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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser : **Shri. Suraj Dhananjay Kasar & Shri. Amit Dhananjay Kasar.**

Residential Flat No. B-17, Fourth Floor, B-wing, " **Sai Shilp Apartment**", Survey No. 121/ 2B/ 1, Behind Hotel Saptashrunji, Near Chehadi Pumping Station, Matoshree Nagar, off Nashik - Pune Road, Village - Chehadi Budruk, Taluka & District - Nashik, PIN Code – 422 214, State – Maharashtra, Country – India.

Latitude Longitude: 19°56'01.8"N 73°51'32.9"E

Intended User :

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-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564


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Regd. Office

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

 +91 22 47495919

 mumbai@vastukala.co.in

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-17, Fourth Floor, B-wing, " Sai Shilp Apartment", Survey No. 121/ 2B/ 1, Behind Hotel Saptashrunji, Near Chehadi Pumping Station, Matoshree Nagar, off Nashik - Pune Road, Village - Chehadi Budruk, Taluka & District - Nashik, PIN Code – 422 214, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser : Shri. Suraj Dhananjay Kasar & Shri. Amit Dhananjay Kasar. Name of Owner : M/s. Hariom Developers.**

Boundaries of the property.

Boundaries	Building	Flat
North	Property of S.No.121/ 2A/ 2	Duct
South	Property of S.No.121/ 2A/ 2	Flat No.B-16
East	Road	Lift & Staircase
West	Property of S.No.11/ 4	Building Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ **26,72,000.00 (Rupees Twenty Six Lakh Seventy Two Thousand Only).**

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

Hence certified

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: 2024.07.31 18:16:47 +05'30'

Auth. Sign.

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



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	: 25.07.2024
	b) Date on which the valuation is made	: 31.07.2024
3.	List of documents produced for perusal:	
	i. Copy of Notarized Agreement For Sale Sr. No. 941/ 24 Dated.20.07.2024. Between Shri. Suraj Dhananjay Kasar & Shri. Amit Dhananjay Kasar (Purchaser) From M/s. Hariom Developers (Owner).	
	ii. Copy of Approved Building Plan Accompanying Occupancy Certificate No. Nashik/ 29915/ 2022 dated.24.06.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.	
	iii. Copy of Commencement Certificate No. LND/ BP/ C-3/ 198/ 6018 dated.09.03.2012 issued by Nashik Municipal Corporation, Nashik.	
	iv. Copy of Revised Commencement Certificate No. LND/ BP/ Revised/ C-4/ 195/ 2021 dated.18.01.2021 issued by Nashik Municipal Corporation, Nashik.	
	v. Copy of Occupancy Certificate Javak No. NRV/ Nashik Road/ 29915/ 2022 dated.24.06.2022 issued by Nashik Municipal Corporation, Nashik.	
	vi. Copy of Title-Cum-Opinion Report dated.30.07.2024 issued by Advocate M.T.Q. Sayyed & Associates.	
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 Proposed Purchaser : Shri. Suraj Dhananjay Kasar & Shri. Amit Dhananjay Kasar. Name of Owner : M/s. Hariom Developers. Address: Residential Flat No. B-17, Fourth Floor, B-wing, " Sai Shilp Apartment", Survey No. 121/ 2B/ 1, Behind Hotel Saptashrungi, Near Chehadi Pumping Station, Matoshree Nagar, off Nashik - Pune Road, Village - Chehadi Budruk, Taluka & District - Nashik, PIN Code – 422 214, State – Maharashtra, Country – India. Contact Person: Mr. Suraj Dhananjay Kasar (Purchaser) Contact No. +91 8698094453 Joint Ownership.



