



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

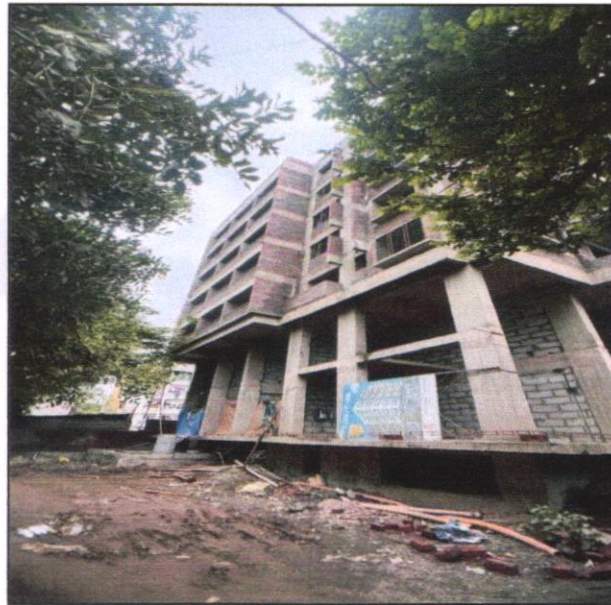
MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr.Rahul Ganesh Shah & Mrs.Meenakumari Ganesh Shah.**

Residential Flat No.203, Second Floor, " Yash Park Apartment ", Survey No.65/2/B, Plot No.3, Near Motiwala Collage, Dhruv Nagar, Gangapur Satpur Link Road, Village – Gangapur , Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India.

Latitude Longitude: 20°00'59.4"N 73°43'03.8"E

Intended User :

Bank of Baroda

Regional Office

BSNL Building, Datta Mandir Road, Nashik Road,
Nashik, PIN – 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

Our Pan India Presence at :

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

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

🌐 www.vastukala.co.in



Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : BOB / Regional Office / Mr.Rahul Ganesh Shah (0010209/2307478) Page 2 of 27

Vastu/Nashik/07/2024/0010209/2307478
29/23-482-CHBS
Date: 29.07.2024

www.vastukala.co.in

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.203, Second Floor, " **Yash Park Apartment** ", Survey No.65/2/B, Plot No.3, Near Motiwala Collage, Dhruv Nagar, Gangapur Satpur Link Road,Village – Gangapur , Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **Mr.Rahul Ganesh Shah & Mrs.Meenakumari Ganesh Shah**

Boundaries of the property.

Boundaries	Flat
North	Side Marginal Open Space
South	Side Marginal Open Space
East	Back Side Marginal Space
West	Flat No.202, Staircase & Lift

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 ₹ **45,06,600.00 (Rupees Forty-Five Lakh Six Thousand Six Hundred Only)**. As per Site Inspection **64%** Construction Work is Completed

The valuation of the property is based on the documents produced by the concern. Lsegal 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

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

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

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: 2024.07.29 17:28:39 +05'30'

Auth./Sign.



Nashik: 4, 1st Floor, Madhusula 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

Our Pan India Presence at :

• Nanded • Thane • Ahmedabad • Delhi NCR
• 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

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

To,

The Chief Manager,**Regional Office**

3SNL Building, Datta Mandir Road, Nashik Road,

Nashik, PIN – 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	: 27.07.2024
	b) Date on which the valuation is made	: 29.07.2024
3.	List of documents produced for perusal: 1) Copy of Agreement for Sale Vide No.8408/2024 Dated.24.07.2024 2) Copy of Approved Building Plan Accompanying Commencement Certificate No.NMCB/RB/2023/APL/00329 dated 06.10.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation. 3) Copy of Commencement Certificate Permit No. NMCB/RB/2023/APL/00329 dated 09.10.2023, issued by Nashik Municipal Corporation 4) Copy of RERA Registration Certificate No. P51600054792 dated 12.02.2024 issued by Maharashtra Real Estate Regulatory Authority.	
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)	: Mr.Rahul Ganesh Shah & Mrs.Meenakumari Ganesh Shah Address: Residential Flat No.203, Second Floor, " Yash Park Apartment ", Survey No.65/2/B, Plot No.3, Near Motiwala Collage, Dhruv Nagar, Gangapur Satpur Link Road,Village – Gangapur , Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. Contact Person: Shri.Suryawanshi (Site Engineer) Contact No. +91 9766052816 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No.203 is located on Second Floor. As per Plan composition of flat is: Living + 2 Bedroom + Kitchen + Toilet + Balcony + Passage + (i.e.2BHK).



