



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

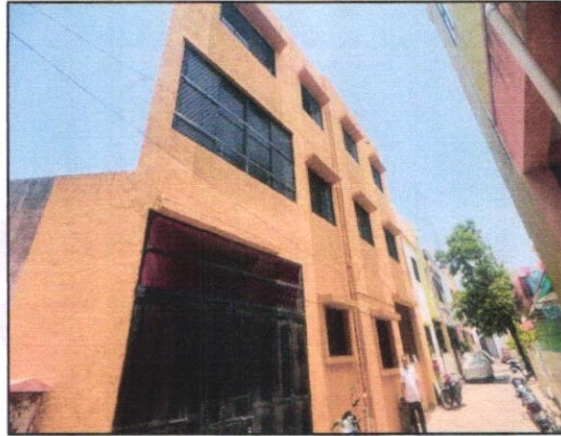
MSME Reg No: UDYAM-MH-18-0083617

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. Dilipsingh Punjabrao Jadhav**

Residential Row House No.36, Ground + First + Second Floor, Type-C (36 to 41)  
"Samrudh Nagar Apartment -A", Survey No.478A+479A, Plot No.7 to 10, Opposite Shri Kalawati Hospital, Mayur Park, Shrikrishna Nagar, Samta Nagar, Satpur Colony, Sant Janardan Swami Road, Village – Satpur , Taluka & District - Nashik, PIN Code – 422 001, State – Maharashtra, Country – India.

Longitude Latitude: 19°59'16.8"N 73°43'21.7"E

### Intended User:

**Union Bank of India**

**Ambad Branch, Nashik**

Ramashray Apartment, Sector C, Plot No. 283, Near Bhadrapad Sector, Ashwin Nagar, Near Sambhaji Stadium, Cidco Nashik-422009, State – Maharashtra, Country – India.



**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
Email: [nashik@vastukala.co.in](mailto: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](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)



**VASTUKALA**  
Unlocking Excellence

www.vastukala.co.in

# Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 25

Vastu/Nashik/08/2024/010731/2307790

22/3-268-RYBS

Date: 22.08.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 15, Fourth Floor, " **Amit Annex** ", Survey No. 442/1C, Plot No. 39 + 40, Near Gayatri Hospital, Ghodke Nagar, Mumbai Agra Road, Village – Pimpalgaon Baswant, Taluka - Niphad & District - Nashik, PIN Code - 422 209, State - Maharashtra, Country - India. belongs to **Name of Proposed Purchaser: Shri. Jay Valu Shinde & Shri. Valu Gopala Shinde. Name of Owner: Shri. Kalias Kishan Patil.**

Boundaries of the property.

Boundaries	Plot	Building
North	Row Houses	Marginal Space
South	Row Houses	Flat No. 16
East	Colony Road	Colony Road
West	Open Plot	Flat No. 14

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 **₹ 22,40,000.00 (Rupees Twenty-Two Lakh Forty 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.**

**Sharadkumar B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,  
email=cmd@vastukala.org, c=IN  
Date: 2024.08.22 11:48:16 +05'30'

Auth. Sign.



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

Our Pan India Presence at :

- 📍 Nanded
- 📍 Thane
- 📍 Ahmedabad
- 📍 Delhi NCR
- 📍 Mumbai
- 📍 Nashik
- 📍 Rajkot
- 📍 Raipur
- 📍 Bangalore
- 📍 Pune
- 📍 Hyderabad
- 📍 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](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://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,****Bank of Baroda****Narsing Nagar Branch**

1, Sukhshanti Heights, Narsing Nagar, Gangapur Road, Nashik- 422 013,

State- Maharashtra, Country-India.

