

## Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Pramod Jagannath Sonar & Sau. Sharada Pramod Sonar**

Residential **Row House No. 38/2**, Ground Floor + First Floor, "**Matoshree Row Houses**"  
Survey No. 311/1A/312/3/13, Plot No. 38, C.T.S No.1339, Near Hotel Swaranjali, Balaji Nagar,  
Damodar Nagar Road, Pathardi Phata, Village- Pathardi, Taluka & District - Nashik,  
PIN Code – 422 010, State – Maharashtra, Country – India.

Latitude Longitude: 19°56'44.6"N 73°45'49.0"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, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur 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 Report : BOB / Regional Office / Shri.Pramod Jagannath Sonar (12871/2309406) Page 2 of 26

Vastu/Nashik/12/2024/12871/2309406  
06/08-104-CHV  
Date: 06.12.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential **Row House No. 38/2**, Ground Floor + First Floor, "**Matoshree Row Houses**", Survey No.311/1A/312/3/13, Plot No. 38, C.T.S No.1339, Near Hotel Swaranjali, Balaji Nagar, Damodar Nagar Road, Pathardi Phata, Village- Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Shri. Pramod Jagannath Sonar & Sau. Sharada Pramod Sonar.**

Boundaries of the property.

Boundaries	Row House
North	Row House No.39/1
South	Row House No.38/1
East	Side Margin
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 **₹ 44,30,000.00 (Rupees Forty Four Lakh Thirty Thousand Only)**

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

Hence certified

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

**Sharadkumar  
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: 2024.12.06 13:54:23 +05'30'



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

**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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+91 22 47495919

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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	: 04.12.2024
	b) Date on which the valuation is made	: 06.12.2024
3.	List of documents produced for perusal: <ul style="list-style-type: none"> <li>i. Copy of Sale Deed Vide No.11957/2023 Dated.17.10.2023</li> <li>ii. Copy of Full Occupancy Certificate No.194475 dated 06.07.2023 issued by Nashik Municipal Corporation</li> <li>iii. Copy of Approved Building Plan Accompanying Commencement Certificate No.B2/781/2021 dated 17.12.2021, issued by Executive Engineer Town Planning Nashik Municipal Corporation</li> </ul>	
	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.Pramod Jagannath Sonar &amp; Sau.Sharada Pramod Sonar</b>  <b>Address:</b> Residential <b>Row House No.38/2</b> , Ground Floor + First Floor, " <b>Matoshree Row Houses</b> "Survey No.311/1A/312/3/13, Plot No.38, C.T.S No.1339, Near Hotel Swaranjali, Balaji Nagar, Damodar Nagar Road, Pathardi Phata, Village-Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India  <b>Contact Person:</b> Shri. Pramod Jagannath Sonar (Owner) Contact No. +91 9921321989 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: Residential <b>Row House No. 38/2</b> is Situated on Ground Floor + First Floor  As per Approved Plan, the composition of Row House is:  <b>Ground Floor</b> – Living Room + Kitchen + Toilet + Passage+ Staircase + Porch.



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		<p><b>First Floor – 2 Bedrooms + Toilet + Passage+ Staircase ( i.e.2BHK )</b></p> <p>The property is at 11 Km. travelling distance from nearest railway station Nashik Road.</p> <p><b>Landmark:</b> Near Hotel Swaranjali</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.311/1A/312/3/13, Plot No.38, C.T.S No.1339
	b) Door No.	: Residential <b>Row House No.38/2</b>
	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 Commencement Certificate No.B2/781/2021 dated 17.12.2021, 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 <b>Row House No. 38/2</b> , Ground Floor + First Floor, " <b>Matoshree Row Houses</b> ", Survey No.311/1A/312/3/13, Plot No.38, C.T.S No.1339, Near Hotel Swaranjali, Balaji Nagar, Damodar Nagar Road, Pathardi Phata, Village- Pathardi, Taluka & District - Nashik, PIN Code – 422 010, 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	: No



