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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

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

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri.Rajkumar Gautam Pandit &  
Suman Devi Bechu Pandit (Before Marriage)  
Sau.Suman Devi Bechu Pandit (After Marriage)**

Residential Row House No. 21, Ground Floor, Type-D, **Jadhav Park**, Survey No.179/2+179/3,  
CTS No. 6482 (P), Behind Manish Hardware, Bajrang Nagar, Prof.Gorakhe Nagar,  
Keval Park Road, Village - Satpur, Taluka - Nashik, District - Nashik,  
PIN Code – 422 007, State – Maharashtra, Country –India.

Latitude Longitude: 19°58'27.9"N 73°44'15.3"E

### Indented 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 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

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#### Regd. Office

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

☎️ +91 22 47495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Row House No. 21, Ground Floor, Type-D, **Jadhav Park**, Survey No.179/2+179/3,CTS No. 6482 ( P), Behind Manish Hardware, Bajrang Nagar, Prof.Gorakhe Nagar, Keval Park Road, Village - Satpur, Taluka - Nashik, District - Nashik, PIN Code – 422 007, State – Maharashtra, Country –India belongs to **Shri.Rajkumar Gautam Pandit & Suman Devi Bechu Pandit ( Before Marriage )**  
**Sau.Suman Devi Bechu Pandit ( After Marriage )**

Boundaries of the property.

Boundaries	Plot	Row House
North	9.00-Meter-Wide Road	Colony Road
South	30.00 Wide DP Road	Marginal Space
East	6.00-Meter-Wide Road	Row House No.22
West	9.00-Meter-Wide Internal Road	Row House No.20

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 **₹ 21,16,800.00 (Rupees Twenty-One Lakh Sixteen Thousand Eight Hundred Only)**

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

Hence certified

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

**Sharadkumar B. Chalikwar**

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: 2024.08.31 12:20:18 +05'30'

  
Auth. Sign.



**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

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

To,

**The Chief Manager,****Bank of Baroda****Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik, PIN – 422 101, State - Maharashtra, Country - India.

**VALUATION REPORT (IN RESPECT OF ROW HOUSE)**

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	: 26.08.2024
	b) Date on which the valuation is made	: 31.08.2024
3.	List of documents produced for perusal: i. Copy of Agreement Vide No.8132/2024 Dated.14.08.2024 ii. Copy of Commencement Certificate Vide No. LND/BP/B1/BP/159 Dated. 19.01.2024, issued by Nashik Municipal Corporation iii. Copy of Part Occupancy Certificate Javak No. NRV/B1/33303 dated 19.04.2024, issued by Nashik Municipal Corporation. iv. Copy of Approved Building Plan Accompanying Occupancy Certificate No. Nashik/B1/33303 Dated. 19.04.2024, issued by Executive Engineer Town Planning Nashik Municipal Corporation. v. Copy of RERA Registration Certificate No. P51600025514 dated 30.11.2023 issued by Maharashtra Real Estate Regulatory Authority.	
	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>Shri.Rajkumar Gautam Pandit &amp; Suman Devi Bechu Pandit (Before Marriage) Sau.Suman Devi Bechu Pandit (After Marriage)</b>  <b>Address:</b> Residential Row House No. 21, Ground Floor, Type-D, <b>Jadhav Park</b> , Survey No.179/2+179/3, CTS No. 6482 (P), Behind Manish Hardware, Bajrang Nagar, Prof.Gorakhe Nagar, Keval Park Road, Village - Satpur, Taluka - Nashik, District - Nashik, PIN Code – 422 007, State – Maharashtra, Country –India  <b>Contact Person:</b> Shri.Rajkumar Gautam Pandit (Owner) Contact No. +91 7776050020 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: Residential Row House No.21 is Situated on Ground Floor  As per Approved Plan, the composition of Row House is:

