 Bedroom + Kitchen+ WC + Toilet + Passage + Balcony + (i.e.2BHK). The property is at 9.4 Km. distance from nearest railway station Nashik Road. Landmark: Behind Hotel Shree Sayaji Palace, Near Panchkrushna Lawns
5a.	Total Lease Period & remaining period (if leasehold)	: N.A. as the property is freehold.
6.	Location of property	:
	a) Plot No. / Survey No.	: Gat No. 473/ 26, Plot No. 29+30
	b) Door No.	: Residential Flat No. 12
	c) T.S. No. / Village	: Village – Adgaon
	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. C-5/ 27/ 214 Dated.09.04.2014 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.
	g) Approved map / plan issuing authority	: Nashik Municipal Corporation
	h) Whether genuineness or authenticity of approved map/ plan is verified	: Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	Yes - As per Approved Building Plan The Composition of Flat is: Living + Dining + Kitchen + Bedroom + W.C. + Toilet + Passage + Balcony (i.e.1BHK). But Internal Change done site Dining is Convert into Kitchen & Kitchen is Convert into Bedroom So As per Site Inspection of flat is: Living +2 Bedroom + Kitchen+ WC + Toilet + Passage + Balcony + (i.e.2BHK).
7.	Postal address of the property	: Residential Flat No. 12, Second Floor, " Diya Apartment ", Gat No. 473/ 26, Plot No. 29+30, Behind Hotel Shree Sayaji Palace, Near Panchkrushna Lawns, Konark Nagar, off Mumbai - Agra Road, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, 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 – Adgaon Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property / Plot		As per Actual Site As per the Deed
	North	:	7.50 M. (Planned 9m) Colony Road
	South	:	Gat No. 476 in Plot No.22
	East	:	Plot No.31
	West	:	Gat No. 480 in Plot No.34
	Dimensions / Boundaries of the Property / Flat		As per Actual Site As per the Deed
	North		Building Open Space.50 M. (Planned 9m) Colony Road
	South		Flat No. 08
	East		Building Open Space
	West		Flat No. 11
13.2	Whether Boundaries Matching with Actual		Yes
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°01'19.7"N 73°50'55.3"E
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 574.00 Balcony Area in Sq. Ft. = 54.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 615.00 (Area as per Agreement for Sale) Built up area in Sq. Ft. = 831.00 (Area as per Agreement for Sale)
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 831.00 (Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Gat No. 473/ 26, Plot No. 29+30

	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Adgaon Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 12, Second Floor, " Diya Apartment ", Gat No. 473/ 26, Plot No. 29+30, Behind Hotel Shree Sayaji Palace, Near Panchkrushna Lawns, Konark Nagar, off Mumbai - Agra Road, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2019 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground + Third Uppers Floor
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	5 Flats on Second Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	NA
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt 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	:	Second Floor
2	Door No. of the Flat	:	Residential Flat No. 12
3	Specifications of the Flat	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Proposed Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Lustre 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. Baccha Miyaddin Singh & Meera Ramesh Yadav (Before Marriage)

		Sau. Meera Bachha Singh (After Marriage)
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 area in Sq. Ft. = 831.00 (Area as per Agreement For Sale)
10	What is the floor space index (app.)	: As per NMC norms
11	What is the Carpet Area of the Flat?	: Carpet Area in Sq. Ft. = 574.00 Balcony Area in Sq. Ft. = 54.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 615.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Owner Occupied
15	If rented, what is the monthly rent?	: ₹ 6,000.00 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 least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 3,000.00 to ₹ 4,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹ 3,500.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 1,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 31,200.00 per Sq. M. ₹ 2,899.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	: N.A. as the age of the property is below 5 years
5	Registered Value (if available)	: Register Value – ₹ 22,51,000.00 Document No.6244/2024 Agreement Dated.19.06.2024
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	: 05 Year
	Life of the building estimated	: 55 years Subject to proper, preventive periodic maintenance & structural repairs.