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area / cantonment area			
13.	Dimensions / Boundaries of the Property / / Plot	<b>Actual</b>	<b>As per Agreement</b>
	North	: --	--
	South	: --	--
	East	: --	--
	West	: --	--
13.1	Dimensions / Boundaries of the property / Row House	<b>Actual</b>	<b>As per Agreement</b>
	North	Row House No.39/1	Row House No.39/1
	South	Row House No.38/1	Row House No.38/1
	East	Side Margin	Side Margin
	West	Side Margin	Side Margin
13.2	Latitude, Longitude & Co-ordinates of the site	: 19°56'44.6"N 73°45'49.0"E	
13.3	Whether Boundaries Matching with Actual	: Yes	
14.	Extent of the site	: Carpet Area in Sq. Ft = 712.00 (Area as per Site Measurement)  <b>Built Up Area in Sq. Ft. = 886.00</b> <b>(Area as per Sale Deed)</b>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Built Up Area in Sq. Ft. = 886.00</b> <b>(Area as per Sale Deed)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>		
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 <b>Row House No.38/2</b> , Ground Floor + First Floor, " <b>Matoshree Row Houses</b> "Survey No.311/1A/312/3/13, Plot No.38, C.T.S No.1339, Near Hotel Swaranjali, Balaji Nagar, Damodar Nagar Road, Pathardi Phata, Village- Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India	
3.	Description of the locality Residential / Commercial / Mixed	: Residential	
4.	Year of Construction	: 2023 (As per Full Occupancy Certificate)	
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 <b>Row House No.38/2</b>	



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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 + First Floor
2	Door No. of the Row House	:	Residential Row House No.38/2
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	:	<b>Shri.Pramod Jagannath Sonar &amp; Sau.Sharada Pramod Sonar</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?	:	<b>Built Up Area in Sq. Ft. = 886.00 (Area as per Saledeed)</b>
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 = 712.00 (Area as per Site Measurement)  <b>Built Up Area in Sq. Ft. = 886.00 (Area as per Saledeed)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 9,000.00 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	:	Located in developed area



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	Potential Value?	
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)	: ₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Built Up 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).	: 5,000.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 3,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 36,000.00 per Sq. M. ₹ 3,344.00 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- ₹25,47,000.00 Document No.11957/2023 Dated.17.10.2023
<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	: 01 Year
	Life of the building estimated	: 59 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	: ₹ 3,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 5,000.00 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	886.00 Sq. Ft.	5,000.00	44,30,000.00
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>44,30,000.00</b>

**Value of Row House**

<b>Fair Market Value of the property</b>	<b>44,30,000.00</b>
<b>Realizable value of the property</b>	<b>39,87,000.00</b>
<b>Distress Value of the property</b>	<b>35,44,000.00</b>
<b>Insurable value of the property (886.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>17,72,000.00</b>
<b>Guideline value of the property (886.00 Sq. Ft. X ₹ 3,344.00)</b>	<b>29,62,784.00</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 arrived 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 ₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Built Up 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 ₹ 5,000.00 per Sq. Ft. on Built Up 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	₹ 9,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