**VALUATION REPORT (IN RESPECT OF ROW 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	: 17.08.2024
	b) Date on which the valuation is made	: 22.08.2024
3.	List of documents produced for perusal:	
	i. Copy of Notarized Agreement for Sale Sr. No. 2577 Dated.29.07.2024. Between Shri. Jay Valu Shinde & Shri. Valu Gopala Shinde (Purchaser) From Shri. Kalias Kishan Patil. (Owner)	
	ii. Copy of Commencement Certificate No. 437 Dated.07.11.2012 issued by Grampanchayat Karyalay, Pimpalgaon Baswant.	
	iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. 437 Dated.07.11.2012 issued by Grampalika, Pimpalgaon Baswant.	
	iv. Copy of Occupancy Certificate Javak No. 66/ 2014 Dated.17.02.2014 issued by Grampanchayat Karyalay, Pimpalgaon Baswant.	
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: <b>Shri. Jay Valu Shinde &amp; Shri. Valu Gopala Shinde.</b> Name of Owner: <b>Shri. Kalias Kishan Patil.</b>  <b>Address:</b> Residential Flat No. 15, Fourth Floor, " <b>Amit Annex</b> ", Survey No. 442/ 1C, Plot No. 39 + 40, Near Gayatri Hospital, Ghodke Nagar, Mumbai Agra Road, Village – Pimpalgaon Baswant, Taluka - Niphad & District - Nashik, PIN Code - 422 209, State - Maharashtra, Country - India.  <b>Contact Person:</b> Shri. Shinde Sir (Owner) Contact No. +91 9373889983 Joint Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 15 is located on Fourth Floor. The composition of Flat As per Approved Building Plan is : + Living + Kitchen + 2 Bedroom + WC + Bath + Toilet + Staircase i.e. (2BHK). The property is at 32.2 Km. distance from nearest railway station Nashik Road. <b>Landmark:</b> Near Gayatri Hospital.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



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. 442/ 1C, Plot No. 39 + 40	
	b) Door No.	:	Residential Flat No. 15	
	c) T.S. No. / Village	:	Village – Pimpalgaon Baswant	
	d) Ward / Taluka	:	Taluka – Niphad	
	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. 437 Dated.07.11.2012 issued by Grampalika, Pimpalgaon Baswant.	
	g) Approved map / plan issuing authority	:	Grampalika, Pimpalgaon Baswant.	
	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. 15, Fourth Floor, " Amit Anex ", Survey No. 442/ 1C, Plot No. 39 + 40, Near Gayatri Hospital, Ghodke Nagar, Mumbai Agra Road, Village – Pimpalgaon Baswant, Taluka - Niphad & District - Nashik, PIN Code - 422 209, 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 – Pimpalgaon Baswant Grampalika, Pimpalgaon Baswant.	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
13.	Dimensions / Boundaries of the Property / Plot No. 2+3/C		<b>As per Actual Site</b>	<b>As per Document</b>
	North	:	Row Houses	Details are not mentioned in Document
	South	:	Row Houses	
	East	:	Colony Road	
	West	:	Open Plot	
13.1	<b>Row Flat</b>		<b>As per Actual Site</b>	<b>As per Document</b>
	North		Marginal Space	Marginal Space
	South		Flat No. 16	Flat No. 16



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





	East	Colony Road	Colony Road
	West	Flat No. 14	Flat No. 14
13.2	Whether Boundaries Matching with Actual	Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	: 20°09'38.0"N 73°59'25.1"E	
14.	Extent of the site	: Carpet Area in Sq. Ft. = 510.00 Balcony Area in Sq. Ft = 61.00 (Area as per Actual Measurement)  <b>Built Up Area in Sq. Ft. = 700.00</b> <b>(Area as per Notarized Agreement For Sale)</b>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Built Up Area in Sq. Ft. = 700.00</b> <b>(Area as per Notarized Agreement for Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied	
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C.T.S. No.	: Survey No. 442/ 1C, Plot No. 39 + 40	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village – Pimpalgaon Baswant Nashik Municipal Corporation.	
	Door No., Street or Road (Pin Code)	: Residential Flat No. 15, Fourth Floor, " <b>Amit Annex</b> ", Survey No. 442/ 1C, Plot No. 39 + 40, Near Gayatri Hospital, Ghodke Nagar, Mumbai Agra Road, Village – Pimpalgaon Baswant, Taluka - Niphad & District - Nashik, PIN Code - 422 209, State - Maharashtra, Country - India.	
3.	Description of the locality Residential / Commercial / Mixed	: Residential	
4.	Year of Construction	: 2014 (As per Occupancy Certificate)	
5.	Number of Floors	: Ground + 5th Floor	
6.	Type of Structure	: R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	: Having 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	
	Protected Water Supply	: Municipal Water supply	
	Underground Sewerage	: Connected to Municipal Sewerage System	
	Car parking - Open / Covered	: Covered Parking	
	Is Compound wall existing?	: No	
	Is pavement laid around the building	: Yes	
<b>III ROW FLAT</b>			
1	The floor in which the Flat is situated	: Fourth Floor	



