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Unlocking Excellence

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MSME Reg No: UDYAM-MH-18-0083617

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 : **Shri. Omkar Suresh Yadav**

Commercial Office No. 2, 3rd Floor, "**Rajashri Commercial Complex**", Near Shell Petrol Pump, Plot No. 13, New/Current Survey No. 326/1/1/2 Part, Narhari Nagar Road, Pathardi-Deolali Link Road, Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik, 422010, State - Maharashtra, India.

Latitude Longitude : 19°56'57.9"N 73°46'13.3"E

Intended User:

Bank Of Baroda

Mumbai Naka Nashik Branch

Suyojit Commercial Complex shop no 14 & 15, Near H0tel Prakash, Mumbai
Naka Parsiar Nashik DT



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

Our Pan India Presence at :

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Regd. Office

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

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✉ mumbai@vastukala.co.in

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Vastu/Nashik/08/2024/010405/2307578

07/1-56-RUPRJCC

Date: 07.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 2, 3rd Floor, "**Rajashri Commercial Complex**", Near Shell Petrol Pump, Plot No. 13, New/Current Survey No. 326/1/1/2 Part, Narhari Nagar Road, Pathardi-Deolali Link Road, Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik, 422010, State - Maharashtra, India belongs to **Shri. Omkar Suresh Yadav**.

Boundaries	:	Building	Office
North	:	Open Plot	Marginal Space
South	:	Road	Passage
East	:	Road	Office No. 1
West	:	Building	Office No. 3

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 15,04,230.00 (Rupees Fifteen Lakh Four Thousand Two Hundred Thirty 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 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.co.in, c=IN
Date: 2024.08.07 13:11:14 +05'30'

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941



Encl.: Valuation report



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Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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Encl.: Valuation report

Vastukala Consultants India Pvt. Ltd.

4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link Road, Adgaon, Nashik - 422003

To,
The Branch Manager,
Bank Of Baroda
Mumbai Naka Nashik Branch

Suyojit Commercial Complex shop no 14 & 15, Near HOtel
 Prakash, Mumbai Naka Parsiar Nashik DT

VALUATION REPORT (IN RESPECT OF OFFICE)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Banking Purpose Purpose.
2	a) Date of inspection : 03.08.2024
	b) Date of which the valuation is made : 07.08.2024
3	List of documents produced for perusal: I) Copy of Approved Building Plan No.CD/553 Dated 20.02.2009 issued by Nashik Municipal Corporation. II) Copy of Occupancy Certificate No.NRV/CIDCO/9723/3436 Dated 14.10.2011 issued by Nashik Municipal Corporation. III) Copy of Correction Deed Dated 05.01.2021 between Shri. Shivram Narayan Kelkar(The Seller) And Shri. Omkar Suresh Yadav(The buyer).
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) : Shri. Omkar Suresh Yadav Commercial Office No. 2, 3 rd Floor, " Rajashri Commercial Complex ", Near Shell Petrol Pump, Plot No. 13, New/Current Survey No. 326/1/1/2 Part, Narhari Nagar Road, Pathardi-Deolali Link Road, Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik, 422010, State - Maharashtra, India. <u>Contact Person :</u> Shri. Omkar Suresh Yadav (Owner) Mobile No. 9860554166 sole ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Commercial Office located on 3 rd Floor. (Unit) The property is at 9.8 KM distance from Nashik Road Railway Station.
5a.	Total Lease Period & remaining period (if leasehold) :
6	Location of property :
a)	Plot No. / Survey No. : Plot No - 13New Survey No - 326/1/1/2 Part



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b)	Door No.	:	Commercial Office No. 2	
c)	C.T.S. No. / Village	:	Village - Pathardi	
d)	Ward / Taluka	:	Taluka - Nashik	
e)	Mandal / District	:	District - Nashik	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No.CD/553 Dated 20.02.2009 Issued by Nashik Municipal Cororation.	
g)	Approved map / plan issuing authority	:		
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	:	NA	
7	Postal address of the property	:	Commercial Office No. 2, 3 rd Floor, " Rajashri Commercial Complex ", Near Shell Petrol Pump, Plot No. 13, New/Current Survey No. 326/1/1/2 Part, Narhari Nagar Road, Pathardi-Deolali Link Road, Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik, 422010, State - Maharashtra, India.	
8	City / Town	:	City - Nashik	
	Residential area	:	No	
	Commercial area	:	Yes	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Pathardi 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	
12	Boundaries of the property	:	As per site	As per Document
	North	:	Open Plot	Plot No. 14
	South	:	Road	18.00 M. Colony Road
	East	:	Road	30.00 M. Colony Road
	West	:	Building	Plot No. 12
13	Dimensions of the site	:	N. A. as property under consideration is a Commercial Office in a building.	