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



			The property is at 18 Km. distance from nearest railway station Nashik Road. Landmark: Near Motiwala Collage At the time of inspection, the property was under construction. Extent of completion are as under:
	Foundation	Completed	RCC Plinth
	Full Building RCC	Completed	Internal Brick work
	External Brick work	Completed	Total
			64% work completed
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.65/2/B, Plot No.3
	b) Door No.	:	Residential Flat No.203
	c) T.S. No. / Village	:	Village – Gangapur
	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.NMCB/RB/2023/APL/00329 dated 06.10.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation
	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	:	No
7.	Postal address of the property	:	Residential Flat No.203, Second Floor, " Yash Park Apartment ", Survey No.65/2/B, Plot No.3, Near Motiwala Collage, Dhruv Nagar, Gangapur Satpur Link Road,Village – Gangapur , Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Gangapur Nashik Municipal Corporation

11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property / Building		As per Actual Site As per the Deed
	North	:	-- --
	South	:	-- --
	East	:	-- --
	West	:	-- --
Mtrs	Flat		As per Actual Site As per the Deed
	North		Side Marginal Side Marginal Open Space Open Space
	South		Side Marginal Side Marginal Open Space Open Space
	East		Back Side Back Side Marginal Space Marginal Space
	West		Flat No.202, Staircase & Lift Flat No.202, Staircase & Lift
13.2	Whether Boundaries Matching with Actual		Yes
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°00'59.4"N 73°43'03.8"E
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 633.00 Balcony Area in Sq. Ft. = 163.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 627.00 Balcony Area in Sq. Ft. = 150.00 Total Carpet Area in Sq.Ft =777.00 (Area as per Agreement for Sale) Built up area in Sq. Ft. = 855.00 (Area as per Agreement for Sale +10%)
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 627.00 Balcony Area in Sq. Ft. = 150.00 Total Carpet Area in Sq.Ft =777.00 (Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is Under Construction
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential Cum Commercial
2.	Location	:	

	C.T.S. No.	:	Survey No.65/2/B, Plot No.3
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Gangapur Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No.203, Second Floor, " Yash Park Apartment ", Survey No.65/2/B, Plot No.3, Near Motiwala Collage, Dhruv Nagar, Gangapur Satpur Link Road,Village – Gangapur , Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential Cum Commercial
4.	Year of Construction	:	Building is Under Construction
5.	Number of Floors	:	Basement + Ground+ First + 6 th Uppers Floor
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	3 Flats on Second Floor
8.	Quality of Construction	:	Building is Under Construction
9.	Appearance of the Building	:	Building is Under Construction
10.	Maintenance of the Building	:	Building is Under Construction
11.	Facilities Available	:	
	Lift	:	Proposed 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	:	Second Floor
2	Door No. of the Flat	:	Residential Flat No.203
3	Specifications of the Flat	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Proposed Vitrified tile Flooring
	Doors	:	Proposed Teak Wood door framed with flush doors
	Windows	:	Proposed Aluminum sliding window with M.S. Grills
	Fittings	:	Proposed Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Proposed Cement Plastering
	Paint	:	Proposed 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?	:	Building is Under Construction

7	Sale Deed executed in the name of	:	Mr.Rahul Ganesh Shah & Mrs.Meenakumari Ganesh Shah
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. = 855.00 (Area as per Agreement for Sale +10%)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 633.00 Balcony Area in Sq. Ft. = 163.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 627.00 Balcony Area in Sq. Ft. = 150.00 Total Carpet Area in Sq.Ft =777.00 (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?	:	Building is Under Construction
15	If rented, what is the monthly rent?	:	₹ 9,000.00 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)	:	₹ 5,500.00 to ₹ 7,000.00 per Sq. Ft. on Carpet 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).	:	₹ 5,800.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 34,500.00 per Sq. M. ₹ 3,205.00 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 – ₹27,17,000.00 Document No. No.8408/2024 Agreement Dated. 24.07.2024
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	:	Building is Under Construction
	Life of the building estimated	:	60 years after Completion 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	:	₹ 3,800.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,800.00 per Sq. Ft.
	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (Including Parking)	777.00 Sq. Ft.	5,800.00	45,06,600.00
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			45,06,600.00