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





2	Door No. of the Row Flat	:	Residential Flat No. 15
3	Specifications of the Row Flat	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Verified tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	M.S. Grills window
	Fittings	:	Open Plumbing, Open Casing Capping
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	Flat 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 Row Flat?	:	Normal
7	Sale Deed executed in the name of	:	Name of Proposed Purchaser: <b>Shri. Jay Valu Shinde &amp; Shri. Valu Gopala Shinde.</b> Name of Owner: <b>Shri. Kalias Kishan Patil.</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Row Flat?	:	<b>Built Up Area in Sq. Ft. = 700.00 (Area as per Notarized Agreement for Sale)</b>
10	What is the floor space index (app.)	:	As per Grampalika, Pimpalgaon Baswant norms
11	What is the Carpet Area of the Row Flat?	:	Carpet Area in Sq. Ft. = 510.00 Balcony Area in Sq. Ft = 61.00 (Area as per Actual 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?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 5,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
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	:	₹ 3,500.00 per Sq. Ft. on Built Up Area



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





	under comparison (give details).	
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 1,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 29,000.00 per Sq. M. ₹ 2,694.00 per Sq. Ft
	Guideline rate obtained (after Depreciation)	: ₹ 26,100.00 per Sq. M. ₹ 2,425.00 per Sq. Ft
5	Registered Value (if available)	: NA
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	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	: 10 Years
	Life of the building estimated	: 50 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 15.00%
	Depreciated Ratio of the building	:
<b>b</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.
	<b>Total Composite Rate</b>	: <b>₹ 3,200.00 per Sq. Ft.</b>
	<b>Remarks:</b>	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	700.00 Sq. Ft.	3,200.00	22,40,000.00
2	Furniture			
3	POP			
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			
	<b>Total Value of the Property</b>			<b>22,40,000.00</b>

**Value of Row Flat**

<b>Fair Market Value</b>	<b>22,40,000.00</b>
<b>Realizable value</b>	<b>21,28,000.00</b>
<b>Distress Value</b>	<b>17,92,000.00</b>
<b>Insurable value of the property (700.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>14,00,000.00</b>
<b>Guideline value of the property (700.00 Sq. Ft. X ₹ 2,425.00)</b>	<b>16,97,500.00</b>



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





### 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 Row Flat, where there are typically many comparables available to analyze. As the property is a Residential Row 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 Row Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 3,200.00 per Sq. Ft. on Built Up Area for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Sale ability	Normal
ii) Likely rental values in future in and	₹ 5,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