	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	:	N.A. as the age of the property is below 5 years
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 1,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 3,500.00 per Sq. Ft.
Remarks: <i>As per Approved Building Plan the Composition of Flat is: Living + Dining + Kitchen + Bedroom + W.C. + Toilet + Passage + Balcony (i.e.1BHK). But Internal Change done site Dining is Convert into Kitchen & Kitchen is Convert into Bedroom So As per Site Inspection of flat is: Living +2 Bedroom + Kitchen+ WC + Toilet + Passage + Balcony + (i.e.2BHK).</i>			

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	831.00 Sq. Ft.	3,500.00	29,08,500.00
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)			
	Total			29,08,500.00

Value of Flat

Fair Market Value	29,08,500.00
Realizable value	27,63,075.00
Distress Value	23,26,800.00
Insurable value of the property (831.00 Sq. Ft. X ₹ 2,000.00)	16,62,000.00
Guideline value of the property (831.00 Sq. Ft. X ₹ 2,899.00)	24,09,069.00

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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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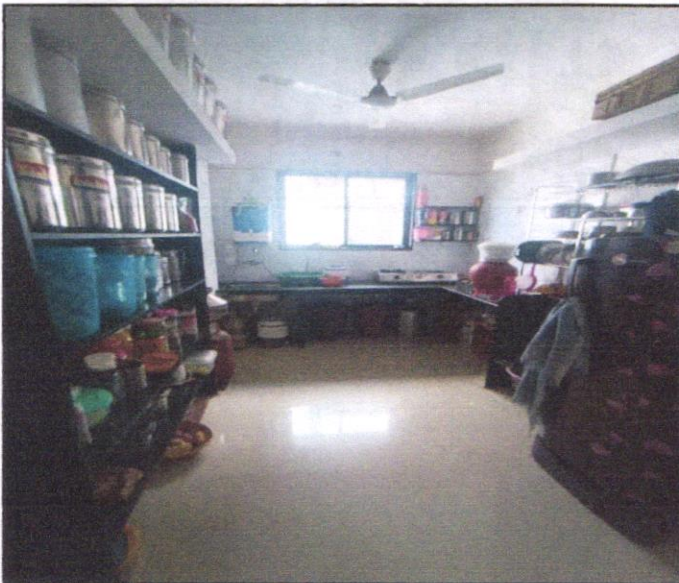
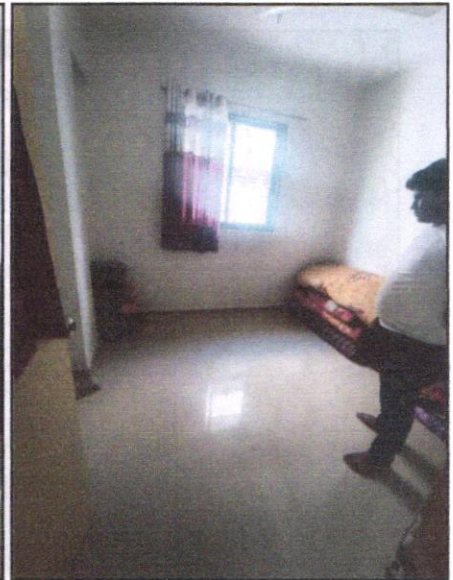
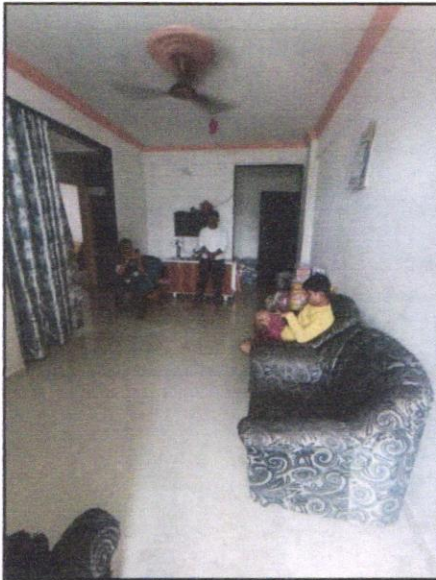