Value of Flat

Fair Market Value	45,06,600.00
Realizable value	42,81,270.00
Distress Value	36,05,280.00
Insurable value of the property (855.00 Sq. Ft. X ₹ 2,000.00)	17,10,000.00
Guideline value of the property (as per Agreement for Sale)	27,17,000.00

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



It is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

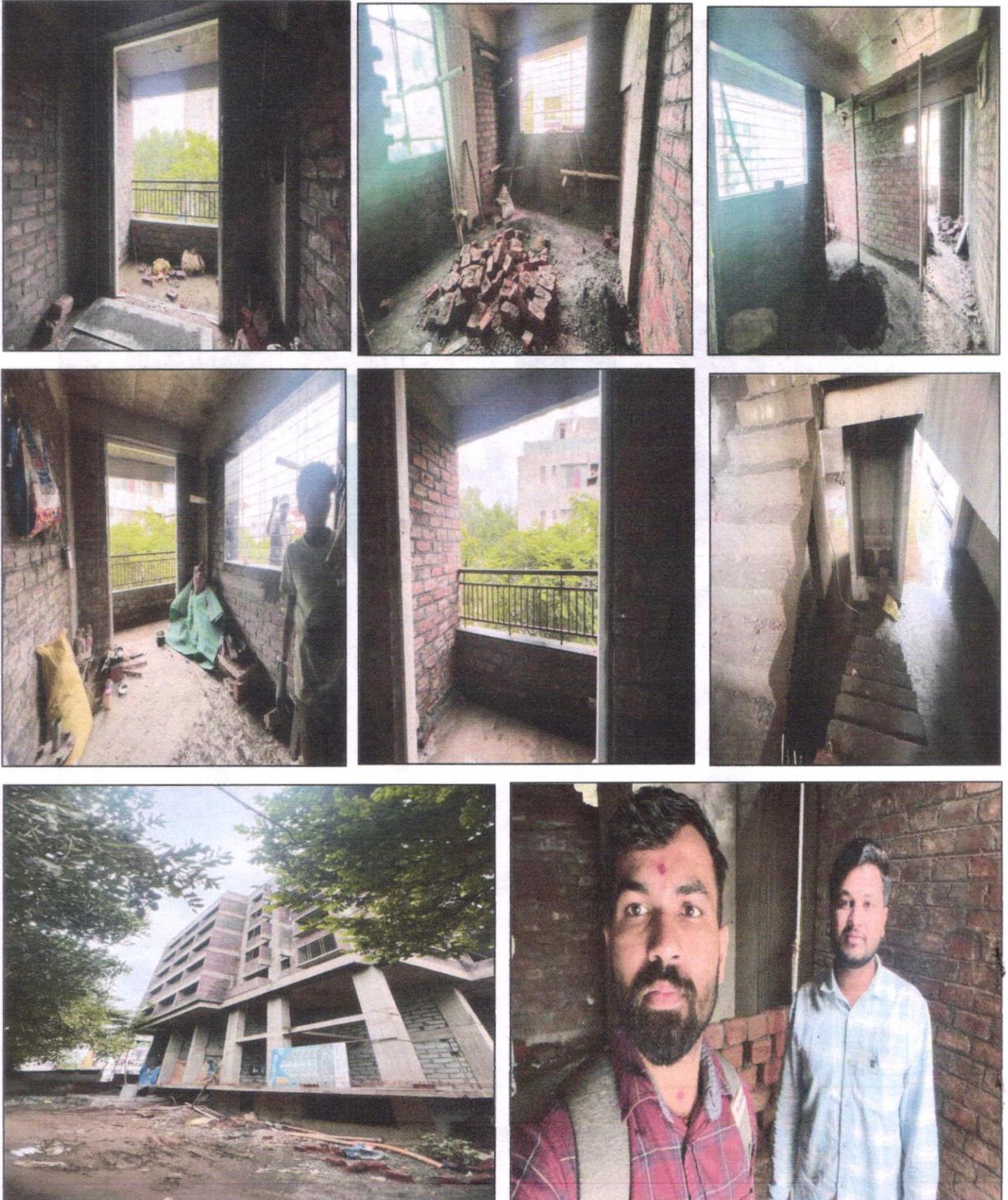
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 5,500.00 to ₹ 7,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,800.00 per Sq. Ft. on Carpet Area for valuation after depreciation.

