

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Yogesh Subhash Suryawanshi & Sau. Sukanya Yogesh Suryawanshi**

Residential Duplex Row House No. 9, Ground Floor + First Floor, Survey No. 32711/3/4/5/6, Plot No. 9+10+11+12/09, Opposite Rudra Elite, Narhari Nagar, Damodar Nagar, Pathardi Phata, Village- Pathardi, Taluka & District - Nashik, PIN Code – 422 001, State – Maharashtra, Country – India.

Latitude Longitude: 19°56'49.5"N 73°46'15.2"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-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel: +91 253 4068262/98903 80564

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Regd. Office

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

+91 22 47495919

mumbai@vastukala.co.in

www.vastukala.co.in



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Valuation Report : BOB / Regional Office / Shri. Yogesh Subhash Suryawanshi (11149/2308130) Page 2 of 26

Vastu/Nashik/09/2024/11149/2308130
11/19-136-CCV
Date: 11.09.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Duplex Row House No. 9, Ground Floor + First Floor, Survey No. 327/1/3/4/5/6, Plot No. 9+10+11+12/09, Opposite Rudra Elite, Narhari Nagar, Damodar Nagar, Pathardi Phata, Village- Pathardi, Taluka & District - Nashik, PIN Code – 422 001, State – Maharashtra, Country – India belongs to **Shri. Yogesh Subhash Suryawanshi & Sau. Sukanya Yogesh Suryawanshi.**

Boundaries of the property.

| Boundaries | Row House |
|------------|------------------------|
| North | Duplex Row House No.8 |
| South | Duplex Row House No.10 |
| East | Colony Road |
| West | Side Margin |

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 **₹ 54,83,500.00 (Rupees Fifty Four Lakh Eighty Three Thousand Five 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
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 Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.09.11 17:49:37 +05'30'

Auth. Sign.



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Adgaon, Nashik-422003 (M.S.), INDIA
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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**

3SNL 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 : 11.09.2024 |
| | b) | Date on which the valuation is made : 11.09.2024 |
| 3. | List of documents produced for perusal: <ul style="list-style-type: none"> i. Copy of Sale Deed Vide No. 5846/2022 dated 20.06.2022 ii. Copy of Commencement Certificate Vide No. LND/BP/CD/648 Dated.03.03.2021, issued by Nashik Municipal Corporation iii. Copy of Occupancy Certificate Javak No. B2/OC/530/2022 dated 25.03.2022 issued by Nashik Municipal Corporation iv. Copy of Approved Building Plan Accompanying Occupancy Certificate No. B2/OC/530/2022 dated 25.03.2022, issued by Executive Engineer Town Planning Nashik Municipal Corporation | |
| | Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) | : Shri. Yogesh Subhash Suryawanshi & Sau. Sukanya Yogesh Suryawanshi Address: Residential Duplex Row House No.9, Ground Floor + First Floor, Survey No.327/1/3/4/5/6, Plot No.9+10+11+12/09, Opposite Rudra Elite, Narhari Nagar, Damodar Nagar, Pathardi Phata, Village- Pathardi, Taluka & District - Nashik, PIN Code – 422 001, State – Maharashtra, Country – India Contact Person: Shri.Yogesh Subhash Suryawanshi (Owner) Contact No. +91 9021337843 Joint Ownership |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : Residential Duplex Row House No.9 is Situated on Ground Floor As per Approved Plan, the composition of Row House is: Ground Floor – Living Room + Kitchen +WC + Bath + Passage + Staircase. |



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| | | | <p>First Floor – 2 Bedrooms + Toilet + Balcony+ Passage+ Staircase (i.e. 2 BHK)</p> <p>The property is at 9.7 Km. travelling distance from nearest railway station Nashik Road.</p> <p>Landmark: Opposite Rudra Elite</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. 327/1/3/4/5/6, Plot No.9+10+11+12/09 | | | | |
| | b) Door No. | : | Residential Duplex Row House No. 9 | | | | |
| | c) T.S. No. / Village | : | Village- Pathardi | | | | |
| | d) Ward / Taluka | : | Taluka – Nashik | | | | |
| | e) Mandal / District | : | District – Nashik | | | | |
| | f) Date of issue and validity of layout of approved map / plan | : | Copy of Approved Building Plan Accompanying Occupancy Certificate No. B2/OC/530/2022 dated 25.03.2022, 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 Duplex Row House No. 9, Ground Floor + First Floor, Survey No.327/1/3/4/5/6, Plot No.9+10+11+12/09, Opposite Rudra Elite, Narhari Nagar, Damodar Nagar, Pathardi Phata, Village-Pathardi, Taluka & District - Nashik, PIN Code – 422 001, 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- Pathardi Nashik Municipal Corporation | | | | |
| 11. | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : | No | | | | |
| 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 | | | | | | |
| | | | | | | | |