## Actual site photographs



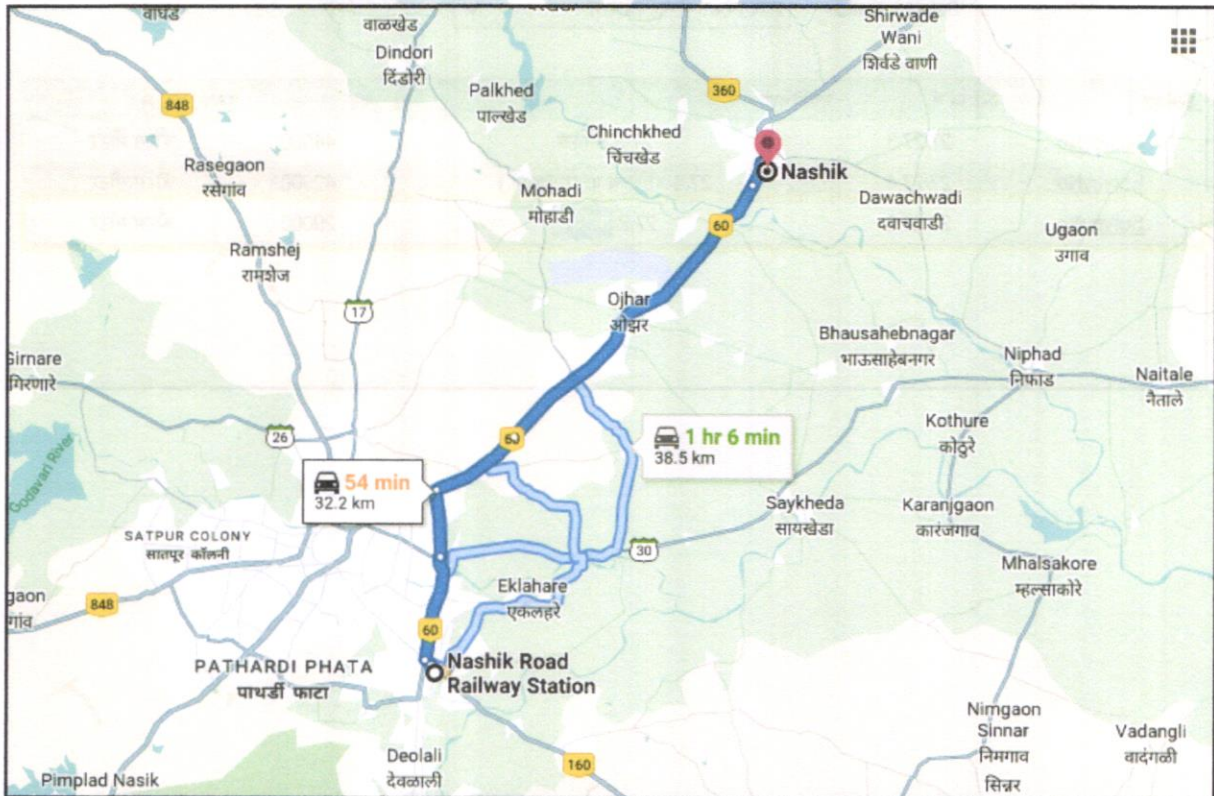
श्रीमति अंजलि देव प्रियदर्शिणी

१	सुखलक्ष्मी	२०	सुखलक्ष्मी
२	अंजलि देव प्रिय	२१	अंजलि देव प्रिय
३	सुखलक्ष्मी	२२	सुखलक्ष्मी
४	अंजलि देव प्रिय	२३	अंजलि देव प्रिय
५	सुखलक्ष्मी	२४	सुखलक्ष्मी
६	अंजलि देव प्रिय	२५	अंजलि देव प्रिय
७	सुखलक्ष्मी	२६	सुखलक्ष्मी
८	अंजलि देव प्रिय	२७	अंजलि देव प्रिय
९	सुखलक्ष्मी	२८	सुखलक्ष्मी
१०	अंजलि देव प्रिय	२९	अंजलि देव प्रिय
११	सुखलक्ष्मी	३०	सुखलक्ष्मी
१२	अंजलि देव प्रिय		
१३	सुखलक्ष्मी		
१४	अंजलि देव प्रिय		
१५	सुखलक्ष्मी		
१६	अंजलि देव प्रिय		
१७	सुखलक्ष्मी		
१८	अंजलि देव प्रिय		
१९	सुखलक्ष्मी		
२०	अंजलि देव प्रिय		



## Route Map of the property

Site u/r



**Longitude Latitude: 20°09'38.0"N 73°59'25.1"E**

**Note:** The Blue line shows the route to site from nearest Railway Station (Nashik – 32.2 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.  Location

Select Location

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
<a href="#">Survey/No</a>	27/27.3	27.3-ऑफिस	44000	चौरस मीटर
<a href="#">Survey/No</a>	27/27.4	27.4-वाणिज्य वापर (दुकाने)	42000	चौरस मीटर
<a href="#">Survey/No</a>	27/27.2	27.2-सदनिका	29000	चौरस मीटर



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





## Price Indicators

HOUSING.COM Buy in Nashik


+ Add
Download App
List Property Free
Saved

### Navkarr Heights

By NAVKAR BUILDERS & DEVELOPERS

Plot No 10,Irrigation Colony Road Behind Shah Petrol Pump,Pimpalgaon, Nashik


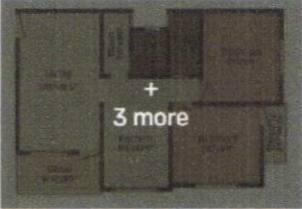
Become the first to Rate



2 BHK Apartment Configuration

Ready to Move Possession Status

3 K/sq.ft Avg. Price

900 - 1010 sq.ft. (Builtup Area) Sizes

₹27.0 L - 30.3 L | 3 K/sq.ft

EMI starts at 14.3 K

Price excludes maintenance, floor rise c... See More

[Contact Seller](#)


magicbricks
Buy Rent Sell Home Loans
Login Post Property

Posted on Jul 23, 24 Property ID: 57115109

₹28.0 Lac EMI - 113k | Can I afford it?