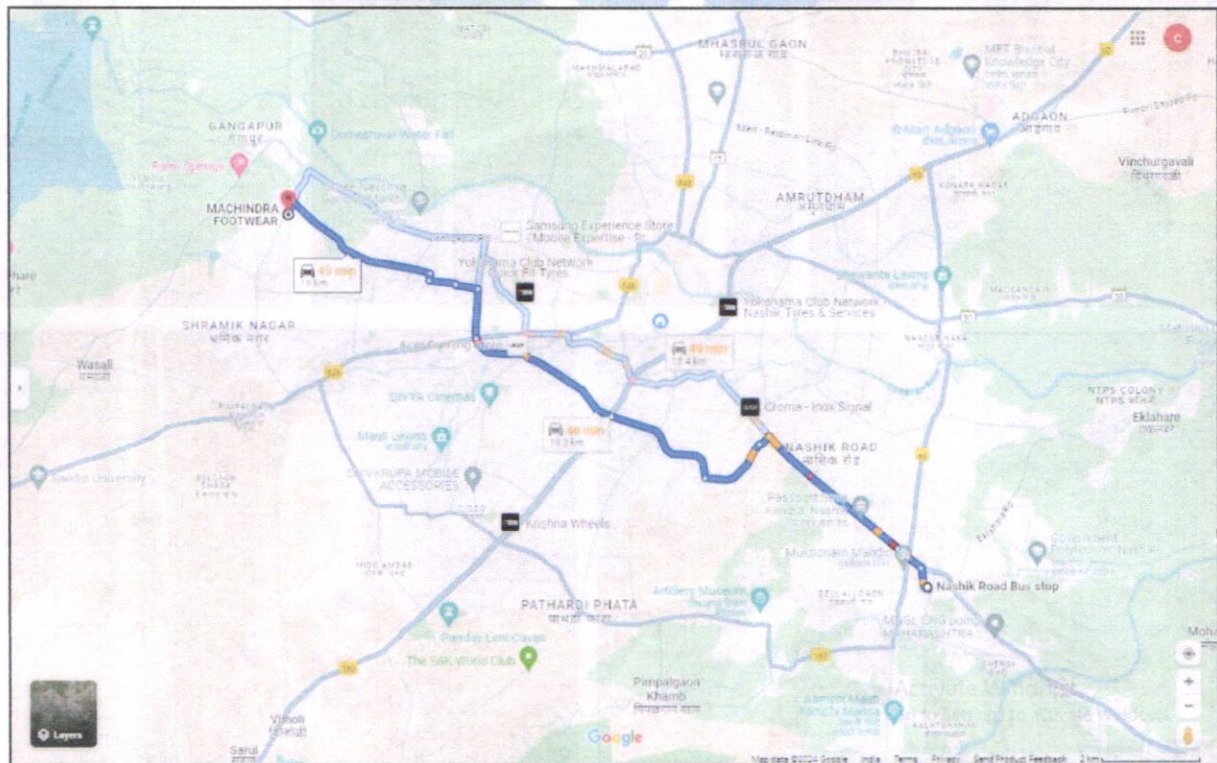
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 9,000.00 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°00'59.4"N 73°43'03.8"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 18 Km.)