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| | | | | |
|-----------|--|---|--|-------------------------|
| | North | : | -- | -- |
| | South | : | -- | -- |
| | East | : | -- | -- |
| | West | : | -- | -- |
| 13.1 | Dimensions / Boundaries of the property / Row House | | Actual | As per Agreement |
| | North | | Duplex Row House No.8 | Duplex Row House No.8 |
| | South | | Duplex Row House No.10 | Duplex Row House No.10 |
| | East | | Colony Road | Colony Road |
| | West | | Side Margin | Side Margin |
| 13.2 | Latitude, Longitude & Co-ordinates of the site | : | 19°56'49.5"N 73°46'15.2"E | |
| 13.3 | Whether Boundaries Matching with Actual | | Yes | |
| 14. | Extent of the site | : | <p>Carpet Area in Sq. Ft. = 1110.00 (Area as per Site Measurement)</p> <p>Carpet Area = 88.33 Sq. M. i.e. 951.00 Sq. Ft. Balcony Area = 4.33 Sq. M. i.e. 47.00 Sq. Ft. Total Carpet Area in Sq. Ft. = 997.00 (Area as per Sale Deed)</p> <p>Built Up Area in Sq. Ft. = 1197.00 (Area as per Sale Deed + 20%)</p> | |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) | : | Total Carpet Area in Sq. Ft. = 997.00 (Area as per Sale Deed) | |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Owner Occupied | |
| II | APARTMENT BUILDING | | | |
| 1. | Nature of the Apartment | : | Residential | |
| 2. | Location | : | | |
| | Survey No/ Plot | : | Survey No.327/1/3/4/5/6, Plot No.9+10+11+12/09 | |
| | Block No. | : | - | |
| | Ward No. | : | - | |
| | Village / Municipality / Corporation | : | Village- Pathardi Nashik Municipal Corporation | |
| | Door No., Street or Road (Pin Code) | : | Residential Duplex Row House No. 9, Ground Floor + First Floor, Survey No.327/1/3/4/5/6, Plot No.9+10+11+12/09, Opposite Rudra Elite, Narhari Nagar, Damodar Nagar, Pathardi Phata, Village- Pathardi, Taluka & District - Nashik, PIN Code – 422 001, State – Maharashtra, Country – India | |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential | |
| 4. | Year of Construction | : | 2022 (As per Occupancy Certificate) | |



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| | | | |
|------------|---|---|--|
| 5. | Number of Floors | : | Ground Floor + First Floor |
| 6. | Type of Structure | : | R.C.C. Framed Structure |
| 7. | Number of Dwelling units in the building | : | Residential Duplex Row House No.9 |
| 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 |
| III | ROW House | | |
| 1 | The floor in which the Row House is situated | : | Ground Floor + First Floor |
| 2 | Door No. of the Row House | : | Residential Duplex Row House No.9 |
| 3 | Specifications of the Row House | : | 2BHK |
| | 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 | : | Shri. Yogesh Subhash Suryawanshi & Sau. Sukanya Yogesh Suryawanshi |
| 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. = 1197.00 (Area as per Sale Deed +20%) |
| 10 | What is the floor space index (app.) | : | As per NMC norms |
| 11 | What is the Carpet Area of the Row House? | : | Carpet Area = 88.33 Sq. M. i.e. 951.00 Sq. Ft. Balcony Area = 4.33 Sq. M. i.e. 47.00 Sq. Ft. Total Carpet Area in Sq. Ft. = 997.00 (Area as per Sale Deed) Built Up Area in Sq. Ft. = 1197.00 (Area as per Sale Deed + 20%) |
| 12 | Is it Posh / I Class / Medium / Ordinary? | : | Medium |
| 13 | Is it being used for Residential or Commercial purpose? | : | Residential purpose |