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5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat No. B-17 is located on Fourth Floor. As per Approved plan, the composition of flat is Living + 2 Bedroom + Living Room + Kitchen + WC + Bath + Passage + Balcony(i.e.,2BHK). The property is at 3.6 Km. distance from nearest railway station Nashik Road. Landmark: Behind Hotel Saptashrunji, Near Chehadi Pumping Station.
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 121/ 2B/ 1
	b) Door No.	:	Residential Flat No. B-17
	c) T.S. No. / Village	:	Village – Chehadi Budruk
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Occupancy Certificate No. Nashik/ 29915/ 2022 dated.24.06.2022 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. B-17, Fourth Floor, B-wing, " Sai Shilp Apartment ", Survey No. 121/ 2B/ 1, Behind Hotel Saptashrunji, Near Chehadi Pumping Station, Matoshree Nagar, off Nashik - Pune Road, Village - Chehadi Budruk, Taluka & District - Nashik, PIN Code – 422 214, 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 – Chehadi Budruk 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 Deed
	North	:	Property of S.No.121/ 2A/ 2	Property of S.No.121/ 2A/ 2
	South	:	Property of S.No.121/ 2A/ 2	Property of S.No.121/ 2A/ 2
	East	:	Road	Road
	West	:	Property of S.No.11/ 4	Property of S.No.11/ 4
13.1	Flat		As per Actual Site	As per the Deed
	North	:	Duct	Duct
	South	:	Flat No.B-16	Flat No.B-16
	East	:	Lift & Staircase	Lift & Staircase
	West	:	Building Marginal Space	Building Marginal Space
13.2	Whether Boundaries Matching with Actual	:	Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°56'01.8"N 73°51'32.9"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 597.00 Balcony Area in Sq. Ft. = 45.00 (Area as per site Measurement) Built up in Sq. Ft. = 835.00 (Area as per Notarized Agreement For Sale)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up in Sq. Ft. = 835.00 (Area as per Notarized Agreement For Sale)	
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. 121/ 2B/ 1	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Chehadi Budruk Nashik Municipal Corporation.	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. B-17, Fourth Floor, B-wing, " Sai Shilp Apartment", Survey No. 121/ 2B/ 1, Behind Hotel Saptashrunji, Near Chehadi Pumping Station, Matoshree Nagar, off Nashik - Pune Road, Village - Chehadi Budruk, Taluka & District - Nashik, PIN Code – 422 214, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2014 (As per Site inspection)	
5.	Number of Floors	:	Ground + 4th 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	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	1 Lift
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered 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. B-17
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?	:	Normal
7	Sale Deed executed in the name of	:	Name of Proposed Purchaser: Shri. Suraj Dhananjay Kasar & Shri. Amit Dhananjay Kasar. Name of Owner: M/s. Hariom Developers.
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. = 835.00 (Area as per Notarized 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. = 597.00 Balcony Area in Sq. Ft. = 45.00 (Area as per site Measurement)
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?	:	₹ 6,000.00 Expected rental income per month
IV	MARKETABILITY		
1	How is the marketability?	:	Normal
2	What are the factors favouring for an extra	:	Located in developing area

	Potential Value?		
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 (evidence thereof to be enclosed)	:	₹ 28,530.00 per Sq. M. ₹ 2,651.00 per Sq. Ft
	Guideline rate obtained (after Depreciation)	:	₹ 26,327.00 per Sq. M. ₹ 2,446.00 per Sq. Ft
5	Registered Value (if available)	:	NA
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	₹ 1,700.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	10years
	Life of the building estimated	:	50years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	15.00%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 1,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 3,200.00 per Sq. Ft.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	835.00 Sq. Ft.	3,200.00	26,72,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			

9	Potential value, if any			
10	Others			
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			26,72,000.00

Value of Flat

Fair Market Value	26,72,000.00
Realizable value	25,38,400.00
Distress Value	21,37,600.00
Insurable value of the property (835.00 Sq. Ft. X ₹ 2,000.00)	16,70,000.00
Guideline value of the property (835.00 Sq. Ft. X ₹2,446.00)	20,42,410.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 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 ₹ 3,200.00 per Sq. Ft. (after depreciation) 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	Normal
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