		As per the Deed	As per Actuals
	North	Marginal Space	Marginal Space
	South	Passage	Passage
	East	Office No. 1	Office No. 1
	West	Office No. 3	Office No. 3
13.2	Latitude, Longitude & Co-ordinates of Office	19°56'57.9"N 73°46'13.3"E	
14	Extent of the site	Carpet Area in Sq. Ft. = 155.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 203.00 (Area As Per Correction Deed)	
15	Extent of the site considered for Valuation	Built Up Area in Sq. Ft. = 203.00 (Area As Per Correction Deed)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Owner Occupied	
II APARTMENT BUILDING			
1.	Nature of the Apartment	Commercial	
2.	Location		
	C.T.S. No.		
	Block No.	-	
	Ward No.	-	
	Village / Municipality / Corporation	Village - Pathardi, Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	Commercial Office No. 2, 3 rd Floor, " Rajashri Commercial Complex ", Near Shell Petrol Pump, Plot No. 13, New/Current Survey No. 326/1/1/2 Part, Narhari Nagar Road, Pathardi-Deolali Link Road, Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik, 422010, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	Residential cum Commercial	
4.	Year of Construction	2011 (As per occupancy certificate)	
5.	Number of Floors	Ground + 3 Upper Floors	
6.	Type of Structure	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	3 rd Floor is having 13 Offices	
8.	Quality of Construction	Good	
9.	Appearance of the Building	Good	

10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Commercial Office		
1.	The floor in which the Office is situated	:	3 rd Floor
2.	Door No. of the Office	:	Commercial Office No. 2
3.	Specifications of the Office		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood / Glass Door
	Windows	:	M.S. Grill Fixed Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	NA
	Tax paid in the name of	:	NA
	Tax amount	:	NA
5.	Electricity Service connection No.	:	NA
	Meter Card is in the name of	:	NA
6.	How is the maintenance of the Office?	:	Good
7.	Sale Deed executed in the name of	:	Shri. Omkar Suresh Yadav
8.	What is the undivided area of land as per Sale Deed?	:	NA
9.	What is the plinth area of the Office?	:	Built Up Area in Sq. Ft. = 203.00 (Area as per Correction Deed)
10.	What is the floor space index (app.)	:	As per NMC Norms
11.	What is the Carpet area of the Office?	:	Carpet Area in Sq. Ft. = 155.00 (As per Area actual site measurement)

12.	Is it Posh / I Class / Medium / Ordinary?	:	Ordinary
13.	Is it being used for Residential or Commercial purpose?	:	Office
14.	Is it Owner-occupied or let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 5,000/- (Expected rental income per month)
IV	MARKETABILITY		
1.	How is the marketability?	:	Average
2.	What are the factors favoring for an extra Potential Value?	:	NA
3.	Any negative factors are observed which affect the market value in general?	:	NA
V	Rate		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Office 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)	:	₹ 3064/- to ₹ 14250/- per Sq. Ft. on Carpet Area ₹ 2554/- to ₹ 11875/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Office under valuation after comparing with the specifications and other factors with the Office under comparison (give details).	:	₹ 7,800/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 5,800/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 44,270/- per Sq. M. i.e. ₹ 4,113/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 40,621/- per Sq. M. i.e. ₹ 3,774/- per Sq. Ft.
5.	Registered Value(if available)	:	N.A.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Office with Services (v(3)i)	:	₹ 2,000/- per Sq. Ft.
	Age of the building	:	13 years
	Life of the building estimated	:	47 years Subject to proper, preventive periodic maintenance & structural repairs.

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹15,04,230.00 (Rupees Fifteen Lakh Four Thousand Two Hundred Thirty Only)**. The **Realizable Value** of the above property is **₹14,29,019.00 (Rupees Fourteen Lakh Twenty Nine Thousand Nineteen Only)**. The **Distress Value** is **₹12,03,384.00 (Rupees Twelve Lakh Three Thousand Three Hundred Eighty Four Only)**.

Place : Nashik

Date : 07.08.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.07 13:11:47 +05'30'

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

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 & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached



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(Annexure-IV)**DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 07.08.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My engineer Sachin Raundal has personally inspected the property on 03.08.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure



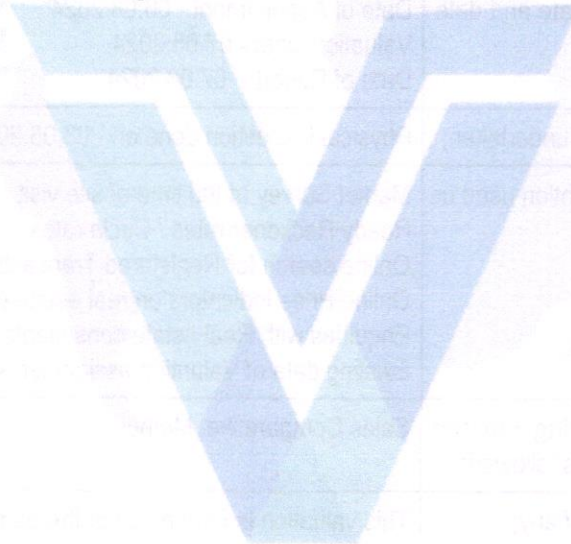
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- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. 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. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.