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| | | | |
|-----------|---|---|---|
| 14 | Is it Owner-occupied or let out? | : | Owner Occupied |
| 15 | If rented, what is the monthly rent? | : | ₹ 11,000.00 Expected rental income per month |
| IV | MARKETABILITY | : | |
| 1 | How is the marketability? | : | Good |
| 2 | What are the factors favouring for an extra Potential Value? | : | Located in developed area |
| 3 | Any negative factors are observed which affect the market value in general? | : | No |
| V | Rate | : | |
| 1 | After analyzing the comparable sale instances, what is the composite rate for a similar 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) | : | ₹ 5,000.00 to ₹ 6,000.00 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). | : | 5,500.00 per Sq. Ft. on Carpet Area |
| 3 | Break – up for the rate | : | |
| | i) Building + Services | : | ₹ 2,000.00 per Sq. Ft. |
| | ii) Land + others | : | ₹ 3,500.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : | ₹ 38,500.00 per Sq. M. ₹ 3,577.00 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- ₹43,00,000.00 Document No. 5846/2022 Dated 20.06.2022 |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | : | |
| a | Depreciated building rate | : | N.A. as the age of the property is below 5 years |
| | Replacement cost of Row House with Services (v(3)i) | : | ₹ 2,000.00 per Sq. Ft. |
| | Age of the building | : | 02 Year |
| | Life of the building estimated | : | 55 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 | Total composite rate arrived for Valuation | : | - |
| | Depreciated building rate VI (a) | : | ₹ 2,000.00 per Sq. Ft. |
| | Rate for Land & other V (3) ii | : | ₹ 3,500.00 per Sq. Ft. |
| | Total Composite Rate | : | ₹ 5,500.00 per Sq. Ft. |
| | Remark : - | : | |

Details of Valuation:

| Sr. No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|---------|---|----------------|-------------------|---------------------|
| 1 | Present value of the Row House | 997.00 Sq. Ft. | 5,500.00 | 54,83,500.00 |
| 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 | | | |
| | Total Value of the property | | | 54,83,500.00 |

Value of Row House

| | |
|---|---------------------|
| Fair Market Value of the property | 54,83,500.00 |
| Realizable value of the property | 52,09,325.00 |
| Distress Value of the property | 43,86,800.00 |
| Insurable value of the property (1197.00 Sq. Ft. X ₹ 2,000.00) | 23,94,000.00 |
| Guideline value of the property (1197.00 Sq. Ft. X ₹ 3,577.00) | 42,81,669.00 |



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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 ₹ 5,000.00 to ₹ 6,000.00 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 ₹ 5,500.00 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 | ₹ 11,000.00 Expected rental income per month |
| iii) Any likely income it may generate | Rental Income |