[Check Market Value with Report](#)

850 Sq-Ft 2 BHK Flat For Sale in Pimpalgaon Baswant, Nashik



2 Beds | 2 Baths | Furnished

Super Built-Up Area: 850 sqft (3294/sqft)

Floor: 4(Out of 4 Floors)

Transaction Type: Resale

Status: Ready to Move

Furnished Status: Furnished

[Contact Owner](#)

[Get Phone No.](#)

**Contact Owner**

Amit Singh +91-8800000000

[Get Phone No.](#)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company










## Commencement Certificate



**ग्रामपंचायत कार्यालय, पिंपळगांव बसवंत**

पिंपळगांव बसवंत - ४२२ २०१, ता. पिंपळ, जि. नाशिक  
फोन : (०२५५०) ऑफिस : २५००३८, २५१३३८ अतिशालक : २५०९००

संख्या : ४३७७

**बांधकाम परवाना** दिनांक : ०१/११/२०१२

---

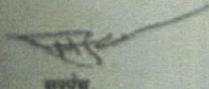
श्री/श्रीमती लेखी सुनिता मोतीराव पवार सा. पिंपळगांव (बसवंत)

विषय : इमारत बांधणी / दुकानाची परवानगी बाबत  
संदर्भ : आपला दिनांक : २६/११/२०१२ या अर्ज

आपलास वरील विषयानुसार व संदर्भात अर्जाबद्दल कळविण्यात येते की, पिंपळगांव (बसवंत) ग्रामपंचायत इटीसीत दुसरे भागकीचे ग्रामपंचायत घर नंबर ११०८२८ मध्ये मकिन इमारतीचे / इमारत दुकानाचे बांधकामसाठी खालील अटी व शर्तीत उल्लेखित संपूर्ण बांधकामाप्रमाणे बांधकाम करून घेण्याची परवानगी ग्रामपंचायत घराचे नंबर ३५/११९ दि. २६/११/१२ अन्वये अन्वये विलिख पत्राचे बांधकामाबाबतची देण्यात येत आहे. पुढील बांधकाम परवानगी स्वाभाविक अभियंता (अ.अ.) यांचे मार्फत प्रस्तुत परवानगी प्रमाणे विलिख पत्राच्या बांधकामाची प्रत्यक्ष पाहणी अटी त्यांचे लेखी अभिप्रायानंतरच देण्यात येईल.