Method of Valuation / Approach

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

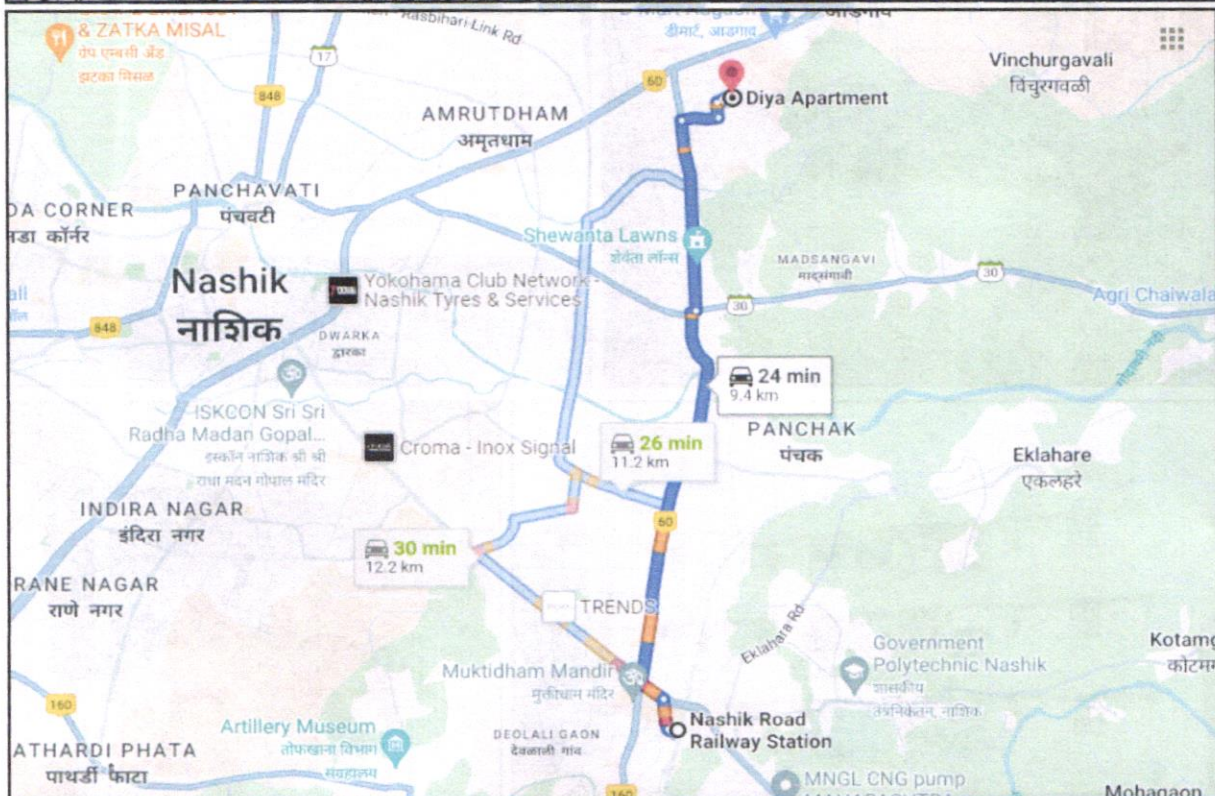
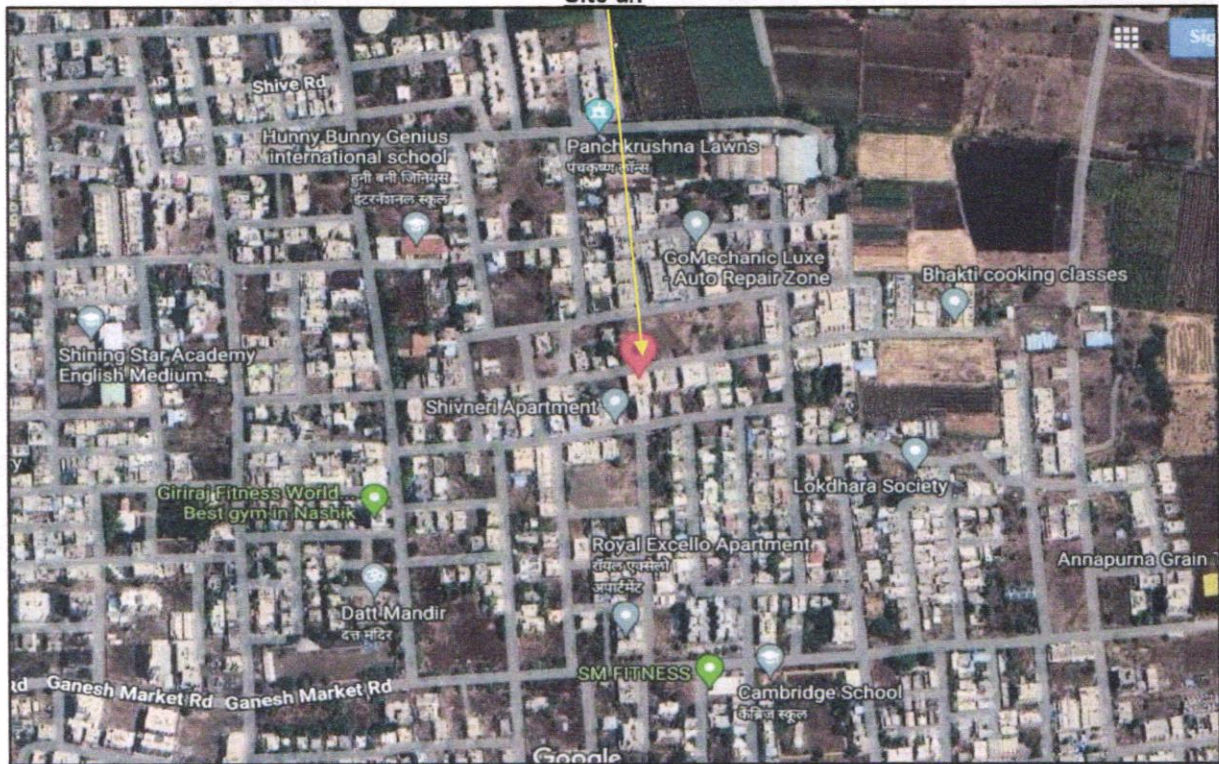
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 6,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 20°01'19.7"N 73°50'55.3"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 9.4 Km.)