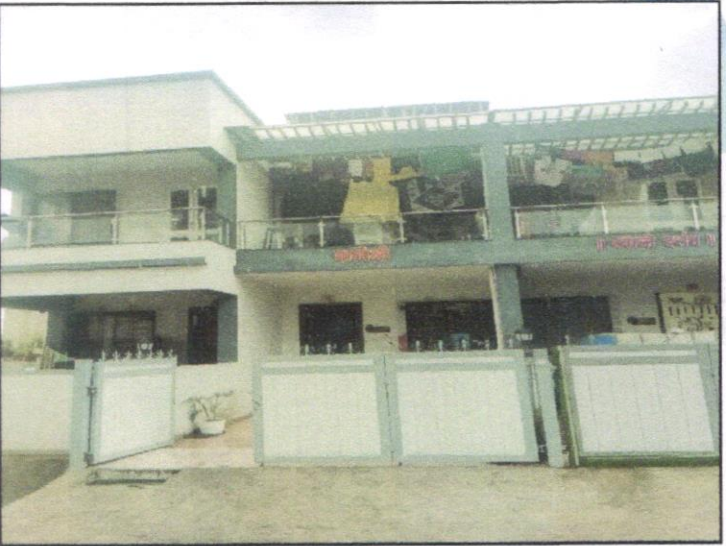
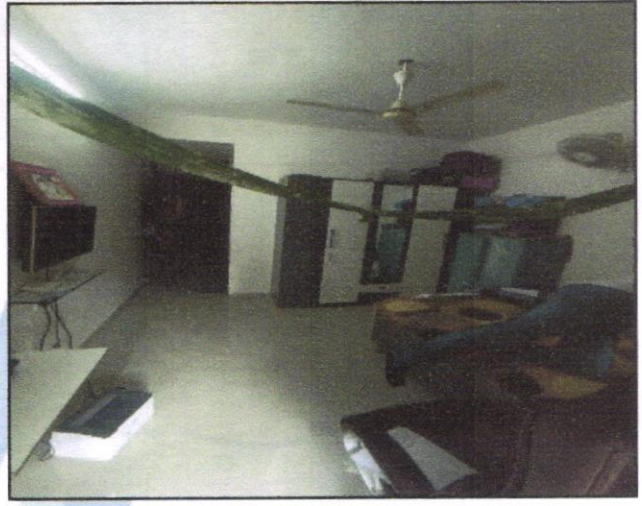
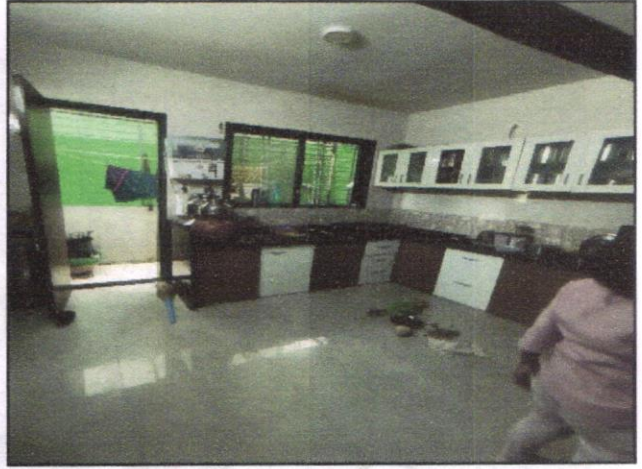
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Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°56'49.5"N 73°46'15.2"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 9.7 Km.)




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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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Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Enter Survey No

| उपविभाग | खुली जमीन | निवासी सदनिका | जॉफ्रीस दुकाने | औद्योगिक | एकक (Rs./) | Attribute |
|---|-----------|---------------|----------------|----------|------------|----------------|
| 19.2 - 30 मीटर रुंद रस्ता पाथर्डी फाटा ते 30 मीटर रुंद रस्ता इंदीरा नगरकडून पाथर्डी गावाकडे येथारा रस्त्यापर्यंत च्या रस्त्यावरील रहिवास विभागातील मिळकती प्र चौ.मी | 16200 | 38500 | 44270 48120 | 0 | चौ. मीटर | सर्वेक्षण नंबर |

Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property in Nashik > House for Sale in Nashik > House for Sale in Damodar Nagar > 2 BHK > 1100 Sq-ft

₹48.0 Lac EMI - ₹ 22k | [Get pre-approved loan](#)

[Check Market Value with PropWorth](#)

2 BHK Owner Residential House For Sale Damodar Nagar, Nashik

2 Beds 2 Baths 1 Balcony Unfurnished

Super Built-Up Area: 1100 sqft - ₹ 4,364/sqft

Floor: 1(Out of 2 Floors)

Transaction Type: Resale

Status: Ready to Move

Facing: East

Furnished Status: Unfurnished

Type Of Ownership: Freehold

Age Of Construction: 10 to 15 years

East Facing Property

Contact Owner Get Phone No.

magicbricks Buy Rent Sell Home Loans

Home > Property in Nashik > Villas in Nashik > Villa in Pathardi Phata > 2 BHK Villa > 1260 Sq-ft

₹47.0 Lac EMI - ₹ 21k | [Get pre-approved loan](#)

2 BHK For Sale in Pathardi Phata, Nashik

2 Beds

Super Built-Up Area: 1260 sqft - ₹ 3,730/sqft

Transaction Type: Resale

Age Of Construction: Under Construction

Contact Owner Get Phone No.