			<p><b>Ground Floor</b> – Living Room + Kitchen +WC + Bath + Passage + Open Space. <b>(i.e.1RK)</b></p> <p>The property is at 17.2 Km. travelling distance from nearest railway station Nashik Road.</p> <p><b>Landmark:</b> Behind Manish Hardware</p>				
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.179/2+179/3, CTS No. 6482 (P)				
	b) Door No.	:	Residential Row House No.21				
	c) T.S. No. / Village	:	Village - Satpur				
	d) Ward / Taluka	:	Taluka – Nashik				
	e) Mandal / District	:	District – Nashik				
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Occupancy Certificate No. Nashik/B1/33303 Dated. 19.04.2024, issued by Executive Engineer Town Planning Nashik Municipal Corporation				
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik				
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes				
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No				
7.	Postal address of the property	:	Residential Row House No. 21, Ground Floor, Type-D, <b>Jadhav Park</b> , Survey No.179/2+179/3, CTS No. 6482 (P), Behind Manish Hardware, Bajrang Nagar, Prof.Gorakhe Nagar, Keval Park Road, Village - Satpur, Taluka - Nashik, 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 Panchayat / Municipality	:	Village - Satpur Nashik Municipal Corporation				
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No				
13.	Dimensions / Boundaries of the Property / / Plot		<table border="1"> <thead> <tr> <th>Actual</th> <th>As per Agreement</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Actual	As per Agreement		
Actual	As per Agreement						

	North	:	9.00-Meter-Wide Road	9.00 Meter Wide Road
	South	:	30.00 Wide DP Road	30.00 Wide DP Road
	East	:	6.00 Meter Wide Road	6.00 Meter Wide Road
	West	:	9.00 Meter Wide Internal Road	9.00 Meter Wide Internal Road
13.1	Dimensions / Boundaries of the property / Row House		<b>Actual</b>	<b>As per Agreement</b>
	North		Colony Road	Colony Road
	South		Marginal Space	Marginal Space
	East		Row House No.22	Row House No.22
	West		Row House No.20	Row House No.20
13.2	Latitude, Longitude & Co-ordinates of the site	:	19°58'27.9"N 73°44'15.3"E	
13.3	Whether Boundaries Matching with Actual		Yes	
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft = 310.00 (Area as per Site Measurement)</p> <p><b>Carpet Area in Sq. Ft = 294.00</b> (Area as per Agreement)</p> <p>Built Up Area in Sq. Ft. = 324.00 (Area as per Agreement +10%)</p>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft = 294.00</b> (Area as per Agreement)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No.179/2+179/3, CTS No. 6482 (P)	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Satpur Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Row House No. 21, Ground Floor, Type-D, <b>Jadhav Park</b> , Survey No.179/2+179/3, CTS No. 6482 (P), Behind Manish Hardware, Bajrang Nagar, Prof.Gorakhe Nagar, Keval Park Road, Village - Satpur, Taluka - Nashik, District - Nashik, PIN Code - 422 007, State - Maharashtra, Country -India	



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3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2024 (As per Part Occupancy Certificate)
5.	Number of Floors	:	Ground Floor
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Residential Row House No.21
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	N.A
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>ROW House</b>		
1	The floor in which the Row House is situated	:	Ground Floor
2	Door No. of the Row House	:	Residential Row House No.21
3	Specifications of the Row House	:	1BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum Sliding windows
	Fittings	:	Concealed plumbing, Concealed C.P.Fitting Wiring
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details Not Available
	Tax paid in the name of:	:	Details Not Available
	Tax amount:	:	Details Not Available
5	Electricity Service connection No.:	:	Details Not Available
	Meter Card is in the name of:	:	Details Not Available
6	How is the maintenance of the Row House?	:	Good
7	Sale Deed executed in the name of	:	<b>Shri.Rajkumar Gautam Pandit &amp; Suman Devi Bechu Pandit ( Before Marriage ) Sau.Suman Devi Bechu Pandit ( After Marriage )</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 House?	:	Built Up Area in Sq. Ft. = 324.00 (Area as per Agreement +10%)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Row House?	:	Carpet Area in Sq. Ft = 310.00 (Area as per Site Measurement)  <b>Carpet Area in Sq. Ft = 294.00 (Area as per Agreement)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium



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13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 4,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring 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 Row House 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)	:	₹ 7,000.00 to ₹ 7,500.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).	:	₹ 7,200.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 5,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 28,250.00 per Sq. M. ₹ 2,624.00 per Sq. Ft.
	Guideline rate (After Depreciation)	:	N.A. as the age of the property is below 5 years
5	Registered Value (if available)	:	Purchased Value- ₹17,00,000.00 Document No.8132/2024 Dated.14.08.2024
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	:	
<b>a</b>	Depreciated building rate	:	N.A. as the age of the property is below 5 years
	Replacement cost of Row House with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	New Construction
	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	:	-
<b>b</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	:	₹ 5,200.00 per Sq. Ft.