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An ISO 9001 : 2015 Certified Company




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: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	श्रीक्रीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
2.17-विभाग क्र 2.1, 2.2, 2.3, 2.7, 2.10, 2.11, वगळता अंतर्गत मिळकती (हायवेच्या दक्षिणेकडील व विभाग क्र 2.7 च्या उत्तरेकडील)	7300	31200	35620	39000	0	चौ. मीटर गट नंबर

Price Indicators

HOUSING.COM Buy In Nashik

Adgaon

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List Property

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Home / Nashik / Adgaon / Apartments for Sale in Adgaon / 2 BHK Flat

Last updated: Jun 19, 2024

2 BHK Flat

Shree Sadbhavana Society, Bhubal Knowledge City, Adgaon, Nashik

₹40.0 L EMI starts at 21.18 K

3,000 x sq.ft

OFFER Zero brokerage Know More

Contact Owner

SHARE SAVE

1000 sq.ft Built Up Area

4 K/sq.ft Avg. Price

1 Years Old Age of property

Ready to move Possession status

Higher of 5 floors

North facing Facing

Semi-Furnished Furnishing

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

magicbricks Buy Rent Sell Home Loans

Login Post Property

Home / Property in Nashik / Konark Nagar / Builder Floor in Konark Nagar / 800 Sq.ft

Posted on: May 25, 24 Property ID: 68843443

₹29.0 Lac EMI - 217k | How much loan can I get?

2 BHK Builder Floor For Sale in Konark Nagar, Nashik

2 Beds 2 Baths Semi-Furnished

Super Built-Up Area: 800 sqft ± 3.625 sqft

Floor: 3 (Out of 5 Floors)

Transaction Type: Resale

Status: Ready to Move

Furnished Status: Semi-Furnished

+5 Photos

Contact Owner Get Phone No.