No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Shri. Omkar Suresh Yadav from Shri. Shivram Narayan Kelkar vide Correction Deed dated 05.01.2021.
2	purpose of valuation and appointing authority	As per the request from Bank Of Baroda, Mumbai Naka Nashik Branch to assess Fair Market Value value of the property for Banking Purpose purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Sachin Raundal - Valuation Engineer Rashmi Jadhav - Technical Manager Rushikesh Pingle - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 06.08.2024 Valuation Date - 07.08.2024 Date of Report - 07.08.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 03.08.2024
7	nature and sources of the information used or relied upon;	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 Comparative 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, Commercial Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
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 **7th August 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. Nashik Branch (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's representative and site visit conducted, we understand that the subject property is Commercial Office, admeasuring **203.00 Sq. Ft. Built Up Area** in the name of **Shri. Omkar Suresh Yadav**. 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 owned by **Shri. Omkar Suresh**



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Yadav. 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's representative, we understand that the Commercial Office, admeasuring **203.00 Sq. Ft. Built Up Area.**

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

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 Office 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.



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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 **Commercial Office**, admeasuring **203.00 Sq. Ft. Built Up Area**.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(Annexure-V)

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.



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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.



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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. 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.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

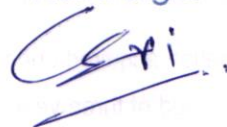
For VASTUKALA CONSULTANTS (I) PVT. LTD.

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: 2024.08.07 13:11:27 +05'30'

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941



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Correction Deed

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मुद्रांक शुल्क ₹ १००/- नॉदणी फी ₹ १००/-


चूक दुरुस्ती लेख

चूक दुरुस्ती लेख आज तारीख ०५ माहे जानेवारी इसवी सन २०२१ रोज मंगळवार ते दिवशी नाशिक भुक्काणी...

श्री. ओमकार सुरेश यादव,
 उ.व.: ३३, धंदा: व्यापार,)
 PAN: ABTPY7425K) लिहून घेणार
 रा. सदनिका क्र. ३०३, विजयलक्ष्मी अपार्टमेंट,)
 जी. डी. सावंत कॉलेज रोड, पाथर्डी शिवार,)
 नाशिक-४२२०१०)

यांसी

श्री. शिवराम नारायण केळकर,
 उ.व.: ७३, धंदा: व्यापार,)
 PAN: ABCPK1719R) लिहून देणार
 रा. सदनिका क्र. ३०१, अमृत प्लाझा,)
 सदर बाजार, सातार-४१५००९)




कारणे चूक दुरुस्ती लेख लिहून देतात एसे जे की,

(१) **मिळकतीचे वर्णन:-**

अ. तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी, नाशिक महानगरपालिका, नाशिक हद्दीतील **मौजे पाथर्डी** या गांवचे शिवारातील स्थावर बिनशेती मिळकत यांसी भूमापन क्र. ३२६/१/१/२पैकी यातील **भूखंड क्र. १३** यांसी क्षेत्र ७६०.५० चौ.मीटर यांसी चतुःसीमा खालील प्रमाणे -

पूर्वेस	: ३०.०० मीटर कॉलनी रोड
पश्चिमेस	: भूखंड क्र. १२
दक्षिणेस	: १८.०० मीटर कॉलनी रोड
उत्तरेस	: भूखंड क्र. १४

नसन-५
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येणेप्रमाणे चतुःसीमेतील स्थावर बिनशेती मिळकत, जेव्हा तह, काब, पाषाण, निधी-निक्षेप, तदंगभूत वस्तुसह, तसेच कॉलनी रोड, मोकळ्या जागा, सामाईकत वापरण्याचे हक्कांसह दरोबस्त स्थावर मिळकती, जिचा यापुढे संक्षिप्ततेकरिता उल्लेख **सदर स्थावर मिळकत** असा केलेला आहे.