<b>Total Composite Rate</b>	<b>: ₹ 7,200.00 per Sq. Ft.</b>
<b>Remark : -</b>	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	294.00 Sq. Ft.	7,200.00	21,16,800.00
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	As per current stage of work completion the value of the Row House (if Row House is under construction)			
12	After 100% completion final value of Row House			
	<b>Total Value of the property</b>			<b>21,16,800.00</b>

**Value of Row House**

<b>Fair Market Value of the property</b>	<b>21,16,800.00</b>
<b>Realizable value of the property</b>	<b>20,10,960.00</b>
<b>Distress Value of the property</b>	<b>16,93,440.00</b>
<b>Insurable value of the property (324.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>6,48,000.00</b>
<b>Guideline value of the property (as per Agreement)</b>	<b>10,73,000.00</b>



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### 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 House, where there are typically many comparables available to analyze. As the property is a Residential Row House, 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 ₹ 7,000.00 to ₹ 7,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc. We estimate ₹ 7,200.00 per Sq. Ft. on Carpet Area for valuation.

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	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 4,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



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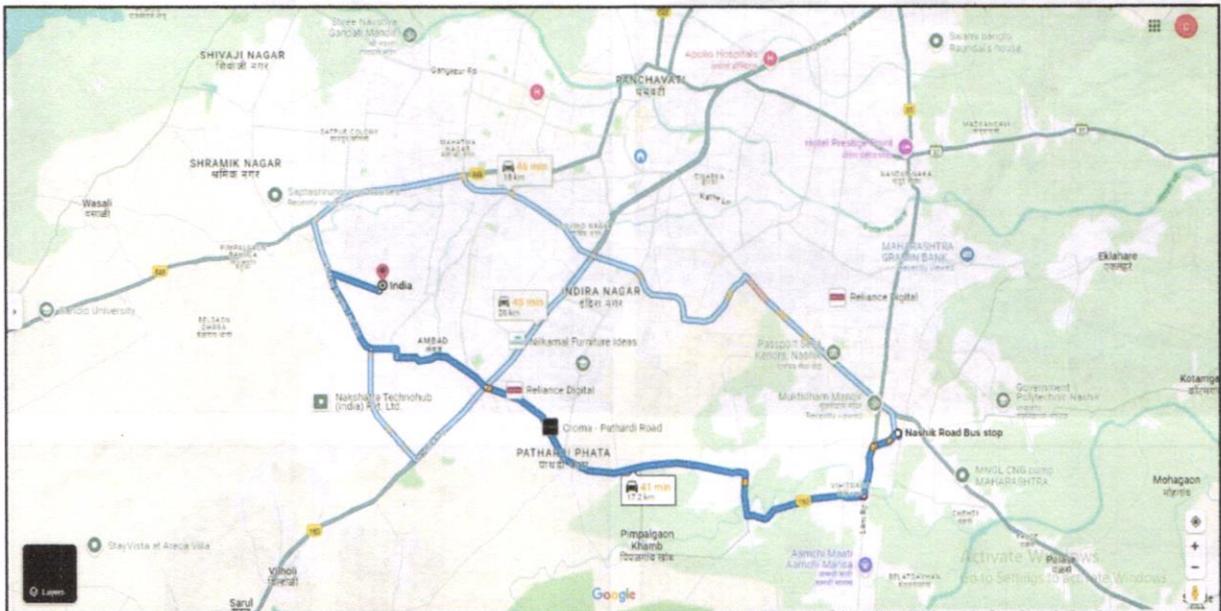


## Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°58'27.9"N 73°44'15.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Nashik Road – 17.2 Km.)