Since 1989

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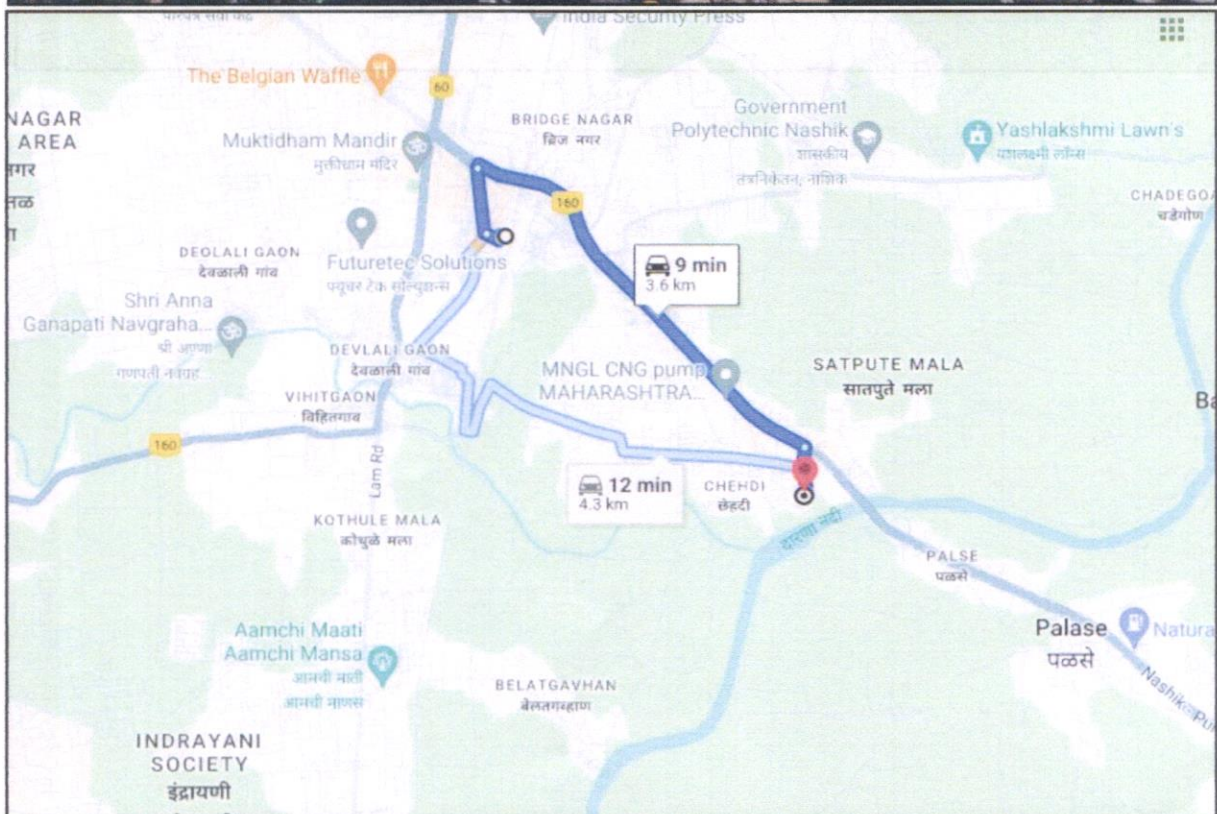
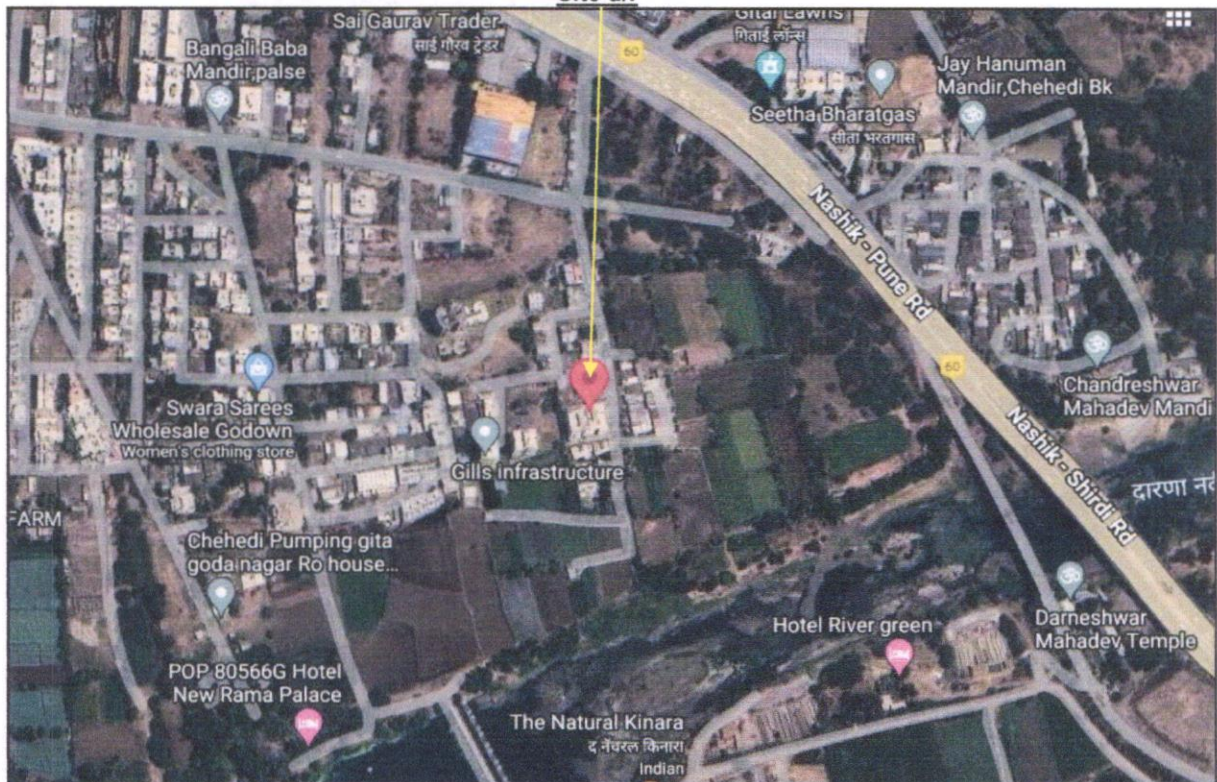


Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°56'01.8"N 73°51'32.9"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 3.6 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year
20242025

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English

Selected District: नाशिक

Select Taluka: नाशिक

Select Village: मीने चेह्दी

Search By: Survey No Location

Select	उपविभाग	पुणे वर्षीय	शिवाजी उपमंडळ	नोंदणी दर	मुद्रांक दर	नॉन-प्लॉट	दर (Rs.)
Survey/No	7.1-पुणे रस्तावरील व गावठाणावरील पुणे रस्तावरील रहिवास व उत्तम विभागातील मिळकती	9700	30660	35120	38320	0	चौ मीटर
Survey/No	7.2 - भुपाल-पुणे हायवेच्या दोन्हीही बाजूच्या रहिवास विभागातील उत्तम मिळकती	6500	28530	32620	35660	0	चौ मीटर
Survey/No	7.3 - औद्योगिक विभागातील मिळकती	2300	0	0	0	0	चौ मीटर
Survey/No	7.4 -शेती/नाविकास विभाग (उ. चौ.मी)	1500	0	0	0	0	चौ मीटर
Survey/No	7.4-शेती/नाविकास विभाग (उ. हे.)	7700000	0	0	0	0	प्रति हेक्टर
12							

Price Indicators

₹ 30,00,000

2 Beds - 1 Ba - 740 sq. ft.
2BHK Flat for Sale Near Nashik Railway Station

Details

Type	Apartments	Bedrooms	2
Bathrooms	1	Furnishing	Unfurnished
Construction Status	Ready to Move	Listed by	Online
Super Built up area (sq. ft.)	740	Carpet Area (sq. ft.)	607
Maintenance (Monthly)	300	Total Floor	4
Floor No.	1	Car Parking	1
Facing	East	Project Name	Jay Mahal Housing Co Housing Society

Description

Showing 1 - 10 of 10

2 BHK Flats for sale in Cheshdi, Nashik

Sort by: Relevance

Looking for 2 BHK Property in Cheshdi? 100% Verified Properties. [Read more](#)

₹53 L - 65.0 L

Vraj Central Vista

By Krish group

Rajiv Nagar, Nashik

Configurations Avg. Price

2, 3 BHK Apartments ₹3.80 K/sq.ft

Popular

Interested →

Notarized Agreement For Sale

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AT SR. NO. 191, 20.10.2019
THE DOCUMENT CONSIST
OF 10 PAGES

॥ फ्लॅट विक्री करारनामा ॥

फ्लॅट विक्री करारनामा आज दिनांक २० माहे जुलै इसवी सन २०२४
रोजी शनिवार दिवशी नाशिकरोड मुक्कामी.

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(२)

१. श्री. सुरज धनंजय कासार
उ.व.२६, धंदा - नोकरी, PAN-JACPK2139F
Aadhaar - 9737 3303 0662, Mob. 8698094453

२. श्री. अमित धनंजय कासार
उ.व.२३, धंदा - नोकरी, PAN-INZNP1623P
Aadhaar - 2882 1791 8880, Mob. 9604820847
दोघेडी राहणार - मातोश्री नगर, घोडे मळा,
घेहेडी पविंग रोड, चेहेडी, नाशिकरोड - ४२२ १०१.