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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)

[Home](#)
[Valuation Guidelines | User Manual](#)

Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Enter Survey No

उपविभाग	खुली जमीन	निवामी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
12.2-नागापूर रस्त्यापासून मोतीबाला होमीयोपथी मेडीकल कॉलेजजवळून सातपूर MIDC वडे बागा-या रस्त्यावरील रहिवास क्षेत्रातील मिळकती प्र चौमी	13500	34500	39670	43120	0	चौ. मीटर सर्वेक्षण नंबर

Price Indicators

Home / Nashik / Arundhali/Gaon / Revati Bliss

Last updated: Jan 31, 2024

Revati Bliss By REVA


By REVATI GROUP
Shreeang Nagar, Nashik

Price: **₹34.32 L - 58.35 L** | ₹6.34 K/sq.ft
EMI starts at ₹15.17 K

Price excludes maintenance, floor rise etc. [See More](#)

[Contact Seller](#)

[SHARE](#) [SAVE](#)



2, 3 BHK Apartments Configurations

Dec. 2020 Possession Starts

₹6.34 K/sq.ft Avg. Price

541 sq.ft. - 920 sq.ft. (Carpet Area) Sizes

Home / Nashik / Arundhali/Gaon / Revati Bliss

Posted on Jun 06, 2024 | Ready to move

₹85 Lac ₹8,573 per sq.ft. | **3BHK 2Baths**


Estimated 2BHK ₹6.18L

Flat/Apartment for Sale

REVA STATUS: NOT AVAILABLE | Website: <https://revaonline.in/maharashtra/gaon/>

[Overview](#) [Owner Details](#) [Price Trends](#) [Registry Record](#) [Explore Locality](#) [Recent](#)

Property (4)



₹85 Lac + Govt Charges & Tax
₹8,573 per sq.ft. (₹88 ex-include, Negotiable)

Built Up area: 1400 sq.ft. (1348 sq.ft.)

Carpet area: 980 sq.ft. (950 sq.ft.)

Floor Number: 5th of 7 Floors

Overlooking: Park/Garden, Main Road

Configuration: 3 Bedrooms, 2 Bathrooms, 2 Balconies with Study Room, Others

Address: Glory Arundhali, Nashik

Facing: North-East

Ready to Move: 1 to 5 Year Old

Why should you consider this property?

- North-East Facing
- Close to School
- Close to Market
- Recently Renovated
- 24x7 Water
- Air Conditioned
- Gated Society
- Overlooking Park/Garden
- Overlooking Main Road
- Pong Shubh Vaasthu Compliant
- Natural Light
- Airy Routes
- Spacious Interiors
- Low density Society


Price Indicators

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Anandvalli > 3 BHK Flats for Sale in Anandvalli > 1290 Sq-ft




67.4 Lac
How much loan can I get?
⋮

3 BHK 1290 Sq-ft Flat For Sale Anandvalli, Nashik



3 Beds
2 Baths
1 Covered Parking
Unfurnished

Super Built-Up Area 1290 sqft * = 5,222/sqft	Developer Revati Group	Project Revati Anandvan
Transaction Type New Property	Status Under Construction	Lifts 2
Furnished Status Unfurnished	Car Parking 1 Covered	

+14 Photos

Contact Builder

Book Site Visit

Last contact made 4 days ago

HOUSING.COM
Buy in Nashik ▾
Anandvalli (East) > Riviera Tower
K.532
Download App
List Projects
Saved

Home / Nashik / Anandvalli (East) / Riviera Tower

Riviera Tower

By SHANDE AND SHINDE


Near Navarshree Ganpath Temple, Gangapur Road, Nashik

₹75.08 L - 1.65 Cr


5.50 K/sq.ft

EMI starts at ₹7,27K

See More



2, 4 BHK Apartments Configurations
Aug 2024 Possession Starts
5.50 K/sq.ft Avg. Price