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



**Annual Statement of Rates Ver. 2.0**  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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[Valuation Guidelines | User Manual](#)

Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सरनिचा	ऑफीस दुकाने	औद्योगिक एकक (Rs./)	Attribute
22.17-बुंचाले हद्दीवरील 30 मी. रेंव रस्त्यासन्मुख रहिवास विभाग	6900	28250	30750	35310	0 चौ. मीटर सर्वेक्षण नंबर



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## Price Indicators

**HOUSING.COM** Buy In Nashik  + Add Download App List Property Free Saved

Home / Nashik / Shramik Nagar / House for Sale in Shramik Nagar / 1 RK Independent House \*\*\* Last updated: Dec 2, 2022

**1 RK Independent House** ₹12.0 L EMI starts at 6.35 K  
Jaswant Nagar, Shramik Nagar, Nashik 4.80 K/sq.ft

Contact Seller

No Property Images Available  
Request Photos

250 sq.ft Build Up Area	4.80 K/sq.ft Avg. Price	20 Year Old Age of property	Ready to move Possession status	Unfurnished Furnishing
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**magicbricks** Buy Rent Sell Home Loans

Home > Property in Nashik > House for Sale in Nashik > House for Sale in Satpur Colony > 1 BHK House For Sale in Satpur Colony > 600 Sq-ft

Save Time & Money with **MB Prime** Find the right Property by calling Upto 35 Owners directly Join Prime @ 50% OFF

**25.0 Lac** Get ₹ 7,500 cashback on Home Loan ONLY ON MAGICBRICKS

1 BHK Owner Residential House For Sale **Satpur Colony, Nashik**

1 Bed | 1 Bath | Unfurnished

Super Built-Up Area **600 sqft** (4,167/sqft) Transaction Type **Resale** Status **Ready to Move**

Furnished Status **Unfurnished**

+7 Photos



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## Price Indicators

HOUSING.COM Buy in Nashik

Satpur

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List Property Free
Saved

Home / Nashik / Satpur / House for Sale in Satpur / 2 BHK Independent House

### 2 BHK Independent House

Ashoknagar, Satpur, Nashik

**₹30.0 L** EMI starts at 15.89 K

3.75 K/sq.ft

Contact Seller



No Property Images Available

Request Photos

800 sq.ft  
Build Up Area

3.75 K/sq.ft  
Avg. Price

28 Year Old  
Age of property

Ready to move  
Possession status

Unfurnished  
Furnishing

Home > Property in Nashik > House for sale in Nashik > House for sale in Satpur > 2 BHK House for sale in Satpur

Posted on Jun 20, 2024 | Read

**₹45 Lac** @ 5,000 per sq.ft.

Estimated EMI ₹ 35,942

RERA STATUS: NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>

### 2Bedrooms 2Baths

Independent House/Villa for Sale

in Jaicha maruthi row house, Satpur, Nashik, Maharashtra

Overview
Owner Details
Registry Record
Explore Locality
Featured Dealers
Re: >

Property (0)



Photos not shared by advertiser

Request Photos

**Area**

Plot area 900 sq.ft. (83.61 sq.m.)

Built Up area: 900 sq.ft. (83.61 sq.m.)

**Price**

₹ 45 Lac

@ 5,000 per sq.ft. (Negotiable)

**Total Floors**

2 Floors

**Overlooking**

Others

**Configuration**

2 Bedrooms , 2 Bathrooms, 1 Balcony with Others

**Address**

Jaicha maruthi row house  
Satpur, Nashik

**Facing**

South

**Property Age**

0 to 1 Year Old

**Why should you consider this property?**

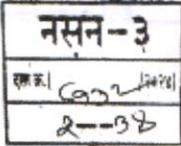
Close to School
Fresh Construction
Close to Hospital
Close to Market
Corner Property
Parking Available
Vinyl Flooring

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# Agreement




विभाग क्र. : २२.१७  
 रो-हजरात मुख्यांकन दर रुपये : २५,२००/-  
 वटई क्षेत्र : २७.३४ चौ. मी. सांख्यिकीय मुख्यांकन रुपये : १०,७३,०००/-  
 मोबदला: चालूचक रुपये : १७,००,०००/- मुद्रांक शुल्क रुपये : १,०२,०००/-  
 नोंदणी फी रुपये : १७,०००/-

**बांधीत भाग विक्री करारनाम**

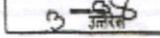
बांधीत भाग विक्री करारनामा अज दिनांक १४ मार्च २०२५ इतली रज २०२५ रोज ते दिवशी मारिकत मुलवामी...