**: पाळावयाच्या शर्ती व अटी :**

- १) मजकूराला लागूविलेल्या जागेविकाय स्वतःचे भागकीची पूर्वेकडून किमान ५/१२ फुट पश्चिमेकडून किमान ५/१२ फुट दक्षिणेकडून किमान ५/१२ फुट उत्तरेकडून किमान ५/१२ फुट उत्तरा सोडून बांधकाम करावे.
- २) स्वतःचे जागेत बांधकाम करताने सरकारी अर्ज व दुसऱ्याचे जागेवर अधिग्रहण अर्ज हवाई अधिग्रहण करू नये.
- ३) ग्रामपंचायत कार्यालय क्रमांक ५२ (३) अन्वये बांधकामाची परवानगी दिले जाणून एक वर्षाचे अंतर् बांधकाम सुरू करावे एक वर्षांतर सादरची बांधकाम परवानगी आपोआप रद्द होईल.
- ४) बांधकाम अर्जपूर्व रजिस्ट्रारस मुदत बाबीसाठी मुदत राखणेपूर्वी ३० दिवस अगोदर ग्रामपंचायतीस अर्ज करावा.
- ५) ग्रामपंचायतीने दिलेल्या बांधकाम परवानगीविकाय बांधकाम केले असे ग्रामपंचायतीच्या नदरेस आले तर ते बांधकाम खरीत बंद करण्यात येईल व अर्जदातार योग्य ती कायदेशीर काळाई केली जाईल. त्याचे सर्व खर्चास व्यतीत; अर्जदातार प्रत्यक्षदार राहिल.
- ६) सरकारी नियमाप्रमाणे शेतजमीनीत बांधकाम करण्यापूर्वी लागूवारी विनयेतीची परवानगी अर्जदातारने परस्पर संशोधित खात्याकडून घेण्यात यावी व मंजूर बांधकामास सुरुवात करावी.
- ७) सार्वजनिक स्वतःचा कोणाच्याही प्रकारचे बांधकाम मटेरीयल टाऊन स्वतःचाचून जाग्यावेण्यास पुढाऱ्याची प्रकरणा अडथळा अर्ज शीक निर्माण होत काम नये.
- ८) संपूर्णपणे भर बांधणी दुकानात शास्त्रानुसार पंचायतीस बांधकामासाठी अर्ज दुकानासाठी झालेल्या खर्चाची खुलासेवार याकिते मान्यताप्राप्त इंजिनियरचे दाखल्यासह खरीत लेखी कळविण्यात यावी. अन्वये बांधकाम परवानगी दिलेपासून एक वर्षांतर ग्रामपंचायतीस अंदाजानुसार खर्चाची किंमत दाखव्यात येवून त्यावर ग्रामपंचायत करची अकारणी केली जाईल. त्यामुळे कोणाच्याही प्रकारची खर्चा केली जाणार नाही.
- ९) सांडपाण्याची व्यवस्था नसल्यास स्वतःचे भागकीचे जागेत शीक खड्डा खोदून सांडपाण्याची व्यवस्था करावी किंवा सार्वजनिक गटारशीकृत स्वतःचाच गटार बांधून त्यात सांडपाणी सोडणे परस्पर सांडपाणी सोडू नये.
- १०) सार्वजनिक स्वतःचा परतलेले निहायची बांधकाम सांडीस बांधू, मुळम, मती, पिटा इ. खरीत उचलण्यात यावे व उचलल्यास मटेरीयल प्रकलनेसहीत होणारे खर्चाचे पाहणे देवासाठी प्रकलन सुरु केली जाईल.
- ११) घराचे बांधकामाचे कोणाच्याही बांधूत सार्वजनिक राखर, जाडगोड, अंतर्गत खोदणीचे सार्वजनिक राखर वेत असाव्यास सार्वजनिक नियमाप्रमाणे जाडगोड बांधणी व स्वतःचे भागकीची ५ फुट जागा सोडून बांधकाम करावे.
- १२) पर्यावरण संतुलित बांधकामासाठी पुढाऱ्यास सार्वजनिकप्राप्त बांधू अन्वये बांधकामात घेऊन त्याचे संशोधन करावे व बांधू असाव्यास देवासाठी प्रकलन बांधकाम प्रकलनेसहीत राखर असावे.
- १३) खरीत प्रमाणे शर्ती व अटीस मान्यता देऊन अर्जदातार परवानगी देण्यात येत आहे.

  
**सरपंच,**  
**ग्रामपंचायत पिंपळगांव बसवंत**

खरीत प्रमाणे बांधकामाची परवानगी मिळाली असून खरीत अटी व शर्ती मजकूर पाहणे व संपूर्ण आहे. त्याचे विलिख नी कोणाच्याही प्रकारचे बर्तन अर्ज बांधकाम करणार नाही. ते बांधकाम कोणाचे विलिखनी (अर्जदातार) अकारणी; प्रत्यक्षदार राहिल.