Last contact made 3 days ago

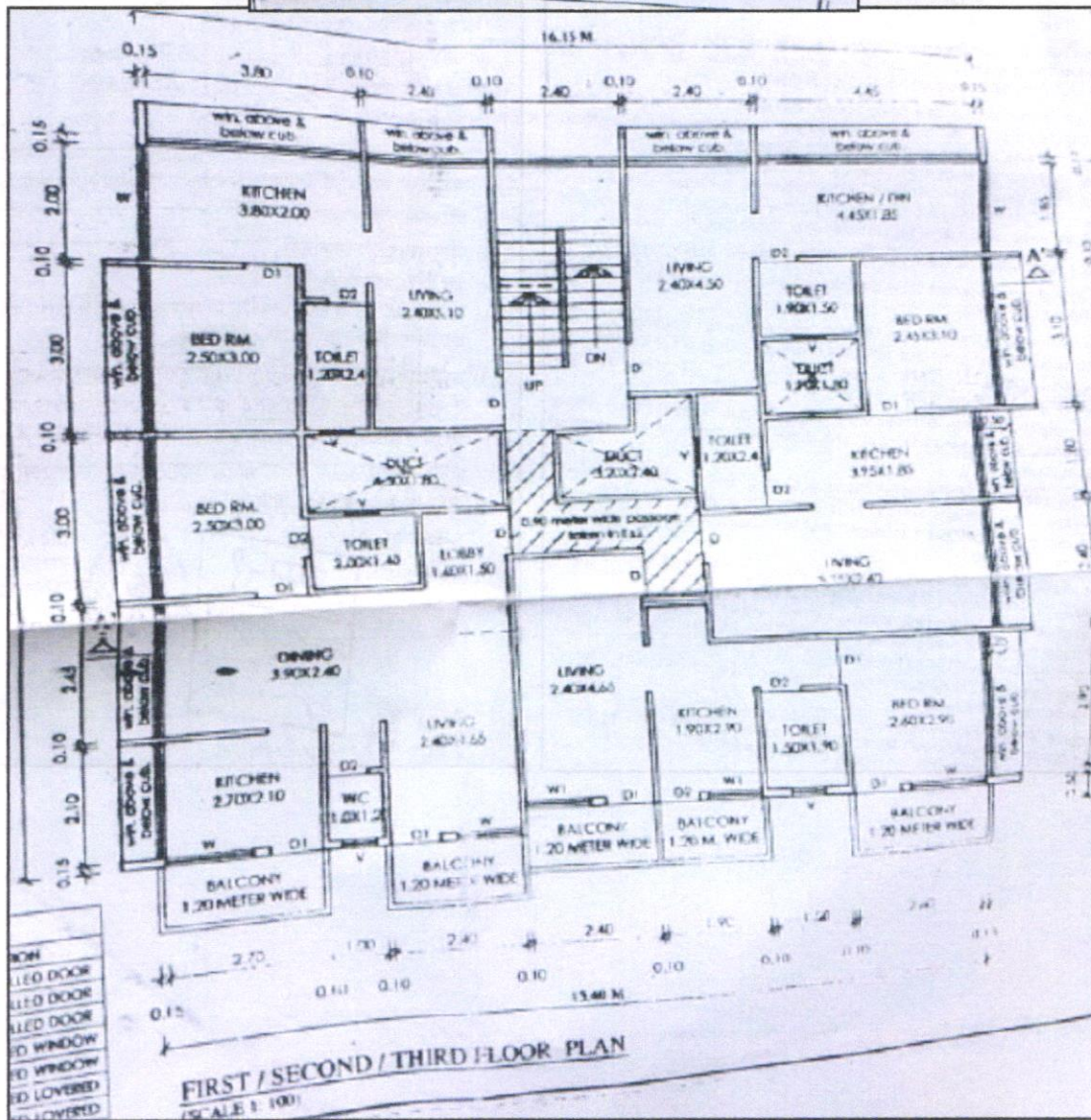
Approved Plan

STAMP OF APPROVAL

APPROVED

The Plans amended in
 As per the conditions Mentioned in
 the accompanying commencement
 Certificate No. dated ..
 C5/27/234 09/04/2014

Executive Engineer
 TOWN PLANNING
 Nashik Municipal Corporation
 Nashik



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Commencement & Occupancy Certificate

NMC TOWN PLANNING DEPARTMENT
This certificate contains 3 Pages

NASHIK MUNICIPAL CORPORATION
NO LND/BI/ Branch/C9/27/214
DATE :- 09/04/2014

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO, **M/s Diya Buildcon Partnership firm**
C/o. Ar. Rushikesh K. Pawar & Stru.Engg. Sunil Patel of Nashik.

Sub :- Sanction of Building Permit & Commencement Certificate in Plot No.- 29+30 Of S.No. 473/26 of Adgaon Shiwar.