१. श्री. राजकुमार गोविंद पंडीत वय : ३५ वर्ष, धंदा : मोकटी PAN - BFJPP 3602 L आधार क्र. : २७७९ ५५४८ ९४३५	} <b>सिद्धन देणार (वाटपासाठी)</b>
२. सुमन देवी शेणु पंडित (विवाहापूर्वीचे नांव) श्री. सुमन देवी राजकुमार पंडित (विवाहानंतरचे नांव) वय : ३५ वर्ष, धंदा : गृहिणी PAN - RTLPS 0240 D आधार क्र. : ७०३५ २६८१ ६९४० रा. काजी चौक, व्हायर हाऊस नगर, सत्यपुर, नाशिक - ४२२००७	
- यांसी -	
श्री. नितेश मधुकर जाधव (प्रौढा विनायक कन्स्ट्रक्शन्स) वय : ३४ वर्ष, धंदा : माली व व्यापार PAN - AETPI 7156 H रा. पॉस्ट क्र. १०१, स्वॅच कापडार, पाटील तेज नंबर ४, कॉलेजरोड, नाशिक - ४२२००५	} <b>सिद्धन देणार (प्रवर्तक)</b>
कारणे बांधीत भाग विक्री करारनामा सिद्धन देवी देसा जे व्ही.	

१. मिळकतीचे वर्णन -

अ) तुकडी पिनल नाशिक, पॅट तुकडी वासुका नाशिक पैली नाशिक महानगरपालिका, नाशिक हद्दीतील, मॉडेल सातपुर या संतरे विभागातील स्वामि मिळकत याची सर्व्हे नंबर १७९/२/५/१७९/३ यांसी एकूण क्षेत्र १५३००.०० चौ.मी. वायव्युत डी.पी.रोड, अंतर्गत रस्ते, जल टँक इ. वी. ओपन स्पेस व सुविधा मुख्यांकन क्षेत्र वनकना उर्वरित क्षेत्र ९८६९.३० चौ.मी. वार व मंजूर बांधकाम नकाशाप्रमाणे आघव फार्म या नावाने हुए इन्सिग सकीम / संकुसाचे बांधकाम होत असून सदरचे संकुसात १९४४.३९ चौ.मी. क्षेत्रावर १६ तुकडे व १४ स्वयमिळ असलेली ए - टाईप इमारत, १०६०.६० चौ.मी. क्षेत्रावर ४८ स्वयमिळ असलेली बी - टाईप इमारत, ४९९.५५ चौ.मी. क्षेत्रावर १२ हनुमंतचक्र रो-हजरात असलेली सी-टाईप इमारत, ४५५.७६ चौ.मी. क्षेत्रावर १८ रो-हजरात असलेली डी-टाईप इमारत, १००८.३२ चौ.मी. क्षेत्रावर प्रकल्पित १८ रो-हजरात असलेली ई - टाईप इमारत, १६९९.२८ चौ.मी. क्षेत्रावर ३२ रो-हजरात असलेली एक - टाईप इमारत व १८८५.५५ चौ.मी. क्षेत्रावर ३७ रो - हजरात असलेली जी - टाईप इमारत घाटमागे बांधकाम होत असून, सदरील शंपुर्ण मिळकतीचा वस्तुनिमा येणेप्रमाणे -

मुर्णस	: ६.०० मीटर रूंद रस्ता (निवडिल १२.७० मीटर रूंद रस्ता)
परिचमेश	: ९.०० मीटर रूंद अंतर्गत रस्ता
दक्षिणेश	: ३०.०० मीटर रूंद डी.पी. रोड




येणेप्रमाणे वस्तुनिमांतील वर्णनाची स्वामि मिळकत, जल, तर, कापट, पणाम, निधी विषय व तंत्रभूत वस्तुनिमा, तसेच स्वामि मिळकतीवर जाणव - येण्याचे मार्ग, जॉली रोड, डी.पी.रोड, ओपन स्पेस व उल्लेख सोयीसुविधा समाईकता वगळण्याचे हक्कंमहा इतरेस्त मिळकत. यापुढे स्वामि मिळकतीचा सोड्यासाठी उल्लेख स्वामि मिळकत असा घेतला आहे.