अर्जदातारी सही अगोदर





## Occupancy Certificate

**ग्रामपंचायत कार्यालय, पिंपळगाव बसवंत**

पिंपळगाव बसवंत - ४२२३०९, ता. पिंपळ, जि. नाशिक  
फोन नं. (०२२२५०) : शीटिंग : २५००२८, २५१३३८,  
अधिकारक : २५०९००, पालीपुरवाडा : २५२५३०

आयक क्र. दाखला कर विभाग ६६/२०१४  
दिनांक : १४/३/२०१४

**घर पुर्णत्वाचा दाखला**

प्रती,

श्री/श्रीमती कमलकिशोर मोतीलाल संकलेचा कंचन कमलकिशोर संकलेचा यांचे  
विकराक सुनिता मोतीराम पवार  
रा. पिंपळगाव बसवंत, ता. पिंपळ, जि. नाशिक हे येथील रहिवासी असून, पिंपळगाव  
बसवंत रुंदीतील त्वांच्या मालकीच्या ग्रामपंचायत घर नंबर ७००४/१ ते २० हे आहे. सदरचे  
बांधकाम पुर्ण झाले असून ग्रामपंचायतीने **सदर घराचे** /वाणिज्य गाळा / कॅव्हरी चे बांधकाम  
१४०००. चौ.फुट व पडित जागा ०.० चौ.फुट असून **सदर घराचे** /वाणिज्य गाळा / कॅव्हरी चे  
संबंधीत इमारतीचे स्थापत्य अभियंता यांचे पुर्णत्वाचा दाखला व ग्रामपंचायत स्थापत्य अभियंता यांचे  
दाखल्यानुसार इमारत पुर्ण असून त्यास ग्रामपंचायत ठराव क्रमांक ९५/८८ दिनांक .  
२५/५/२०१४ अन्वये नोंदिस मंजूरी दिली असून त्यावर निवमाप्रमाणे ग्रामपंचायत कराची आकारणी  
केली आहे. **सदरचे** अभिशानक सुरक्षा प्रणाली ९० दिवसात कार्यान्वित करणेत याची संबंधितांच्या  
नोदरी क्र. ४९४ दिनांक १४/२/२०१४ व ग्रामपंचायत ठराव नकलेवरून हा दाखला दिला असे.  
हा दाखला त्यांचे दिवशी अर्जावरून दिला असे.

दिनांक . २५/११/२०१३ .


सरपंच / ग्रामपंचायत अधिकारी  
ग्रामपंचायत, पिंपळगाव बसवंत

प्रती,

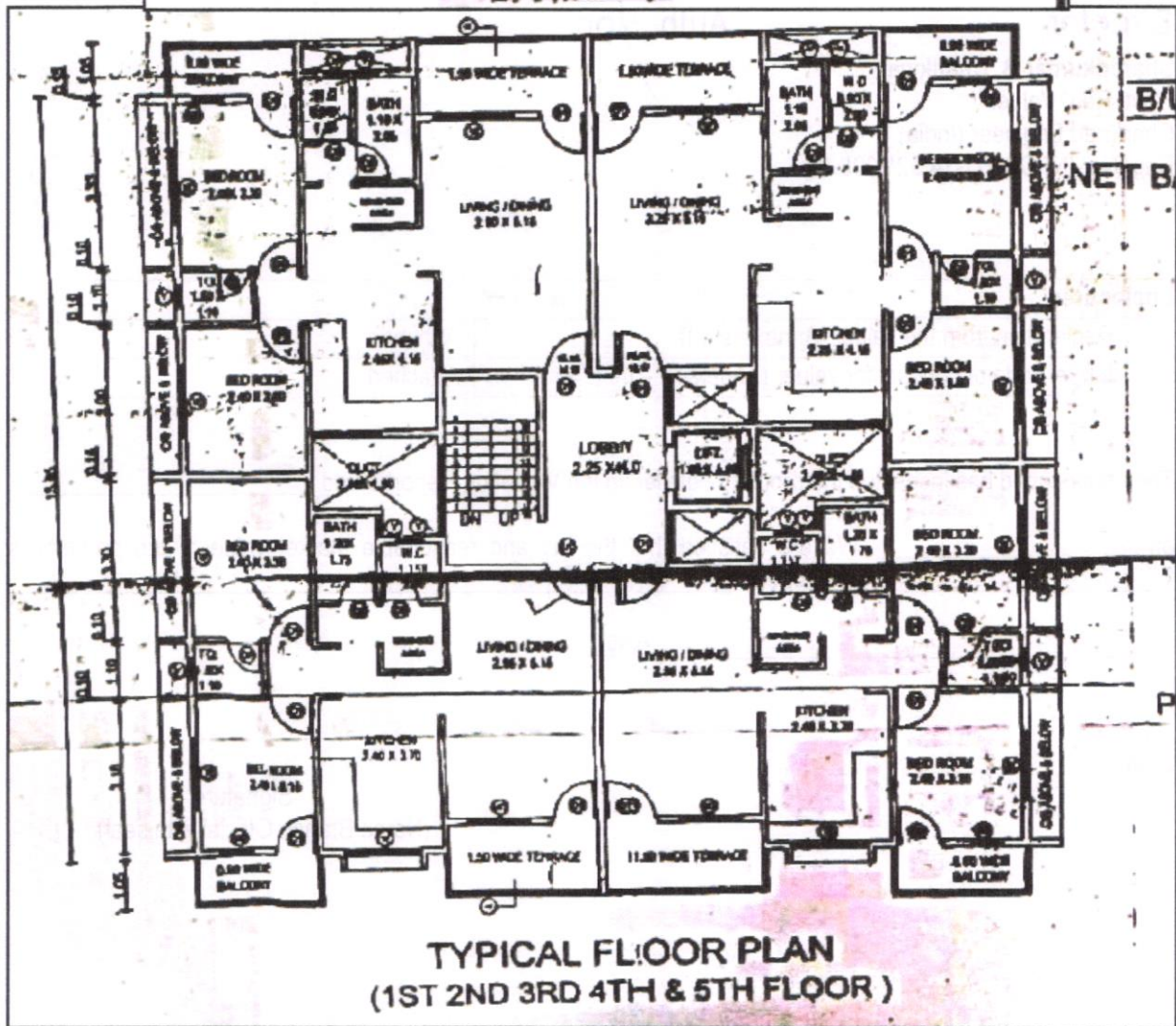
श्री/श्रीमती सुनिता मोतीराम पवार.  
रा. पिंपळगाव बसवंत, ता. पिंपळ, जि. नाशिक यांचे माहितीसाठी