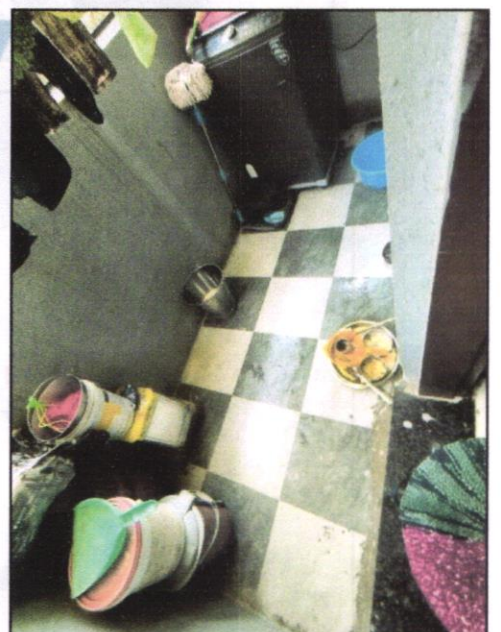
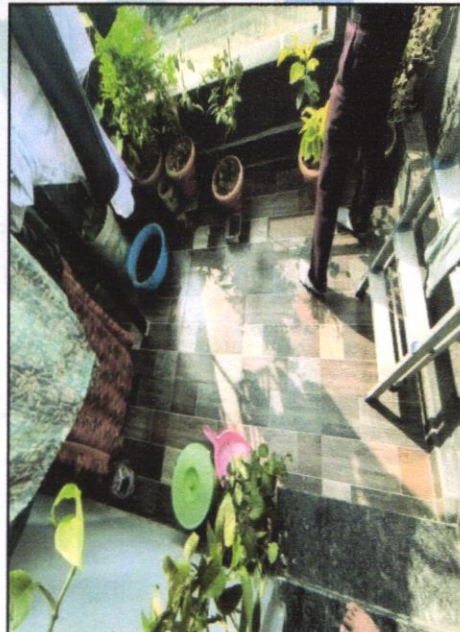
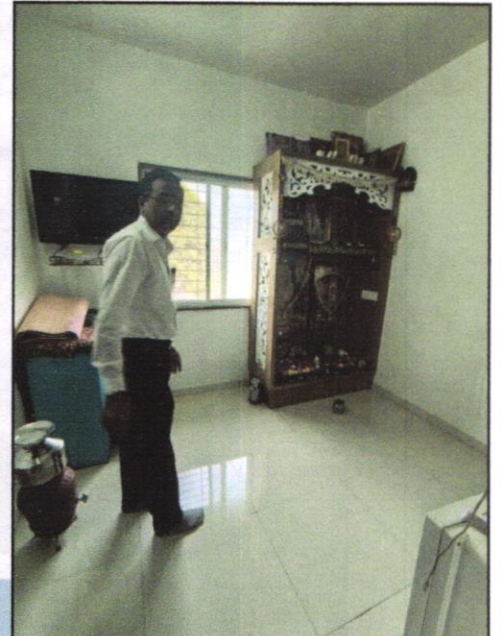
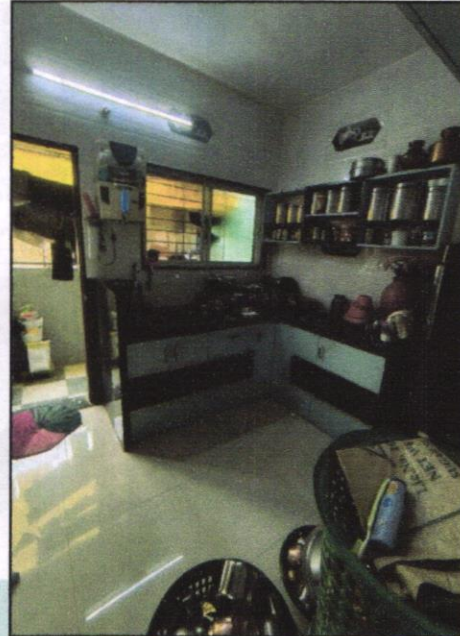
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## Actual site photographs