ब) या रस्त्याचा विषय असलेल्या बांधीत मिळकतीचे वर्णन :-

उपरोक्त कलम १अ चात वर्णन केलेल्या मिळकतीवर जाणव फार्म या नावाने प्रकल्पाचे बांधकाम करणी असलेल्या संकुसातील टाईप - डी चांसी तब्जजाग क्षेत्र ४४५.७६ चौ.मी. यावर बांधण्यात येणाऱ्या रो-हजरात संकुसातील रो-हजरात क्र.२१ चांसी तब्जजाग क्षेत्र ५९.९१ चौ.मी. व वटई क्षेत्र २७.३४ चौ.मी. चांसी वस्तुनिमा येणेप्रमाणे -

पुर्वेश	: रो-हजरात क्र. २१
परिचमेश	: रो-हजरात क्र. २०
दक्षिणेश	: स्यासिक उतार
उत्तरेश	: जॉली रोड

येणेप्रमाणे वस्तु : मिळकतीचे वर्णनाची बांधीत मिळकत (यात पुरविल्यात आलेल्या सर्व सोयीसुविधांसह, तसेच स्वामि मिळकतीत जाणव - येण्याचे मार्ग, रिफ्ट, वीरिंग, जॉली रोड व सदरचे प्रकल्पचे ठिकाणी उल्लेख असलेल्या समाईकता वगळण्या सोयीसुविधा समाईकता वगळण्याचे हक्कंमहा आंगि सदर संकुसाचे अनुषंगाने स्थापन करण्यात येणाऱ्या अर्थोपलक्षण अर्थ उपादेय अंश संतरेचे समास्त या नव्याने प्राप्त होणाऱ्या हक्का व अधिकारांन्वये इतरेस्त मिळकत. यापुढे सिद्धन देणार / वाटपासाठी यांचे प्रस्तुती दस्तऐवज किंवा, हस्तांतर करारव्याचे तदरीत स्वयमिळ साक्षिगतेसाठी उल्लेख स्वामि मिळकत असा केला असून त्याप्रमाणे स्वामि मिळकतीच्या बांधकाम समाविष्ट होणाऱ्या सर्व तदोपभूत वस्तुवा समावेत आहे. तसेच स्वामि मिळकत खरेदी देणार यांचा सोड्यासाठी उल्लेख सिद्धन देणार / वाटपासाठी व खरेदी देणार यांचा सिद्धन देणार / प्रवर्तक अशा केलेले असून सदरील सोयी संवेमध्ये उभयतरेचे बांधीतारस, त्यांचेवर्तक हक्क सांगणारे इतम, प्रतिनिधी यांचा समावेश आहे.

२. सिद्धन देणार / प्रवर्तक यांचे मालकी हक्काचा वपशील :- उपरोक्त कलम १अ चात वर्णन केलेली मॉडेल सातपुर, ना. जि. नाशिक येथील सर्व्हे क्र. १७९/३ यांची एकूण क्षेत्र १ हे. ०२ अर यांसी पुर्व मंजूरवादीत दक्षिणेश ० हे. ५१ अर क्षेत्राची मिळकत सिद्धन देणार / प्रवर्तक यांचे मालकीची असून त्यांचे नांव स्वामि मिळकतीचे अधिकार अतिरिक्त खरेदी दाखल झालेले आहे. तसेच सिद्धन देणार / प्रवर्तक यांनी मॉडेल सातपुर येथील सर्व्हे क्र. १७९/२ यांची एकूण क्षेत्र १ हे. ०२ अर यांसी पुर्व मंजूरवादीत दक्षिणेश ० हे. ५१ अर व सर्व्हे क्र. १७९/३ यांसी एकूण क्षेत्र १ हे. ०२ अर यांसी परिचम मंजूरवादीत दक्षिणेश ० हे. ५१ अर, असे दोन्ही सिद्धन १ हे. ०२ अर क्षेत्राची मिळकत श्री. मधुकर भागिरथ जाधव यांचेवस्तु दिनांक ०९/०७/२०१९ रोजीच्या खरेदीपत्रात स्थापन खरेदी घेतलेली असून स्वामि खरेदी दस्त. मे. दुय्यम निबंधक साहेब, नाशिक - ५ यांचे कार्यालयत त्याच दिवशी दस्त अनुक्रमांक ६१९५/२०१९ अन्वये नोंदविलेल आहे. त्यानुसार सिद्धन देणार यांचे नांव स्वामि मिळकतीचे अधिकार अतिरिक्त स्वामी केरकर नोट क्रमांक १६५४२ अन्वये दाखल झालेले आहे.