ब. **प्रस्तुत दस्तावा विषय असलेल्या बांधीव मिळकतीचे वर्णन:-**

वर कलम १ब यात वर्णन केलेल्या सदर स्थावर मिळकतीवर नाशिक महानगरपालिका, नाशिक यांचेकडील मंजूर बांधकाम आराखड्याप्रमाणे बांधण्यात आलेल्या राजश्री कमर्शियल कॉम्प्लेक्स या नांवाने ओळखल्या जाणाऱ्या इमारतीतील तिसऱ्या मजल्यावरील ऑफिस क्र. ०१ (एक) यांसी बांधीव क्षेत्र २०५.०० चौ.फूट म्हणजेच १९.०५ चौ.मीटर यांसी चतुःसीमा खालील प्रमाणे -

पूर्वेस	: जिना
पश्चिमेस	: ऑफिस क्र. ०२
दक्षिणेस	: पॅमेज
उत्तरेस	: सामासिक अंतर

येणेप्रमाणे चतुःसिमाकित वर्णनाची ऑफिस मिळकत पुरविण्यात आलेल्या सर्व सोयी-सुविधांसह, तसेच स्थावर मिळकतीत जाण्या-येण्याचे मार्ग, कॉलनी रस्ते, खुल्या जागा व सामाईक वापराच्या सोयी-सुविधा सामाईकत वापरण्याचे तसेच मतदानाचे हक्कांसह, तसेच सदर इमारतीचे अनुषंगाने स्थापन करण्यात आलेल्या असोसिएशन ऑफ अपार्टमेंट ओनर्सचे सभासद या नात्याने प्राप्त होणाऱ्या हक्क व अधिकारांसह, तसेच तळ जागेतील अविभक्त मालकी हक्क व मतदानाचे हक्कांसह दरोबस्त मिळकत, जिचा यापुढे संक्षिप्ततेसाठी उल्लेख **सदर बांधीव मिळकत** असा केलेला आहे.

वर कलम १ब यात वर्णन केलेली सदर बांधीव मिळकत ही लिहून देणार यांनी लिहून घेणार यांना विक्री केलेली आहे. तसा डीड ऑफ अपार्टमेंटचा (कायम फरोक्त खरेदीखत) दस्त दि. १९/१०/२०२० रोजी लिहून मा. सह दुय्यम निबंधक साहेब, वर्ग २, नाशिक-५ यांचे कार्यालयात अ.क्र. नसन५-८१२१-२०२० अन्वये नोंदविण्यात आलेला आहे.

उपरोक्त नमूद दि. १९/१०/२०२० रोजीचे डीड ऑफ अपार्टमेंटचे (कायम फरोक्त

Occupancy Certificate



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा बापर करणे युक्तताचा दाखला

No. A **9723**

(खण्ड/भागशा)

प्लॅट नं.

प्लॅट नं./मॉड/ **EW 43/3/24**

दिनांक: **१६/१०/२०११**

अं. श्रंजती शिवशम नारायण केळकर

संदर्भ : तुमचा दिनांक **२९ / ७ / २०११** चा अर्ज क्रमांक **६१-५/२६३३/८५**

महाराज,

दाखला देण्यात येतो की प्लॅट नं. १३ - मधील इमारतीच्या दुसरा व तिसरा मजला कारण शिवातील / सि.नं. स. नं. ३२६१३/३ रॉकेट -

नजल्याचे इन्डोल बांधकाम परवानगी क्र. ६०/५५३ - दिनांक २० / २ / २००९ अन्वये दिन्या प्रमाणे आर्किटेक्ट/इंजि. / सुपरवायझर, श्री. सुहास. डी. बोकोडे.

याचे निरीक्षणाला पूर्ण झाली असून विषय / निवासेतर / संशोधनकारणासाठी खालील अटी शर्तीस अधिन राहून तोच बापर करणारा परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र ७०६३-चौ.मी. पेकि, ५४९.२८-चौ.मी. चौ.मी.
 प्लॅट नं. ५५५.५८-चौ.मी. चौ.मी.

१. लष्. इमारतीचा बापर विषय / निवासेतर / संशोधनकारणाकरिता करता येईल. त्या बापराल बदल करता येणार नाही. इमारत बदल करतानाचा झाल्यास इन्डोल कार्यालयीचे पूर्व परवानगी घ्यावी लागेल.
२. घरपट्टी अकारगीरताली अकारणी प्रत अधीक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तशी घरपट्टी दाखल संघर्षाले विभाग कडे त्वरीत संपर्क साधावा.
३. किण्व जल शिज पुरवठा करणारा हरकत नाही.
४. लष्.च्या पूर्ण केलेल्या इमारतीत म.न.पा. च्या पूर्व परवानगी शिवाय बापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.

आमच्याकडे नोंद घ्यावे कि १५, ८५०००१ - वा.क्र. ६/२०११ दिनांक २५/९/२०११ रोजी अर्ज क्र. ६१२३/८५

S

कार्यकारी अभियंता
 नगर रचना विभाग

Approved Plan