Last contact made 1 day ago



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Price Indicators

magicbricks Buy Rent Sell Home Loans

₹50.0 Lac EMI - ₹ 23k | [How much loan can I get?](#)

3 BHK For Sale in **Pathardi Phata, Nashik**



3 Beds | 3 Baths | 3 Balconies | Unfurnished


| Super Built-Up Area | Transaction Type | Status |
|--------------------------|------------------|---------------|
| 1400 sqft - ₹ 3,571/sqft | Resale | Ready to Move |

East Facing Property


magicbricks Buy Rent Sell Home Loans

Home > Property in Nashik > House for Sale in Nashik > House for Sale in Pathardi Phata > 2 BHK > 1009 Sq-ft

₹65.0 Lac EMI - ₹ 29k | [Get pre-approved loan](#)

[Check Market Value with](#)  [DropWorth](#)

2 BHK For Sale in **Pathardi Phata, Nashik**



2 Beds

| Super Built-Up Area | Transaction Type | Status |
|--------------------------|------------------|---------------|
| 1009 sqft - ₹ 6,442/sqft | Resale | Ready to Move |

[Contact Owner](#) [Get Phone No.](#)

Last contact made 2 days ago



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Sale Deed

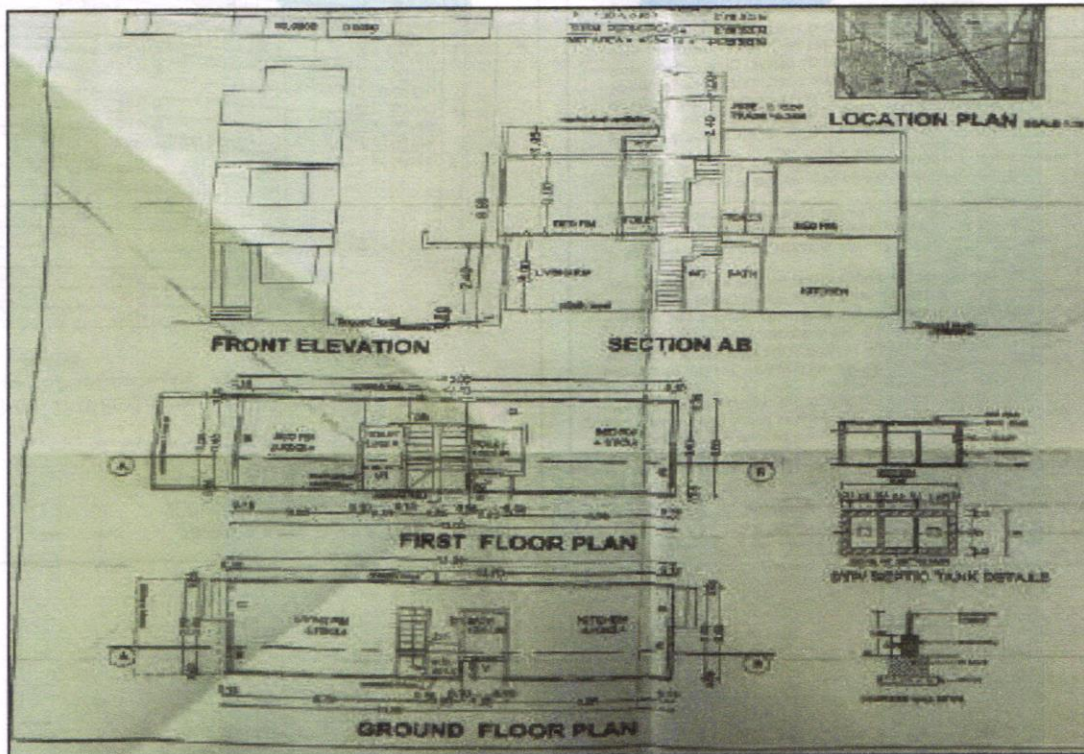
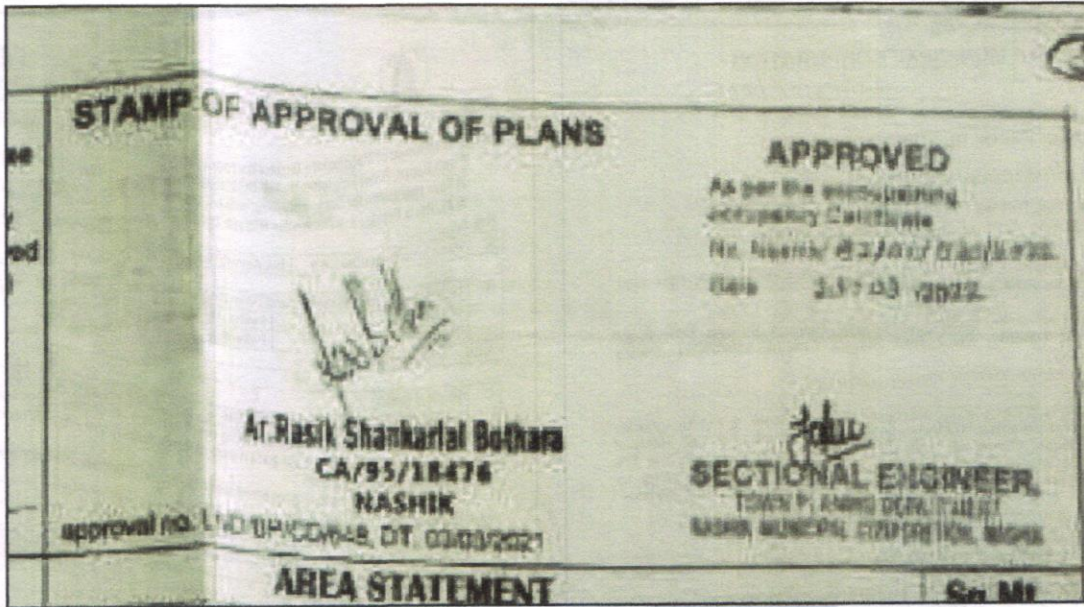
| | |
|---|---------------|
| १) श्री. सोनेका सुभाष सुबंशजी |) |
| वय: ३१ वर्ष, धंदा: जोकर. |) |
| PAN NO. CNVPS3072A |) लिहून घेणार |
| २) श्री. सुकन्या सोनेका सुबंशजी |) |
| वय: २७ वर्ष, धंदा: नृहीणी. |) |
| PAN NO. MZPPS7460F |) |
| घोषे अ.: एम-४२-व्ही-बी.१-६/८. |) |
| इन्सुरन्स प्रीम. राखत नम्वर. मिडको. |) |
| नाशिक-४२३०२४ |) |
| यासी |) |
| से. अविनाश विलडर्स लॉके भागिदार |) |
| PAN NO. AARFA2222P |) |
| १) श्री. जंतिम धरानाथ लोहाडे |) |
| वय: ४५ वर्ष, धंदा: रवाणार |) |
| २) श्री. संवला मिलन लोहाडे |) |
| वय: ४१ वर्ष, धंदा: रवाणार |) लिहून घेणार |
| ३) श्री. अर्चना रमिक लोहाडे |) |
| वय: ४४ वर्ष, धंदा: रवाणार |) |
| ४) श्री. सुचाली संवलादेव पाटील |) |
| वय: ३४ वर्ष, धंदा: रवाणार |) |
| धर्म पत्नी: प्लॉट नं. ७, मिना अपार्टमेंट, |) |
| पाटील लेन नं. ३, कॉलेज रोड, |) |
| नाशिक-४२३०२४ |) |