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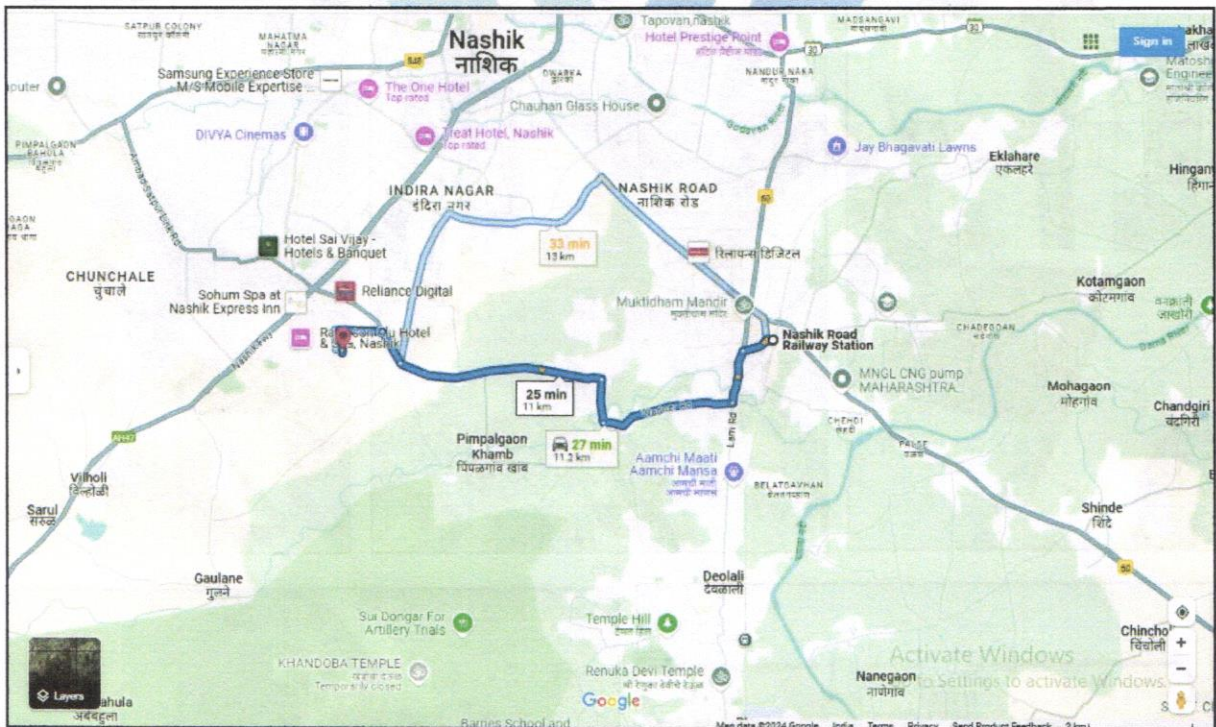
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## Route Map of the property

Site u/r



**Latitude Longitude: 19°56'44.6"N 73°45'49.0"E**

**Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 11 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	ऑफीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
19.3-पाथर्डी फाट्यापासुन ( स.नं. 317 व 318 मधुन जाणारा )आंत जाणारा 18 मीटर रंद रस्त्यावरील रहिवास विभागातील मिळकती .	13200	36000	41400	45000	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 <b>Resale</b>
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

₹1.0 Cr EMI - ₹ 45k | [Can I afford it?](#)

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


4 Beds 3 Baths 2 Balconies Furnished

Carpet Area 1400 sqft - ₹7,143/sqft	Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>
Additional Rooms 1 Store Room	Facing East	Furnished Status <b>Furnished</b>
Age Of Construction 5 to 10 years		


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

## 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
Plotting	Ownership Status	Age of Construction
East	Unfurnished	New Construction

+4 Photos

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 PropWorth](#)

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

+3 Photos

Contact Owner | Get Phone No.