Ref :- Your Application & Plan dated: 10/3/2014 Inward No. C5/BP/7632

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work and building permits under section 253 of The Bombay Provincial Municipal Corporation Act 1949 (Bombay Act No LIX of 1949) to erect building for **Residential** Purpose as per plan duly amended in --- subject to the following conditions.

CONDITIONS (1 to 39)

- The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street
- No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act, 1966 & under Bombay Provincial Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- This permission does not entitle you to develop the land which does not vest in you.
- The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- Permission required under the provision of any other Act for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966 etc.]
- After completion of plinth certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure
- Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land (Ceiling & Regulation) Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
- 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 self cleaning velocity. In case if there is no Municipal drain within 60 meters should be connected to a soak pit to be provided by the owner.
The size of soak pit should be properly worked out on the basis of Sanitation & Pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of materials and pebbles should be properly laid.

नाशिक महानगरपालिका, नाशिक
इमारत बांधकामाचा बांधा कायदा प्रावतया दाखला
No. 23307 (पुर्ण/मामला)
दिनांक : 09/04/2014

श्री. दिवा बिल्डकॉन पार्टनरशिप फर्मचे मंडळ सुनील पेलागी
श्री. अग्रज :

प्रकल्पचे स्थान व पत्र : **आडगाव**
आवक क्र. नं. 2/ओसी/26 दि. 20/08/2014
सॅक्टर प्लॅन / काही हिस्सा नं. ---

प्लॅन, दाखल देणारा चेकी नं., दिनांक/शि.स.नं., स.नं. 843/28
प्लॅन नं. 2E/30 सं.पु. क्र. आडगाव नवीन प्रकल्पचा लॉक+प्लिन सजावट फर्मा
संबंधीचे इन्स्ट्रुमेंट बांधकाम परवानगी क्र. सी 5/20/298 दिनांक 09/04/2014 मध्ये
दिव्याग्रज अर्किटेक्ट/शि. इन्जिनियर, श्री. रवीशंकर पवार, इंस्ट्रुमेंट क्र. CR/97/21850
बांधे विधीप्रमाणित पूर्ण झाली असून निवेदनी/निवेदन/शेकीक/ 16/5/14 कार्यालयीन प्रकल्प वरील
प्रकल्प अर्थात शाहू रचनाका बांधा कायदा परवानगी देण्यात येत आहे.

- एक बांधकाम चे. 44/49-ची-सी. या चेकी निलंबी 44/49-ची-सी. निवडलेली --- चे.नं.
- एक बांधकाम चे. 43/42-ची-सी. या चेकी निलंबी 43/42-ची-सी. निवडलेली --- चे.नं.
- एक बांधकाम चे. --- या चेकी निलंबी --- निवडलेली --- चे.नं.

- शाहू रचनाका बांधा निवेदनी/निवेदन/शेकीक/ 16/5/14 कार्यालयीन प्रकल्प वरील
एक बांधकाम करणेचे नाही. कसाला बदल करणेचा प्रकल्प इन्स्ट्रुमेंट प्रावतया पूर्ण संपादन घ्यावे लागेल.
- अर्थातपर विभागाला अर्थात दाखला प्रमाणे
- पर्यावरण विभागाचा महत्त्व राखता प्रमाणे
- प्राचीन आकाराची बांधकामे संरक्षित विभागात बांधणे.
- शाहू रचनाका म.प.प.चा पूर्ण संपादन शिवाय बांधकामे व बांधकामेचे प्रकल्प वरील बदल करणे नाही, बरे केलेचे
आहतून आल्यास नियमावलीत शाहू रचनाका फाईल बांधकामे घ्यावे लागेल.
- बांधकामे-शाहू रचनाका म.प.प.चा पूर्ण संपादन शिवाय बांधकामे व बांधकामेचे प्रकल्प वरील बदल करणे नाही, बरे केलेचे
आहतून आल्यास नियमावलीत शाहू रचनाका फाईल बांधकामे घ्यावे लागेल.
- बांधकामे-शाहू रचनाका म.प.प.चा पूर्ण संपादन शिवाय बांधकामे व बांधकामेचे प्रकल्प वरील बदल करणे नाही, बरे केलेचे
आहतून आल्यास नियमावलीत शाहू रचनाका फाईल बांधकामे घ्यावे लागेल.