1365.00 sq.ft - 2866.00 sq.ft (Super Built-up Area) Size

Project Images
SHARE
SAVE

Project Images

Project Images

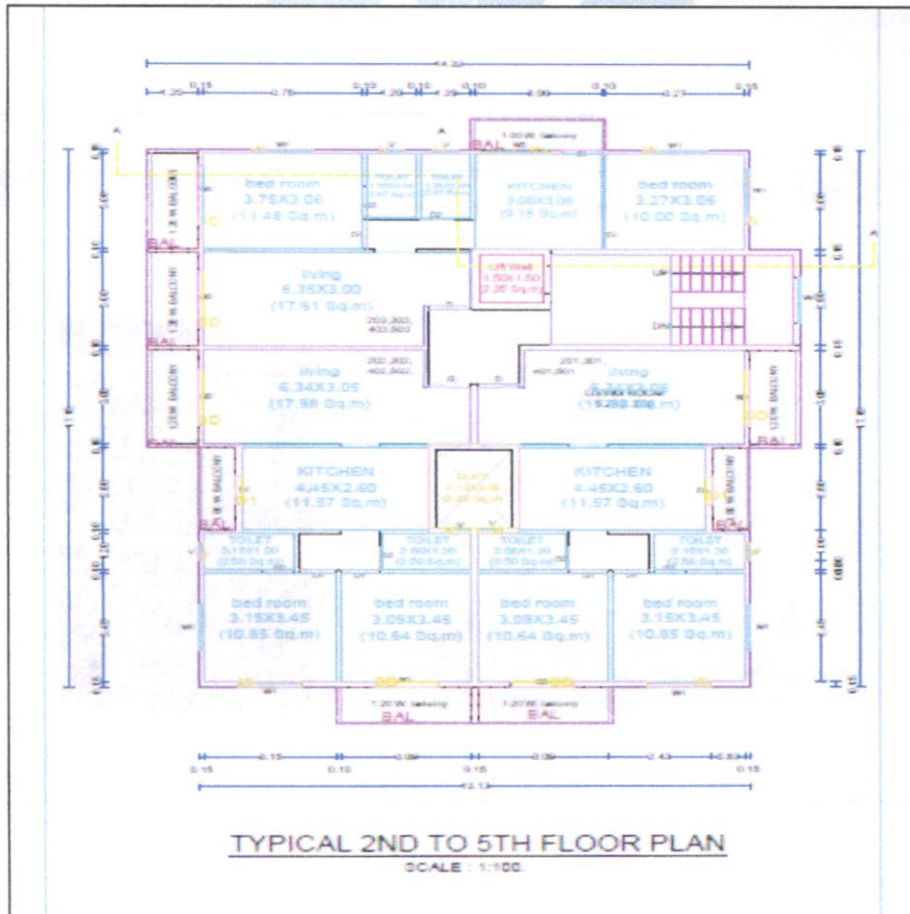
+ 22 more

Contact Developer



Approved Plan

Signature valid

Digitally signed by SANJAY LALCHAND AGRAWAL
Date: 2023.10.06 02:11:44 PDT
Reason: Approved Drawing Plan
Location: Nashik Municipal Corporation
Project Code : NMCB-22-8587
Application Number : RNMCO202305002
Proposal Number : 215429
Certificate Number : NMCB/RB/2023/APL/00329




Commencement Certificate

	<p>Nashik Municipal Corporation APPENDIX D-1 SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE</p>					
Revised Building Permit No - 215429 Proposal Code : NMCB-22-85837	Permit No. : NMCB/18/2023/APL/00329 Date : 06/10/2023					
Reference - Building Permission No. : NMCB/2022/APL/6456 Approval date : 21/11/2022						
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Building Name :</td> <td style="width: 20%;">TARGE(Mixed)</td> <td style="width: 20%;">Floor :</td> <td style="width: 40%;">GROUND FLOOR, FIRST FLOOR, SECOND TO FIFTY FLOOR, SIXTH FLOOR, BASEMENT FLOOR</td> </tr> </table>			Building Name :	TARGE(Mixed)	Floor :	GROUND FLOOR, FIRST FLOOR, SECOND TO FIFTY FLOOR, SIXTH FLOOR, BASEMENT FLOOR
Building Name :	TARGE(Mixed)	Floor :	GROUND FLOOR, FIRST FLOOR, SECOND TO FIFTY FLOOR, SIXTH FLOOR, BASEMENT FLOOR			
To, (Mrs) Shanti Shashikant Targe, S NO 55/2/B PLOT NO 3 OF GANGAPUR SHWAR NASHIK (i) Pankaj Gurudhisinghani (Architect)						
Sir/Madam, With reference to your application No RNMCB202305002, dated 30-09-2023 for the grant of Revised Building Permission & Commencement Certificate under Section 1844 of The Maharashtra Regional and Town Planning Act, 1956 read with Maharashtra Municipal Corporations Act, 1949, to carry out development work / Building on Plot No 3, City Survey No./Survey No./Revenue S.No./Ahasra No./Out No. 55/2/B, Final Plot No. -, Sector No. -, Mouje GANGAPUR SHWAR situated at Road / Street 36, Society RESICOOMMERCIAL. The Commencement Certificate / Building Permit is granted under Section 1845 of the said Act, subject to the following conditions :						
<ol style="list-style-type: none"> 1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street. 2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted. 3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. 4. This permission does not entitle you to develop the land which does not vest in you. 5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departmental undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled. 6. Information Board to be displayed at site till Occupation Certificate. 7. If in the development permission received land/amenity specified winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 months from the commencement certificate. 8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer. 9. Provision for recycling of Grey water, where ever applicable shall be completed of the project before completion of the building and documents to that if it shall be submitted along with the application form of occupancy. 10. LIFT Certificate from PWD should be submitted before Occupation Certificate, if applicable. 11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate. 12. Authority will not supply water for construction. 13. Areas/lines where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate. 						