Last contact made 2 days ago




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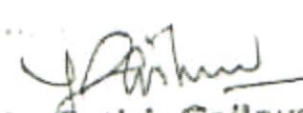
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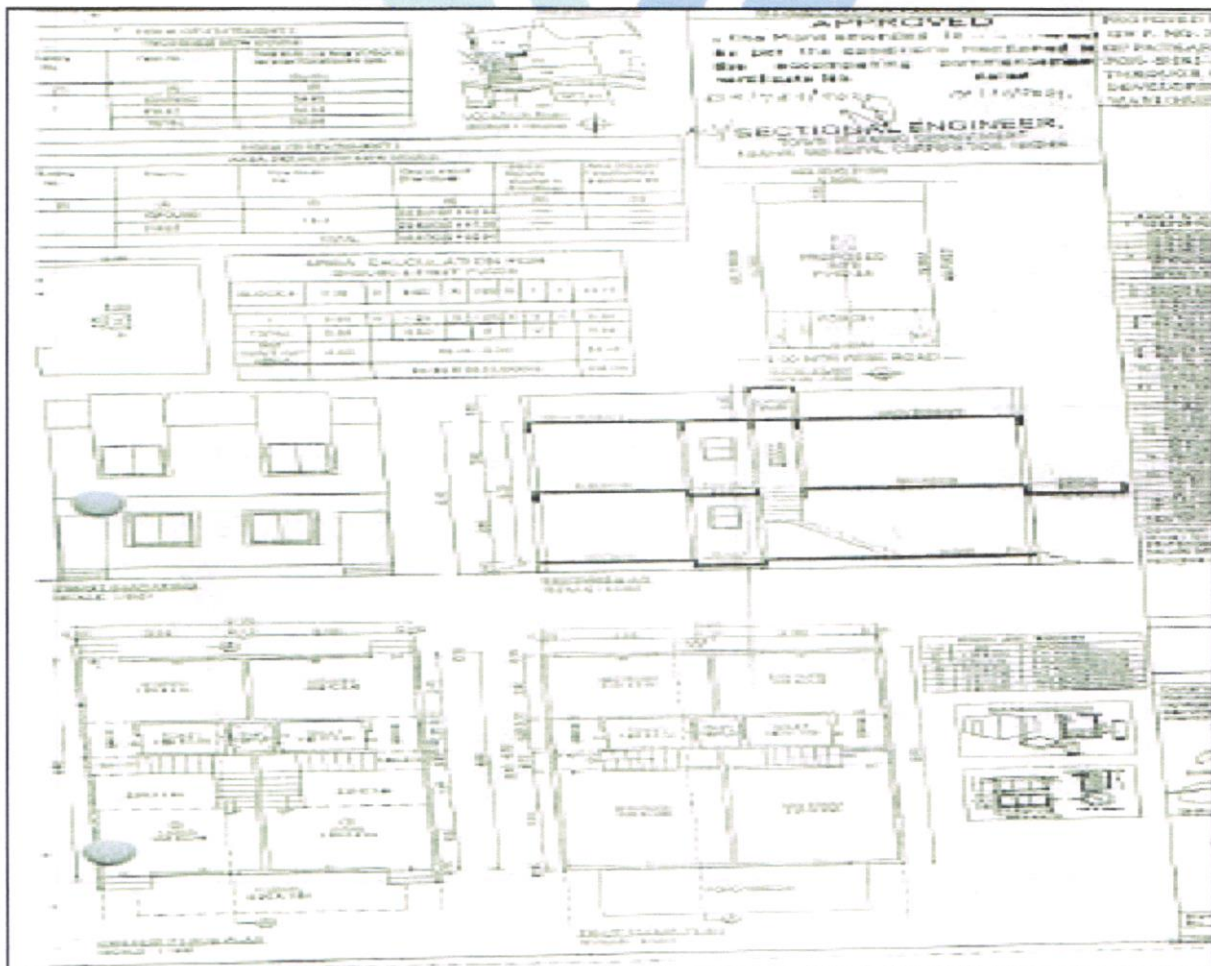