.. यांसी ..

हरीओम डेव्हलपर्स (PAN-AAHFD4227D) तर्फे भागीदार

१. श्री. कांतीभाई खेताभाई पटेल
उ.व.५२, धंदा- विल्डर्स व डेव्हलपर्स,
Aadhaar - 9951 1837 4705
राहणार : दिवपुजा सोसायटी, ओम नगर, पंचवटी,
हिरावाडी रोड, नाशिक - ४२२ ००३.

२. श्री. देवांग शांतीभाई पटेल
उ.व.३२, धंदा- विल्डर्स व डेव्हलपर्स,
Aadhaar - 4730 2080 5786
राहणार : ३, गितादिप, महालक्ष्मी नगर, हिरावाडी,
पंचवटी, नाशिक - ४२२ ००३.

.. यांसी ..

१. श्रीमती वैशुभाई राजाराम पवार
उ.व.७०, धंदा- गृहिणी, Aadhaar - 8752 7101 2701

२. श्री. राणाजी राजाराम पवार
उ.व.५१, धंदा- शेती व व्यापार, PAN-EOZPP8534R
Aadhaar - 3261 0894 1618

३. श्री. ज्ञानेश्वर राजाराम पवार
उ.व.४५, धंदा- शेती व व्यापार, PAN-BJOPP6153K
Aadhaar - 9462 6110 2829
सर्व राहणार : मु.पो.चेहेडी बुद्रुक, ता.जि.नाशिक.

अ.नं.१ ते ३ तर्फे जनरल मुखत्यारधारक व विकसक म्हणून
हरीओम डेव्हलपर्स (PAN-AAHFD4227D) तर्फे भागीदार

१. श्री. कांतीभाई खेताभाई पटेल
उ.व.५२, धंदा- विल्डर्स व डेव्हलपर्स,
Aadhaar - 9951 1837 4705
राहणार : दिवपुजा सोसायटी, ओम नगर, पंचवटी,
हिरावाडी रोड, नाशिक - ४२२ ००३.

लिहून घेणार

लिहून देणार

संमती देणार

OM SERVICES, 158, FREDRICE POINT, OPP. NASHIK ROAD POLICE STATION, NASHIK ROAD-422010(Sw-Skip) Apt.3

(३)

२. श्री. देवांग शांतीभाई पटेल
उ.व.३९, धंदा- विल्डर्स व डेव्हलपर्स,
Aadhaar - 4730 2080 5786
राहणार : ३, गितादिप, महालक्ष्मी नगर, हिरावाडी,
पंचवटी, नाशिक - ४२२ ००३.

संमती देणार

कारणे फ्लॅट विक्री करारनामा लिहून देतात ते एसा जे की :-

१) मिळकतीचे वर्णन :-
तुकडी जिल्हा नाशिक, पोस्ट तुकडी तालुका नाशिक पैकी, नाशिक
महानगरपालिका हद्दीतील, मातोश्री नगर, चेहेडी पविंग, नाशिकरोड येथील,
नोजे घेहेडी बुद्रुक ह्या गावचे शिवारातील बिनरोती मिळकत यांसी सर्व्हे नंबर
१२१/२/ब/१, यांसी क्षेत्र हे.००.१० आर म्हणजेच १०००.०० चौ.मीटर + सदर
मिळकतीवर ३६०.०० चौ.मीटर इतका 'डी' झोन टी.डी.आर. खरेदी केलेला
असून, यांसी वस्तुसिमा खालील प्रमाणे.

पूर्वस : रोड
पश्चिमेस : स.नं.११/४ ची मिळकत
दक्षिणेस : स.नं.१२१/२ब/२ ची मिळकत
उत्तरेस : स.नं.१२१/२अ/२ ची मिळकत

वेणेप्रमाणे वस्तुसिमेतील वर्णनाची मिळकत. जल, तरु, तृण, काष्ठ, पाषाण,
निधी, निक्षेपासह, जाणे-वेणेचे, गंजुर ले-आऊट मधील कॉलनी रोड बापराचे,
वागवहियाटीचे हक्क व अधिकारासह तदंगभूत वस्तुसह दरोबरत.