Agreement for Sale

Zone No 12.2
 Flat Rate Rs 34,500/- sq. meter.
 Area of Flat 58.21 sq meters Carpet area
 Balcony area 13.99 sq meters
 Parking area 13.00 sq meters
 Government Valuation Rs 27,17,000/-
 Consideration Rs. 27,50,000/-
 Stamp Duty 5% + Surcharg 1% Rs. 1,65,000/-
 Registration Fee Rs. 27,500/-



AGREEMENT FOR SALE

This Agreement for Sale is made & executed at Nashik on this 24th day of JULY in the Christian year TWO THOUSAND TWENTY FOUR, A.D.,

BY & BETWEEN

MRS. BHARTI SHASHIKANT TARGE
 Age : 64 Years, Occu : Business & Agricultural.
 PAN : ACTPT 4269 P
 UID : 7164 6602 3041
 R/o : YASH Bungalow No 08, Shramik Colony,
 Gangapur Road, NASHIK - 422 013.

Hereinafter referred to as the "PROMOTER/OWNER" [which expression, shall unless it be repugnant to the context or meaning thereof, shall always deem to mean and include his legal heirs, executors, administrators, representatives and assignees] of the **ONE PART,**

AND


(1) **MR. RAHUL GANESH SHAH**
 Age : 22 Years, Occu : Service.
 PAN : PUEPS 6385 B
 UID : 7867 7105 3012
 (2) **MRS. MEENAKUMARI GANESH SHAH**
 Age : 52 Years, Occu : Service.
 PAN : DYJPS 1021 M
 UID : 4908 6612 5901
 Both R/o : Flat No 5A, Shivshakti Apartment,
 Plot No 105, S No 581/2/1, Near Motiwala
 Dental College, Dhruv Nagar, Gangapur Road,
 NASHIK - 422 222.

Hereinafter referred to as "ALLOTTEE/PURCHASERS" [which expression, unless it be repugnant to the context or meaning thereof, shall always deem to mean and include his/her/their legal heirs, executors, administrators, representatives and assigns] of the **SECOND PART,**

WHEREAS the Promoter/Owner has purchased Non-Agricultural land property bearing Plot No.03 admeasuring 625.00 Sq. meters from and out of Survey No.66/2B, lying being and situated at Gangapur, Taluka & District : Nashik, more particularly described in the Schedule-I written hereunder and hereinafter referred to as the "said property" from its previous Owner Mr. Nakhā Vinod Chharap and Mr. Vinod Madhav Chharap by absolute Sale Deed which is duly stamped and registered before

Plot No 03
 90 sq. meters
 North

Plot No 02
 9.00 Mm. Dakkai Road



All the said property together with all the things appurtenant thereto and also all rights of easement attached thereto

SCHEDULE II OF THE FLAT PREMISES HEREIN ABOVE REFERRED TO

ALL THAT piece and parcel of the constructed **FLAT No.203** admeasuring Carpet Area **58.21 sq. meters** on **Floor Second** consisting of **Two Bedroom + Hall + Kitchen + Balcony + Toilet** along with Balcony admeasuring **13.99 sq. meters** and allotted parking area admeasuring **13.00 sq. meters** on **Ground Floor** from and out of **Yash Park Apartment** duly constructed on the land property, more particularly described in Schedule-I written hereabove and as per approved building plan by the Nashik Municipal Corporation vide Commencement Certificate bearing No.NMC/IRB/2023/APU/00322 dated 09/10/2023 and the said property is bounded as follows