## Saledeed

<div style="text-align: center; margin-bottom: 10px;">  </div> <p>१) श्री. प्रमोद जगन्नाथ सोनार उ.व. - ४७, धंदा - व्यवसाय, पॅनकार्ड नं.- ए अड वी पी एस ३७३० जी आधारकार्ड नं.- २९९४५७१५ ६५५३</p> <p>२) सौ. जगदा प्रमोद सोनार उ.व. - ४७, धंदा - व्यावसाय, पॅनकार्ड नं.- जी आव एन पी एस ९४०८ ए आधारकार्ड नं.- २४७४ १९५८ ३४५७ दोषे रा.- फ्लॅट नंबर-४०५, मितलेशु अपार्टमेंट, पांडुरंग चौक, फावडी फाटा, वामोद नगर, नाशिक-४२२०१०.</p> <p style="text-align: center;">- : यांसी : -</p> <p>१) श्री.जीवत केवलराम इंदनानी उ.व.- ७४, धंदा - शेती व व्यापार, रा.- मातुछापा, शिवकॉलनी, नाशिक.</p> <p>२) सौ.दिपा नरवीनकुमार तुलसानी उ.व.- ५१, धंदा - शेती व व्यापार, रा.- म्हसोबा मंदीरामगे, नाशिकरोड, नाशिक-४२२१०१.</p> <p>३) श्री.गोविंदराम टोपणदास काच्छेला उ.व.- ७४, धंदा - शेती व व्यापार, रा.- फ्लॅट नंबर-४०१, सिंग फ्लॉ अपार्टमेंट, श्रीपुसपूरल ऑफिसबिल्ड, गोविंद नगर, नाशिक- ४२२००९.</p> <p>४) श्री.अशोक गोविंदराम काच्छेला उ.व.- ५४, धंदा - शेती व व्यापार, रा.- २२, होलाराम कॉलनी, साधुवाजवानी मार्ग, नाशिक - ४२२००२.</p> <p>५) श्री.देवेंद्र शामलाल बेहराणी उ.व.- ४७, धंदा - शेती व व्यापार, रा.- उपनगर, नाशिक-४२२००६.</p>	<p style="text-align: center; margin-top: 10px;">लिहून घेणार</p> <p style="text-align: center; margin-top: 10px;">लिहून देणार (जनरल मुखत्यार म्हणुन)</p>												
<p>व) या दस्ताचा विषय असलेल्या रो हाऊस मिळकतीचे वर्णन :-</p> <p>वर कलम १अ यात वर्णन केलेल्या प्लॉट मिळकतीवर बांधलेल्या 'मातोश्री रो हाऊसेस' यामधील प्लॉट नंबर-३८ वरील तळ व पहिला मजला असलेली रो हाऊस नंबर-३८/२ यांसी बांधीव क्षेत्र ८८५.८० चौ.फुट मजजेच ८२.३२३ चौ.मी. विल्टअप व सदर मिळकत असलेल्या प्लॉटचे क्षेत्र ४५०.८४ चौ.फुट मजजेच ४१.९० चौ.मी. यामध्ये तळ मजल्यावर हॉल, किचन, टॉयलेट, बॉथ, अंतर्गत जिना व पहिल्या मजल्यावर दोन बेडरूम, टॉयलेट तसेच सदर मिळकती वरील टॉपटेरेस इत्यादी समाविष्ट असलेली रो हाऊस मिळकत, यांसी चतुःसिमा पुढीलप्रमाणे :-</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">पुर्वेस</td> <td style="width: 15%;">:</td> <td style="width: 70%;">साईड मार्जिनल स्पेस व सर्व्हे नंबर-३११ पैकीची मिळकत</td> </tr> <tr> <td>पश्चिमेस</td> <td>:</td> <td>साईड मार्जिनल स्पेस व ९.०० मीटर कॉलनी रोड</td> </tr> <tr> <td>दक्षिणेस</td> <td>:</td> <td>प्लॉट नंबर-३८ वरील रो हाऊस नंबर-३८/१</td> </tr> <tr> <td>उत्तरेस</td> <td>:</td> <td>प्लॉट नंबर-३९ वरील रो हाऊस नंबर-३९/१</td> </tr> </table> <p>वेणेप्रमाणे चतुःसिमेतील सर्व सोयींनी युक्त बांधीव रो हाऊस मिळकत, त्यात जागे येण्याचे, मिळकत तापरण्याचे, वागवहिवादीचे व सुखसुविधांचे हक्कांसह दरोबस्त रो हाऊस मिळकत.</p> <p>२) वर कलम १अ यात वर्णन केलेल्या सर्व्हे नंबर-३११/१अ या मिळकतीचे एकूण क्षेत्रापैकी ०.४२ आर इतक्या क्षेत्राची मिळकत ही लिहून देणार यांचे मालकीची असून सदरची मिळकत लिहून देणार, श्री.जीवत केवलराम इंदनानी व इतर ५ यांनी श्री. दत्तात्रय भागुजी जाचक व इतर ५ यांचेकडून दिनांक १५/०९/२००८ रोजीचे कायम फरोक्त खरेदीखत या दस्तानव्ये घेतलेली आहे. सदरचे खरेदीखत मे.सह दुय्यम निबंधक साहेब,वर्ग२, नाशिक-१ यांचे कार्यालयात दस्त क्र.- ८९६९/२००८ अन्वये नोंदविलेले आहे.सदरचे खरेदीखतान्वये उपरोक्त प्लॉट मिळकतीचे रेकॉर्डला लिहून देणार, श्री. जीवत केवलराम इंदनानी व इतर ५ यांची नांचे नोंद क्र.-१४०७६ अन्वये लागलेली आहेत. तसेच त्यानंतर श्री.कन्हैयालाल खिवालदास केवलरामानी यांनी उपरोक्त ०.४२ आर यामधील त्यांचे हिर्याचे क्षेत्र ०.१०.०८ आर हे विक्री केलेले आहे. सदरचे क्षेत्र हे त्यांनी श्री.सतीश रोचलदास पंजवाणी व इतर २ यांना विक्री केलेले असून त्याकामी उभयतांमध्ये दिनांक ८/०५/२०१९ रोजी कायम फरोक्त खरेदीखताचा दस्त करण्यात आलेला आहे, सदरचे दस्तानव्ये श्री.जीवत केवलराम इंदनानी व इतर ४ यांनी संमती देणार म्हणून सहया केलेल्या आहेत. सदरचे खरेदीखत मे.सह दुय्यम निबंधक साहेब, वर्ग२, नाशिक-३ यांचे कार्यालयात दस्त क्र.- २९१३/२०१९ अन्वये नोंदविलेले आहे.सदरचे खरेदीखतान्वये श्री.सतीश रोचलदास पंजवाणी व इतर २ यांची नांचे नोंद क्र.-२७२६३ अन्वये त्याकामी उभयतांमध्ये</p>		पुर्वेस	:	साईड मार्जिनल स्पेस व सर्व्हे नंबर-३११ पैकीची मिळकत	पश्चिमेस	:	साईड मार्जिनल स्पेस व ९.०० मीटर कॉलनी रोड	दक्षिणेस	:	प्लॉट नंबर-३८ वरील रो हाऊस नंबर-३८/१	उत्तरेस	:	प्लॉट नंबर-३९ वरील रो हाऊस नंबर-३९/१
पुर्वेस	:	साईड मार्जिनल स्पेस व सर्व्हे नंबर-३११ पैकीची मिळकत											
पश्चिमेस	:	साईड मार्जिनल स्पेस व ९.०० मीटर कॉलनी रोड											
दक्षिणेस	:	प्लॉट नंबर-३८ वरील रो हाऊस नंबर-३८/१											
उत्तरेस	:	प्लॉट नंबर-३९ वरील रो हाऊस नंबर-३९/१											