१० असे १० स्वतंत्र ७/१२ उत्तरे व प्लॉट मिळकती यावरील प्राईम होमस या रहीवाशी संकुलातील सर्व्हे नं. ३२७/१/३/४/६/प्लॉट/५ ते १२/५ यासी क्षेत्र ७०.०० चौ.मी. पैकी नाशिक महानगरपालिका, नाशिक यांचेकडे रस्ता रुंदीकरणकारिता वर्ग झालेले २.६३ चौ.मी. क्षेत्र वजा जाता उर्वरीत क्षेत्र ६७.३७ चौ.मी. व यावरील नाशिक महानगरपालिका, नाशिक यांचेकडील मंजूर बांधकाम नकाशाप्रमाणे बांधलेली हुप्लेवस रो-हाऊस नं. ९ (तळ मजला हॉल, किचन, डायनिंग, टॉयलेट बाथ,घोर्च + पहीला मजला बोन वेडरूम, २ अर्टघ टॉयलेट बाथ, टेरेस) यासी कारपेट क्षेत्र ८६.३३ चौ.मी. + ४.३३ चौ.मी. वानकनी (प्लॉट मिळकत व त्यावरील बांधीव रो-हाऊस) यासी चतुःसिमा घेणेप्रमाणे:-

पुर्वेस : कॉलनी रोड.
 पश्चिमेस : राईड मार्जिन
 दक्षिणेस : सर्व्हे नं. ३२७/१/३/४/६/प्लॉट/५ ते १२/१० व यावरील हुप्लेवस रो-हाऊस नं. १०.
 उत्तरेस : सर्व्हे नं. ३२७/१/३/४/६/प्लॉट/५ ते १२/८ व यावरील हुप्लेवस रो-हाऊस नं. ८.