On or towards	East : Bank Side Marginal Space
	West : Flat No 202, Staircase & Lift
	North : side marginal open space
	South : side marginal open space

All the said Flat premises together with the amenities listed and written hereunder in the Schedule-IV, together with all rights of easement and common facilities appurtenant thereto

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day, month and year first hereabove written

SIGNED, SEALED & DELIVERED BY THE WITHIN NAMED "PROMOTER/OWNER"

MRS. BHARTI SHASHIKANT TARGE

[PROMOTER/OWNER]

SIGNED, SEALED & DELIVERED BY THE WITHIN NAMED "PURCHASERS"

(1) **MR. RAHUL GANESH SHAH**

(2) **MRS. MEENAKUMARI GANESH SHAH**

[PURCHASERS]

WITNESSES

- 1. Vishal Vinod Chharap**
- 2. Shashikant Ganesh Shah**




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



RERA Certificate


Maharashtra Real Estate Regulatory Authority
Dated : 12/02/2024

To,
BHARTI SHASHIKANT TARGE
YASH BUNGLOW NO 8 SHRAMIK COLONY,
SHAHID CHOWK GANGAPUR ROAD,
Nashik (M Corp), Nashik,
MAHARASHTRA - 422013.

Sir/Madam,

Congratulations, on your real estate project **YASH PARK** being registered with MahaRERA under project registration No **PE1600054792**.

In view of the registration of your project, it is expected that you shall execute and complete the construction of your project with occupation certificate and submission of Form 4, by 31/12/2026, the date of completion of the project as recorded by you on your own motion in the application submitted for registration.

Further it is expected from you, that you shall adhere to the instructions in MahaRERA order No.33/2022 dated 05/07/2022 that mandates promoters to regularly update their project related data as per the formats prescribed and in compliance with the timelines mentioned in the said Order. The mandatory progress returns must be updated on your project webpage.

MahaRERA trusts that you will remain compliant with the provisions of the law, the Orders and Circulars of MahaRERA as issued from time to time and ensure that the project is completed in all respect within the completion date, stated.

Thanking you,

Yours faithfully,

Signature valid
Digitally Signed by
Dr. Vasantrao Armanand Prabhu
(Secretary, MahaRERA)
Date:12-02-2024 13:09:55

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 ₹ **45,06,600.00 (Rupees Forty-Five Lakh Six Thousand Six Hundred Only)**. The **Realizable Value** of the above property ₹ **42,81,270.00 (Rupees Forty-Two Lakh Eighty-One Thousand Two Hundred Seventy Only)** and the **Distress Value** ₹ **36,05,280.00 (Rupees Thirty-Six Lakh Five Thousand Two Hundred Eighty Only)**.

Place: Nashik

Date: 29.07.2024

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: 2024.07.29 17:29:05 +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)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 29.07.2024 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 27.07.2024. 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr.Rahul Ganesh Shah & Mrs.Meenakumari Ganesh Shah. from Mrs.Bharti Shashikant Targe as per Agreement for Sale dated 24.07.2024
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office. 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 Swapnil Wagh – Site Engineer Binu Surendran – Technical Manager Chintamani Chaudhari – 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 – 27.07.2024 Valuation Date - 29.07.2024 Date of Report - 29.07.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 27.07.2024
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	Attached

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 **29th 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 advice 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 **777.00 Sq. Ft. Carpet Area** Owned by **Mr.Rahul Ganesh Shah &**



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Mrs.Meenakumari Ganesh Shah Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is being purchased by **Mr. Rahul Ganesh Shah & Mrs. Meenakumari Ganesh Shah**. 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 **777.00 Sq. Ft. Carpet 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 **777.00 Sq. Ft. Carpet Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



independent in terms of association to the company.

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Place: Nashik

Date: 29.07.2024

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: 2024.07.29 17:28:51 +05'30'


Auth. Sign.