## Approved Plan

<p><b>STAMP OF APPROVAL</b></p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">APPROVED</p> <p>The Plans amended in ... ..          As per the conditions mentioned in          the accompanying commencement          certificate No. <u>BR/781/2021</u> dated <u>17/11/2021</u>.</p> <p style="text-align: center;"><b>SECTIONAL ENGINEER,</b>          TOWN PLANNING DEPARTMENT          NASHIK MUNICIPAL CORPORATION, NASHIK</p> <p style="text-align: center; font-size: 0.8em;">ADJ.S.NO.311(P)          9/30M</p>	<p style="text-align: right;"><b>TITLE (RISK BASE) P.NO.38</b></p> <p><b>PROPOSED RESIDENTIAL ROW HOUSE PLAN</b>          ON P. NO. 38, S. NO. 311/1/A &amp; 312/3,          OF PATHARDI SHIWAR, IN NASHIK,          FOR- SHRI JIVAT K. IDNANI &amp; OTHERS          THROUGH G.P.A. HOLDER SHREE RIDHI SIDHI          DEVELOPER'S ASSO. OF PERSON SHRI. ANIL K.          WANI (HUF) &amp; OTHER'S.</p> <div style="text-align: center; margin-top: 20px;">   <b>Ar. Satish Galkwad</b>  <b>CA/2013/76338</b> </div>
<p style="text-align: center; font-weight: bold;">AREA STATEMENT</p> <p style="text-align: center; font-size: 0.8em;">AREA OF PLOT  <small>(Minimum area of a P.L. is to conform)</small></p>	<p style="text-align: right; font-weight: bold;">SQM.</p> <p style="text-align: right; font-size: 0.8em;">83.83</p>





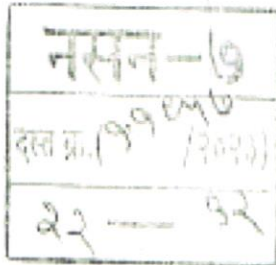



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## Full Occupancy Certificate