घेणेप्रमाणे चतुःसिमेतील प्लॉट मिळकत व त्यावरील बांधीव हुप्लेवस रो-हाऊस मिळकत व त्यातील स्वतंत्र इलेक्ट्रीक मीटर व कनेक्शन व स्वतंत्र जळ कनेक्शनसह. (यापुढे प्रस्तुतचे उल्लेख प्लॉट व त्यावरील बांधीव हुप्लेवस रो-हाऊस मिळकत यांचा संक्षिप्तसाठी एकत्रितपणे सदर मिळकत असा उल्लेख केलेला आहे.)

Approved Plan



Commencement Certificate & Occupancy Certificate

NASHIK MUNICIPAL CORPORATION
 NO. LIND/MS/CP/648
 DATE: 03/03/2022

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

10. Mr. Adinath Builders Through Mr. Anilim Lohade
 C/o Ar. Rasik Bothara & Stru. Engrg. Sunil Patel of Nashik

Sub - Sanction of Building Permission & Commencement Certificate on Plot No. 9410-11-12 B, S.No. 327/1/3/45/1 of Palhard Shikar.

Ref: 1) Your Application for Building permission/ Revised Building permission/ Extension of Structural Plan/ Risk Based Date: 15/02/2021 inward no. BPIBP/693
 2) Final Lay out No. LND/MS/175/2/68 Date: 22/07/1997

Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1956 (Mah. of 1956) to carry out development work in building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No. 16 of 1949) to erect building for Residential Purpose as per plan duly amended in subject to the following conditions.

CONDITIONS (1 to 46)

- The land vacated in consequence of abandonment of the set-back rule shall form part of Public Street.
- No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person, until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
- The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise approved in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1956 & under Maharashtra Municipal Corporation Act 1949 will be taken against such defaulter which should please be ascertained.
- The permission does not entitle you to develop the land which does not vest in you.
- The commencement of the construction work should be intimated to this office WITHIN 30 DAYS.
- Protection required under the provisions of any other Act, for the time being in force shall be observed from the date of the issue of this certificate before commencement of work (as under Provisions of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1956).
- The balconies, verandahs & verandahs should be enclosed and merged into adjoining room or rooms unless they are otherwise used as part of area of FSI calculation as given on the building plan. If the balconies, verandahs & verandahs are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- At least five trees should be planted around the building in the open space of the plot. Commencement certificate shall not be granted if trees are not planted in the plot as provided under section 45 of the Maharashtra Act No. 16 of 1949.
- The drains shall be provided & connected up property to the satisfaction of Municipal Authorities & Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be directly connected to the soak pit or soak drain in the nearest vicinity. Invert levels of the soak pit or soak drain should be such that the effluent gets into the Municipal Corporation soak pit or soak drain. In case if there is no Municipal drainage line available, the soak pit or soak drain should be connected to a soak pit. The soak pit or soak drain should be constructed on the basis of number of tenements. A soak pit or soak drain shall not be constructed in the centre of the soak pit. Layer of stones/bricks/cement tiles etc. should be provided should be properly laid.
- Proper arrangement for disposal of surface water should be made as per site requirements.

BUILDING OCCUPANCY CERTIFICATE
 Full (Risk Based)

Ref: 1) Government of Maharashtra Director No. TP/01-43/17/10/19/11/2011/200-11, Dated: 22/08/2017
 2) Hon. Comm. Order vide letter No. 158 DI-23/05/2019
 3) Your application for Occupancy Certificate inward No. B2/OC/78/1/2021 DL:30/12/2021
 4) Ar. Rasik Bothara self Declaration affidavit Dtd. 30/12/2021

ARC-840-23

Res. Sr. Mr. Anilim Lohade & Other Partners

A Name of the Owner/Developer: Mr. Adinath Builders Through Partners Mr. Anilim Lohade & Other Partners