२) वर कलम १ यात वर्णन केलेली मिळकत ही श्री. राजाराम तात्याबा पवार
यांचे मालकीची होती. सदर मिळकतीच्या रेकॉर्ड ऑफ राईटला मालक सदरी
त्यांचे नावाची नोंद होती. सदर मिळकतीचे मालक ह्या नात्याने मिळालेल्या
हक्क व अधिकारान्वये सदरील मिळकतीची पाहिजे तशी विल्हेवाट लावण्याचा
हक्क व अधिकार त्यांना होता. त्या मिळालेल्या हक्क व अधिकारान्वये सदरील
मिळकत त्यांना विकसीत करावयाची असल्याने त्यांनी आमच्या बरोबर म्हणजेच
लिहून देणार यांचे बरोबर सदरील मिळकत विकसन करणेकामी बोलणी करून
सौदा केलेला आहे. त्यानुसार आमच्या लाभात विकसन करारनामा व जनरल
मुखत्यार पत्राचा दस्त मा.सह दुय्यम निबंधक वर्ग-२ नाशिक-२ यांचे कार्यालयात
अनुक्रमे दस्त क्र. १९८८-२०१० व १९८९-२०१० दि. १३/०१/२०१० रोजी लिहून व
नोंदवून दिलेला आहे व त्यानंतर पुरवणी विकसन करारनामा दस्त क्र.४५२४-
२०१३ दि.१७/०५/२०१३ रोजी मा.सह दुय्यम निबंधक वर्ग-२ नाशिक-२ यांचे
कार्यालयात लिहून व नोंदवून दिलेला आहे. तसेच सदर मिळकतीवर लिहून
देणार यांनी 'डी' झोनचे टि.डी.आर.क्षेत्र ३६०.०० चौ.मीटर खरेदी केलेले असून
सदर टि.डी.आर.क्षेत्राचे खरेदीखत मा.सह दुय्यम निबंधक, वर्ग-२, नाशिक-३

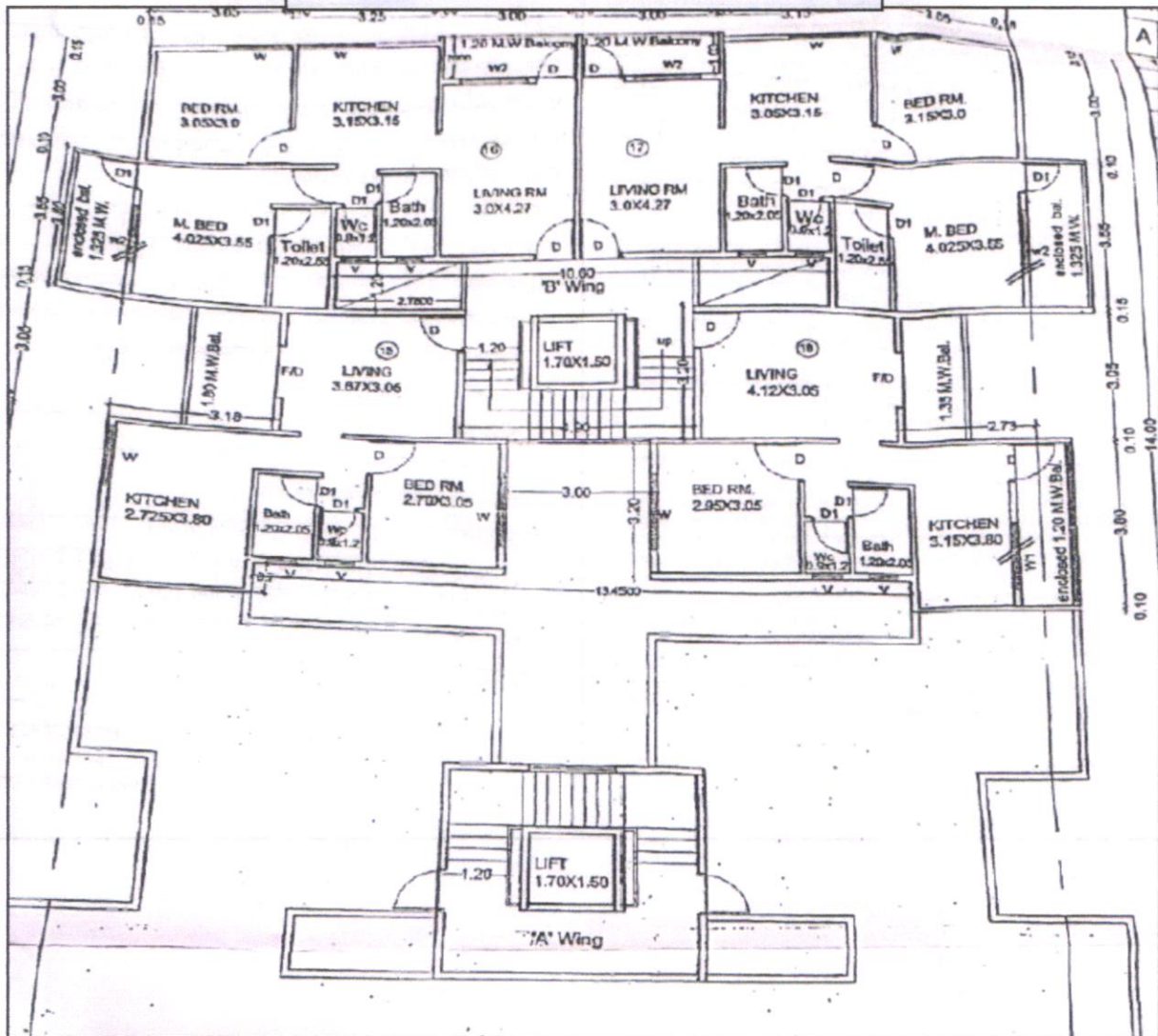
OM SERVICES, 158, FREDRICE POINT, OPP. NASHIK ROAD POLICE STATION, NASHIK ROAD-422010(Sw-Skip) Apt.3