अल्पमे शरतेनेली अर्थात

नसत-9
सह. (अ.प्र.)
98-9

कार्यालयीन आधिकारिता
नगर नियोजन विभाग
नाशिक महानगरपालिका, नाशिक

Dist Council of



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Agreement For Sale

नसम-१
 पत्र क्र. ४२५५ / ११११
 ११-११-११

विद्यमान क्रमांक:	२५१७
फ्लॉट नं.:	१२
प्लॉट नं. (अथवा) विभाग:	१०७, १३ वी. मी.
समकालीन गुणवत्ता क्रमांक:	२३,५६,००००० / (४१६ परमेश)
संबंधितता क्रमांक क्रमांक:	२३,५६,०००००
सुधारक शुल्क क्रमांक:	१,४१,०००००
नवीनीकरण शुल्क क्रमांक:	२३,५६,०००००

हात आणखी विक्रीवैयक्तिक वस्तू ये. दुव्याम निबंधक वती. नाशिक-५
 ४३१३ कायदाप्रमाण क्रमांक नं. २४३५ / १९७५ डि. २४/०५/२०१७

II शी II
 :- वाटिपत्रक करारनामा :-
 कायदा नं.४३१३ मधील सविनियोजित शिक्का करारनामा अर्जा क्रमांक: ३५, ५४७
 नुसार ठरलेली वस्तू २३५६००००० मधील सुधारक शिक्का नाशिक सुधारक वती...

नसम-१
 पत्र क्र. ४२५५ / ११११
 ११-११-११

१. मिल्करीचे वर्णन: अ) तुळशी जिल्हा नाशिक, पोट तुळशी नाशिक नाशिक, पैकी नाशिक महानगरपालिका हद्दीतील मीजे आडगांव या गावचे त्रियामतील, रीह्यासी दिवभागत समाविष्ट असलेली किनाऱेती मिल्करी प्रांगण गट नं. ४७३/२६ मधील प्लॉट नं. २१ + ३० यांनी क्षेत्र ४१८.५४ चौ.मी. पैकी मनाथो नियमानुसार कॉलनी रोड रुंदीकरणामाठी वजावट झालेले क्षेत्र १५.९२ चौ.मी. वगळा उर्वरीत प्लॉटचे क्षेत्र ४०२.६२ चौ.मी. यांनी चतु:सिमा खालील प्रमाणे

पूर्वेस	प्लॉट नं. ३५.
पश्चिमेस	गट नं. ४८० मधील प्लॉट नं. ३४.
दक्षिणेस	गट नं. ४७६ मधील प्लॉट नं. २२.
उत्तरेस	७.५ मीटर (नियोजित ९ मीटर) कॉलनी रोड

येणेप्रमाणे चतु:सिमा पूर्व प्लॉट मिल्करी तऱ्हेतून, वस्तुसह, जल, नम, झाड, पाषाण, निधी, निशेधसह, कॉलनी रोड व जोडन वगैरेस सामाईकरीत्या वापरण्याचे हक्कसह द्यावत.

तुहामें या दस्तानवे दिहिली घावघाची प्लॉट मिल्करी.

ब) उपरोक्त कालम १अ यांत वर्णन केलेल्या मिल्करीवर बांधण्यात आलेल्या "दिया अपार्टमेंट" या नावाने अजाल्या जाणाऱ्या इमारतीमधील दुसऱ्या मजल्यावरील प्लॉट नं. १२ (बाया) यांना अंदाजे व्हिन्टप क्षेत्र ७७.२३ चौ. मी. (कार्पेट क्षेत्र ५७.१५ चौ.मी.) मधील कम, किचन, मंडाळ, बाथरूम, लाइट मीटर व पाण्याचे सोड, सामाजिकत मालकीहक्क अशी एकूण मिल्करी यांनी चतु:सिमा खालील प्रमाणे:

पूर्वेस	इमारतीची मोकळी जागा.
पश्चिमेस	पंमज व प्लॉट नं. १७.
दक्षिणेस	प्लॉट नं. ०८.
उत्तरेस	इमारतीची मोकळी जागा व ७.५ मीटर कॉलनी रोड (नियोजित ९ मीटर)

येणेप्रमाणे चतु:सिमा पूर्वक बांधीव मिल्करी यात जाण्या येण्याचे, वाग वहीवाहीचे हक्कसह तसेच करमनाच्यात व डिस्पोझिशन मध्ये नमुद सामाईक वापरण्याच्या जागा सामाईकत वापरण्याचे हक्कसह मिल्करी द्यावत.