	<b>Nashik Municipal Corporation</b> FULL OCCUPANCY CERTIFICATE	 नाशिक नगर निकास Nashik Public Service Cell नाशिक शहर निकास केंद्र				
Approval No. : NMCS/FO/2023/APL/03003	Building Proposal Number - 194475					
Proposal Code : NMCS-23-ENTRY-81793	Date : 08/07/2023					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">Building Name</th> <th style="width: 20%;">Residential/Non-Residential/Row Houses</th> <th style="width: 10%;">Floor</th> <th style="width: 50%;">GROUND(64.48 Sq.mt)/FIRST(64.48 Sq.ft) (64.48 Sq.mt)</th> </tr> </table>			Building Name	Residential/Non-Residential/Row Houses	Floor	GROUND(64.48 Sq.mt)/FIRST(64.48 Sq.ft) (64.48 Sq.mt)
Building Name	Residential/Non-Residential/Row Houses	Floor	GROUND(64.48 Sq.mt)/FIRST(64.48 Sq.ft) (64.48 Sq.mt)			
<p>To                  Anil K. Wani and Others Through Cow Holder Shri Riddhi Sachi Developers Asso Of Person Shri Anil K Wani Huf And Others                  NO. 38, S. NO. 311/1A/312/3/13 AT PATHARDI SHIWAR, NASHIK                  M. Sahin Galwadi (Architect)</p> <p>Sir/Madam,</p> <p>The FULL development work / erection (erection / or alteration in of building / part building No / Name <b>Matoshil Row Houses Plot No 38, Final Plot No. , City Survey No./Survey No./Khasara No./ Gut No. 311/1A/ 312/3/13, Village Name/Roage PATHARDI, Sector No. completed under the supervision of Architect License No CA/2016/96036 as per approved plan vide Permission No. LND/BP/B2/781/2021 Date 17/12/2021 may be occupied on the following conditions -</b></p> <ol style="list-style-type: none"> <li>1. Authority will supply only drinking water as per availability</li> <li>2. All Conditions mentioned in NCC of Tree, Water &amp; Drainage department will be binding.</li> <li>3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system &amp; Rain Water Harvesting system (if applicable)</li> <li>4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift &amp; Organic Waste Disposal (if applicable)</li> </ol> <p>Occupancy plan is not issued separately alongwith this letter. Hence, please refer approved plan issued vide</p>						
		<p><b>Signature valid</b></p> <p>Digitally signed by PRAKASH ANANT THORAT                  Date: 2023.07.16 10:36:16                  Reason: Approved by the                  Location: Nashik                  Request Case : NMCS/FO/2023/APL/03003                  Application Number : 194475                  Proposal Number : 194475                  Certificate Number : NMCS/FO/2023/APL/03003</p> <p>Yours faithfully,                  Junior Engineer.</p>				
		Scan QR code for Building Details.				

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 ₹ **44,30,000.00 (Rupees Forty Four Lakh Thirty Thousand Only)**. The **Realizable Value** of the above property ₹ **39,87,000.00 (Rupees Thirty Nine Lakh Eighty Seven Thousand Only)** and the **Distress value** ₹ **35,44,000.00 (Rupees Thirty Five Lakh Forty Four Thousand Only)**.

Place: Nashik

Date: 06.12.2024

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: 2024.12.06 13:54:39 +05'30'

**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 06.12.2024 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 04.12.2024. 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. Pramod Jagannath Sonar & Sau. Sharada Pramod Sonar from Shri. Jivat Kevalram Ednani & Other Five as per Vide Saledeed Dated. 17.10.2023
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 Binu Surendran – Technical Manager Chintamani Chaudhari – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 04.12.2024 Valuation Date - 06.12.2024 Date of Report - 06.12.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 04.12.2024
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



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## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **06<sup>th</sup> December 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 **886.00 Sq. Ft. on Built Up Area** owned **Shri.Pramod Jagannath Sonar &Sau.Sharada Pramod Sonar**.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.Pramod Jagannath Sonar &Sau.Sharada Pramod Sonar** 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 **886.00 Sq. Ft. on Built Up Area**

## Condition & Repair

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

## Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what 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 **886.00 Sq. Ft. on Built Up Area**

#### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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



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(Annexure – 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: 06.12.2024

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

**Sharadkumar  
Chalikwar**

**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,  
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