Approved Plan

COMPLETION OF RESIDENTIAL BUILDING IN S.NO. 121 / 2B / 1 , CHEADI , NASHIK FOR Mr. RAJARAM T. PAWAR G.P.A. HOLDER HARI OM DEVELOPERS THROUGH Prop. Mr. KANTIBHAI K. PATEL

APPROVED
As per the accompanying occupancy Certificate
No. Nashik/29913/2022
Date: 24/06/2022

Executed by: _____
TDW: _____
Municipal Corporation: _____
Nashik



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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Commencement & Occupancy Certificate

NMC TOWN PLANNING DEPARTMENT
NASHIK MUNICIPAL CORPORATION
 No. LND/BJ/Revised/C/1135/2021
 DATE: 13/01/2022

This certificate contains: Pages 1 of 3

नसन-२
 दस्त क्र. (२०८८) २०२१

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Through G.P.A. Holder Harion Construction Through Partner Shekhar Khetabhai Patel
 C/O. Anil D. Jayaramji Bohara & Sruj Eng. C/O. Patel of Nashik


Subj: Sanction of Building Permit & Commencement Certificate in Plot No.:- of S.No. 121/201 of Chhadli Shwar.

Ref: 1) Your Revised building permission Application & Plan dated: 04/08/2020 Inward No. BJ/BJ/Revised/71
 2) Previously Approved Building Permission No. LND/C/1986/018 Jd: 09/03/2012
 3) Sanction of offline building permission certificate is hereby granted under section 45 & 60 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work and building construction under section 253 of The Bombay Provincial Municipal Corporation Act 1949 (Mah. of 1949) subject to the following conditions.

Residential Purpose as per plan duration (144)

- The land vacated in consequence of the set-back rule shall form part of Public Street.
- No new building or part thereof shall be 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 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 this 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, 1956 and].
- After completion of work, certificate of planning authority to the effect that the pinth 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, 1975. 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 tenements. A pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- The balconies, ottas & verandis should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & verandis are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.

Page 1 of 3



नसन-२

दस्त क्र. (२०८८) २०२१

नाशिक महानगरपालिका, नाशिक

20/1/2022

आपला दस्ता

No. 20915 (पूर्व/भाग्यः)

आयक क्र./तारीख/२०२१/२०२२

दिनांक: २४/०६/२०२२

ARC NO - 848-21

नाशिक रोड

श्री./श्रीमती राजाराम तात्याबा पवार द्वारा जन्म-धारक हरिओम कन्व्हर्शन प्रकल्पाने विमान चमत्ता: डवारा फ्लॅट्स श्री. कांतीशर्मा खोत्राबाई पटेल.

पत्ता- मातोश्रीनगर, चेहडीपर्वी, नाशिकरोड.