B Location of the proposed site- Palhard Shikar Nashik
 1- PLOT NO. 9410-11-12/03
 2- Survey No. 327/1/3/45/1
 3- Village Palhard
 4) Town/City Nashik
 Archt. Ar. Rasik Bothara
 Sr. Engr. Sunil H. Patel

C Details of Building
 1- Building Permission No. LND/MS/175/2/68
 2- Building permission Date 02/02/2021
 The Ar. Rasik Bothara have given the building completion along self declaration certificate that the building has been completed as per the sanctioned plan and it is declared that the building conforms in all respects to the requirement of the building regulations.
 This is to certify that the building has been inspected by Ar. Rasik Bothara and is completed according to the approved drawing and is fit for occupancy.

D Building Data

| | | |
|---------------------------------|-------------------------------------|--------------------------------------|
| 1 Name of Floor | Ground + First Floor | Ground + First Floor |
| a) As per Sanction Plan | 0 | 0 |
| b) As per completed building | 0 | 0 |
| 2 Use of Building | Residential | Residential |
| a) As Per Sanctioned Plan | 89.44 Sqm. | 89.44 Sqm. |
| b) As Per Completed Building | 89.44 Sqm. | 89.44 Sqm. |
| 3 Carpet Area (m ²) | 88.33 Sqm. | 88.33 Sqm. |
| a) As Per Sanctioned Plan | 88.33 Sqm. | 88.33 Sqm. |
| b) As Per Completed Building | 88.33 Sqm. | 88.33 Sqm. |
| 4 Setbacks (m) | Approved (a) As Per Sanctioned Plan | Actual (b) As Per Completed Building |
| | Front 4.75 | 4.75 |
| | Rear 1.50 | 1.50 |
| | Side Nil | Nil |

Open Plot Index No. 42317220

Details of Fees

| Details | Amount | Receipt No. | Book No. | Date |
|--------------|--------|-------------|----------|------------|
| Survey Fee | 500/- | 181 | 0824 | 23/03/2022 |
| Debit Charge | 1000/- | 181 | 0824 | 23/03/2022 |

Approved
 As per the accompanying Occupancy Certificate No. B2/OC/530/20/22 Date: 25/03/2022

Ar. Rasik Shankar Lal Bothara
 CA/95/18476
 NASHIK



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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 ₹ 54,83,500.00 (Rupees Fifty Four Lakh Eighty Three Thousand Five Hundred Only). The **Realizable Value** of the above property ₹ 52,09,325.00 (Rupees Fifty Two Lakh Nine Thousand Three Hundred Twenty Five Only) and the **Distress value** ₹ 43,86,800.00 (Rupees Forty Three Lakh Eighty Six Thousand Eight Hundred Only).

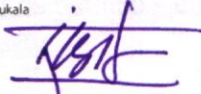
Place: Nashik

Date: 11.09.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.09.11 17:49:59 +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

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 11.09.2024 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 have personally inspected the property on 11.09.2024. 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. Yogesh Subhash Suryawanshi & Sau. Sukanya Yogesh Suryawanshi from M/s. Adinath Builders as per Vide Sale Deed dated 20.06.2022 |
| 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 Vinita Surve – 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 – 11.09.2024 Valuation Date - 11.09.2024 Date of Report - 11.09.2024 |
| 6. | inspections and/or investigations undertaken; | Physical Inspection done on - 11.09.2024 |
| 7. | nature and sources of the information used or relied upon; | <ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us |
| 8. | procedures adopted in carrying out the valuation and valuation standards followed; | Sales Comparison Method |
| 9. | restrictions on use of the report, if any; | This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property. |
| 10. | major factors that were taken into account during the valuation; | current market conditions, demand and supply position, Residential 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 **11th September 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 **997.00 Sq. Ft. on Total Carpet Area** owned **Shri. Yogesh Subhash Suryawanshi & Sau.Sukanya Yogesh Suryawanshi**.Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Shri. Yogesh Subhash Suryawanshi & Sau.Sukanya Yogesh Suryawanshi**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Row House, admeasuring **997.00 Sq. Ft. on Total Carpet Area**

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what Purchasers 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 Row House and properties that are typically traded on a unit basis.

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



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Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Row House, admeasuring **997.00 Sq. Ft. on Total 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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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



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advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work 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: 11.09.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.09.11 17:49:47 +05'30'

Auth. Sign.



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