तदनुसार सिद्धन देणार यांनी प्राप्त हक्क व अधिकारात स्वामि मिळकत विनव्हेलीकडे वर्णन करणेकरणी प्रकरणा दाखल केले असता सदरचे प्रकल्प महापुढे जमीन महसुल अधिनियम, १९६६ चे सुधारित कलम ४२ - ख व त्यावर्तनीत निव्वान्ये ने जित्तपिशाही साहेब, नाशिक यांचेवर्तनीत जव्हेत प्रमाण मसा / कस / ३ / ४ - १ / स.क.आ. / एस.आर. / १२३ / २०१९ दिनांक १८/१०/२०१९ अन्वये मिळती प्रयोजनाकरणी विनव्हेलीकडे वर्णन झालेले आहे. तसेच स्वामि मिळकतीच्या अनुषंगाने जमिज्य प्रयोजनाकरणी महापुढे जमीन महसुल अधिनियम, १९६६ चे कलम ४४ व ४५ अन्वये मे. विश्वसिध्दारी साहेब, नाशिक यांनी त्यांचेवर्तनीत आदेश क्रमांक मसा / कस / ३ / ४ - १ / स.क.आ. / एस.आर. / १३ / २०२० दिनांक ०३/०३/२०२० अन्वये जमिज्य प्रयोजनाकरणी विनव्हेलीकडे वर्णन झालेले आहे. स्वामि विनव्हेली अदेशानुसार सर्व्हे क्रमांक १७९/३ व १७९/३ या मिळकती एकाच कलम सर्व्हे क्रमांक १७९/३/५ / १७९/३ यांसी क्षेत्र १ हे. ५३ अर जव्हा एकवित ४/१२ असाच केरकर नोट क्रमांक १६५९५ अन्वये तयार करण्यात येवून त्यास सिद्धन देणार यांचे नांव दाखल करण्यात आले. सिद्धन