तारखे: आपला दिनांक ०४/१२/२०२१ चा अर्ज क्रमांक सी ४/१६/२०२१

प्राथम्य, यखला देण्यात येतो की, चेहडी विभागातील/शि.स.नं. १२१/२०१९ फ्लॉर नं. - अ.मू. क्र. - मधोत इमारतीचा लॉक + चार मजले फ्लॉर.

मजल्याचे इकडीत बांधकाम परवानगी क्र. LND/BJ/Revised/C/1135/2021 दिनांक ११/०१/२०२१ अन्वये दिल्याप्रमाणे ऑफिसेर/सि.सि.सुपरवायझर, श्री. रासिक खोत्रा विद्वान क्र. CA/18475/19 याचे निरीक्षणान्वये पूर्ण झाली असून निवासी/निवसेतर/सेसमिन/निवासी कारणासाठी धरलीत अटी शर्तीस अधिन राहून इमारतीचा वापर फ्लॉरस परवानगी देण्यात येत आहे.

- एकूण बांधकाम क्षेत्र १५०२.२५ चौ.मी. चा फ्लॉर निवासी १५०२.२५ निवसेतर चौ.मी.
- एकूण चढई क्षेत्र १६३०.०० चौ.मी. चौ.मी. चा फ्लॉर निवासी १६३०.०० निवसेतर चौ.मी.
- सदा इमारतीचा वापर निवासी/निवसेतर/सेसमिन/निवासी कारणासाठी करता येईल.
- सदा इमारतीत म.न.पा. चा पूर्व परवानगी मिळवून व बांधकामामध्ये कोणताही बदल करता येणार नाही, परसप वाचता व बांधकामात बदल केल्याचे आढळून आल्यास निघातीत तत्तुदनुसार कडक कारवाई करण्यात येईल.
- लॅकट फ्लॉर / फ्लॉरी ड्रेनेस नं. ६२४११५७१
- अग्निशमन विभागाचा अंतिम दाखला क्रमांक
- पर्यावरण विभागाचा सहायक दाखला क्रमांक
- घरपट्टी आकाली कलकामी संबंधित विभागात संपर्क साधावा.
- तापामती फ्लॉर २-३.०५५५५, वॉल फ्लॉर २-३.१२०२०, विकास फ्लॉर २-३.१५२५५, सॅस २-३.१७७३०, डॅपॉसि २-३.१६५६५, वॉलफ्लॉर २-३.१८०००, विनापरवानगी वापर २-३.१९०००, प्रिमेियम फ्लॉर २-३.२००००, पावती नं. २५७७ दि. २२/०६/२०२२ अन्वये त्रयसेत आहेत.

कार्यकारी अधिकारी
 नगर रचना विभाग
 नाशिक महानगरपालिका, नाशिक



As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is **₹ 26,72,000.00 (Rupees Twenty-Six Lakh Seventy-Two Thousand Only)**. The **Realizable Value** of the above property **₹ 25,38,400.00 (Rupees Twenty-Five Lakh Thirty-Eight Thousand Four Hundred Only)**, and the **Distress Value** **₹ 21,37,600.00 (Rupees Twenty-One Lakh Thirty-Seven Thousand Six Hundred Only)**.

Place: Nashik

Date: 31.07.2024

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: 2024.07.31 18:17:04 +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 31.07.2024 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 25.07.2024. 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.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Shri. Suraj Dhananjay Kasar & Shri. Amit Dhananjay Kasar. From M/s. Hariom Developers Notarized Agreement For Sale Sr. No. 941/ 24 Dated.20.07.2024.
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 Swapnil Wagh – Site Engineer Binu Surendran – Technical Manager Rishidatt Yadav – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 25.07.2024 Valuation Date - 31.07.2024 Date of Report - 31.07.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 25.07.2024
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 extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **31st 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 nec Nayaray 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 nec Nayaray 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 Built Up Area = 835.00 Sq. Ft.** in the Name of Proposed Purchaser : **Shri. Suraj Dhananjay Kasar & Shri. Amit Dhananjay Kasar.** Name of Owner : **M/s. Hariom Developers.** 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 Purchased by Name of Proposed Purchaser : **Shri. Suraj Dhananjay Kasar & Shri. Amit Dhananjay Kasar**. Name of Owner : **M/s. Hariom Developers**. 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 Built Up Area = 835.00 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.



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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 **Total Built Up Area = 835.00 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 Normal and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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



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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 necNayaraily 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: 31.07.2024

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: 2024.07.31 18:17:13 +05'30'

Auth. Sign.

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



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