### Approved Plan



महाराष्ट्र राज्य बांधकाम विभाग  
 ५९३७/१२५ दि.क्र. २६७/१९८  
 व बांधकाम कालावधी पासक  
 फ्लॉर प्लान दि.क्र. ७११११९८  
 मधील सर्व / अटी उपाती वगु  
 सुरवेच  
 बांधकाम, विपणनाच (व.)



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 ₹ 22,40,000.00 (Rupees Twenty-Two Lakh Forty Thousand Only). The **Realizable Value** of the above property 21,28,000.00 (Rupees Twenty-One Lakh Twenty-Eight Thousand Only). and the **Distress Value** ₹ 17,92,000.00 (Rupees Seventeen Lakh Ninety-Two Thousand Only).

Place: Nashik

Date: 22.08.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
B. Chalikwar**  
Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.08.22 11:49:19 +05'30'

Auth. Sign.

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09

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, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar declare that:

- a. The information furnished in my valuation report dated 22.08.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally inspected the property on 17.08.2024. 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 under consideration is being purchased by Shri. Jay Valu Shinde & Shri. Valu Gopala Shinde. From Shri. Kalias Kishan Patil vide Notarized Agreement For Sale Sr. No. 2577 Dated.29.07.2024.
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 Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar 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 – 17.08.2024 Valuation Date - 22.08.2024 Date of Report - 22.08.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 17.08.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
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 Row 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



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **22<sup>nd</sup> 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. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Row Flat, admeasuring **700.00 Sq. Ft. Built Up Area.** in the Name of Proposed Purchaser : **Shri. Jay Valu Shinde & Shri. Valu Gopala Shinde.** Name of Owner: **Shri. Kalias Kishan Patil.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





## Property Title

Based on our discussion with the Client, we understand that the subject property is being purchased by For the purpose of this appraisal exercise, we have assumed that the Name of Proposed Purchaser: **Shri. Jay Valu Shinde & Shri. Valu Gopala Shinde**. Name of Owner: **Shri. Kalias Kishan Patil**. 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 Row Flat, admeasuring **700.00 Sq. Ft. Built Up Area**.

## Condition & Repair

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

## Valuation Methodology

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

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

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



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





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 Row Flat, admeasuring **700.00 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.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





(Annexure – II)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





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.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





### 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.


For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.08.22 11:49:36 +05'30'

  
Auth. Sign.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