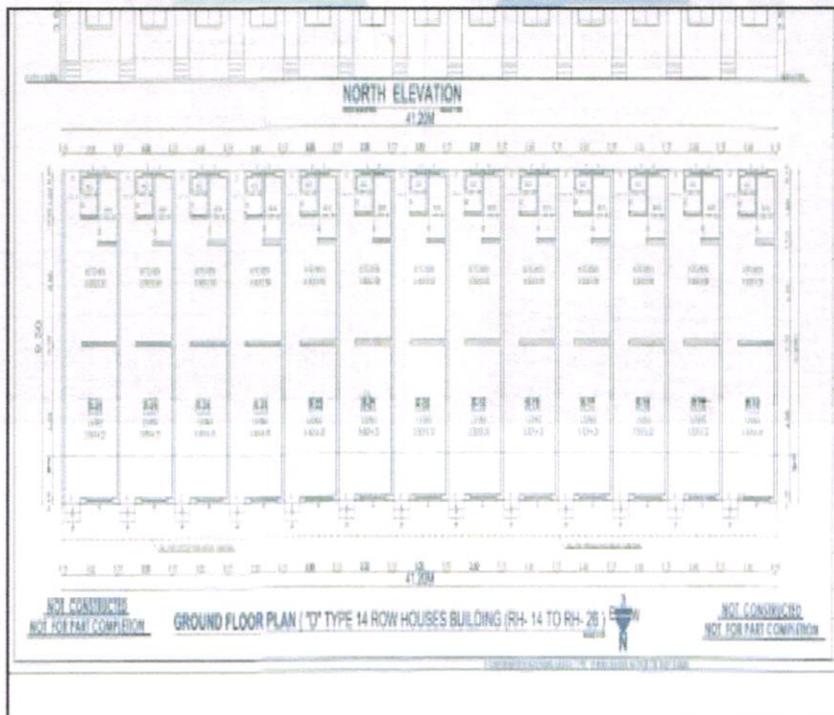
### Approved Plan

**PART COMPLETION PLAN** SHEET NO. **6/9**  
**"D" TYPE BUILDING ( ROW HOUSE NO. 14-26 )**

**APPROVING AUTHORITY**

**APPROVED**  
 As per the accompanying  
 occupancy certificate  
 No. Nashik 81/33303  
 Date : 19/04/2024

*[Signature]*  
 Executive Engineer  
 TOWN PLANNING  
 Nashik Municipal Corporation  
 Nashik



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## RERA Certificate

	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <b>नसम-३</b> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">             दस्तावेज क्र. (२७३२/२०२०)           </div> <div style="border: 1px solid black; padding: 5px;"> <b>२५६-३४</b> </div>	
<p><b>Maharashtra Real Estate Regulatory Authority</b>  <b>REGISTRATION CERTIFICATE OF PROJECT</b>  <b>FORM 'C'</b>  <small>[See rule 5(a)]</small></p>		
<p>This registration is granted under section 5 of the Act to the following project under project registration number :  <b>PS168825514</b></p>		
<p><b>Project: JADHAV PARK</b> , Plot Bearing / CTS / Survey / Final Plot No.: <b>CTS NO 6482/Plt Nashik (M Corp.), Nashik, Nashik, 422010.</b></p>		
<p>1. Mr./Ms. Nitesh Madhukar Jadhav son/daughter of Mr./Ms. <b>MADHUKAR BHAGIRATH JADHAV</b> <sup>Resident</sup>, Nashik, District: Nashik, Pin: 422010, situated in State of Maharashtra.</p>		
<p>2. This registration is granted subject to the following conditions, namely:-</p> <ul style="list-style-type: none"> <li>• The promoter shall enter into an agreement for sale with the allottees;</li> <li>• The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.</li> <li>• The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;            OR            That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.</li> <li>• The Registration shall be valid for a period commencing from 28/06/2020 and ending with 29/11/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 5.</li> <li>• The promoter shall comply with the provisions of the Act and the rules and regulations made there under;</li> <li>• That the promoter shall take all the pending approvals from the competent authorities.</li> </ul>		
<p>3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.</p>		

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 ₹ 21,16,800.00 (Rupees Twenty-One Lakh Sixteen Thousand Eight Hundred Only). The **Realizable Value** of the above property ₹ 20,10,960.00 (Rupees Twenty Lakh Ten Thousand Nine Hundred Sixty Only) and the **Distress value** ₹ 16,93,440.00 (Rupees Sixteen Lakh Ninety-Three Thousand Four Hundred Forty Only).

Place: Nashik

Date: 31.08.2024

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: 2024.08.31 12:20:43 +05'30'

Auth. Sign.

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

**Enclosures**

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

Signature  
(Name Branch Official with seal)



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(Annexure – III)

**DECLARATION FROM VALUERS**

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

- a. The information furnished in my valuation report dated 31.08.2024 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 26.08.2024. 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.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration is Purchased by Shri.Rajkumar Gautam Pandit & Suman Devi Bechu Pandit (Before Marriage) Sau.Suman Devi Bechu Pandit (After Marriage) from Shri.Nilesh Madhukar Jadhav as per Vide Agreement Dated.14.08.2024
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 value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal– Site Engineer Rashmi Jadhav – 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 – 26.08.2024 Valuation Date - 31.08.2024 Date of Report - 31.08.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 26.08.2024
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 Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **31<sup>st</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 House, admeasuring **294.00 Sq. Ft. on Carpet Area** owned **Shri.Rajkumar Gautam Pandit & Suman Devi Bechu Pandit ( Before Marriage ) Sau.Suman Devi Bechu Pandit ( After Marriage )**.Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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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 House, admeasuring **294.00 Sq. Ft. on 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.



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(Annexure – II)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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



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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: 31.08.2024

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: 2024.08.31 12:21:05 +05'30'

Auth. Sign.



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