नसम-१
 पत्र क्र. ४२५५ / ११११
 ११-११-११

१) श्री. बच्चा मिह विलास शिंदे उ.व. १५ वर्षे, पत्नी: नाशिकी PAN DIXPS2817D UID 2938 9742 3209 मो. ८६०५९२५५६२	} लिहून घेणार
२) मीरा मंजु पावळ विनायक भुटोराम नाथ श्री. मीरा बच्चा मिह विनायक नलथे नाथ उ.व. २० वर्षे, पति: गुलामी PAN BSXPY2722B UID 3234 2905 1597 मो. ८६०५९२५५६२	
} वामी...	
१) श्री. सुधा शशिकान्त मोनक्व उ.व. २६ वर्षे, पत्नी: सुहाणी PAN AZLPB0937H UID 2099 4095 8527 मो. ९४०४९८५४२७	} लिहून घेणार
२) श्री. शशिकान्त सुधे मोनक्व उ.व. ३७ वर्षे, पत्नी: मोनक्व PAN CUDPSD403E UID 3825 6734 3035 मो. ९४०४९८५४२७	
} वामी...	

कायदा नं. ४३१३ मधील सविनियोजित शिक्का करारनामा अर्जा क्रमांक: ३५, ५४७
 आया रोड, नाशिक-३.

कायदा नं.४३१३ मधील सविनियोजित शिक्का करारनामा अर्जा क्रमांक: ३५, ५४७
 नाशिक याचे कार्यालयत नोंदवून देतो तो ऐसा जे की.



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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 **₹ 29,08,500.00 (Rupees Twenty-Nine Lakh Eight Thousand Five Hundred Only)**. The **Realizable Value** of the above property **₹ 27,63,075.00 (Rupees Twenty-Seven Lakh Sixty-Three Thousand Seventy-Five Only)** and the **Distress Value** **₹ 23,26,800.00 (Rupees Twenty-Three Lakh Twenty-Six Thousand Eight Hundred Only)**.

Place: Nashik

Date: 04.07.2024

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: 2024.07.04 17:29:01 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

Encl: Valuation report.

Enclosures

Declaration from the valuer (Annexure – I)	Attached
Model code of conduct for valuer (Annexure – II)	Attached

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____

_____ only).

Date

Signature
(Name Branch Official with seal)

(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 04.07.2024 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 03.07.2024. 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 Name of Owner: Shri. Baccha Miyaddin Singh & Meera Ramesh Yadav (Before Marriage) Sau. Meera Bachha Singh (After Marriage) from Sau. Susma Shashikant Sonawane & Shashikant Suresh Sonawane as per Agreement for Sale Vide No. 6244/ 2024 Dated.19.06.2024.
2	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Maharashtra, Indira Nagar Branch. to assess fair market value of the property for Banking purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Head Sachin Raundal – Site Engineer Rashmi Jadhav – Technical Manager Rishidatt Yadav – Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment – 03.07.2024 Valuation Date - 04.07.2024 Date of Report - 04.07.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on 03.07.2024
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 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	Attached

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.	
---	--

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **04th July 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 **831.00 Sq. Ft. Built Up Area** in the Name of Owner: **Shri. Baccha Miyaddin Singh & Meera Ramesh Yadav (Before Marriage) Sau. Meera Bachha Singh (After Marriage)**. 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. Baccha Miyaddin Singh & Meera Ramesh Yadav (Before Marriage) Sau. Meera Bachha Singh (After Marriage)**. 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 **831.00 Sq. Ft. Built Up Area**

Condition & Repair

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

Valuation Methodology

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

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

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

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not

independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **831.00 Sq. Ft. Built Up Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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An ISO 9001 : 2015 Certified Company



(Annexure – II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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



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26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Place: Nashik
Date: 04.07.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.04 17:29:14 +05'30'

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22
Encl: Valuation report.