



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-008561

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sandip Suresh Thakre.**

Residential Land and Proposed Bungalow on **Plot No.17**, Ground + First Floor, Survey No. 284/ 1/ 1,
Near Barnes School and Junior College, Deolali Camp Road, Village - Bhagur, Taluka – Nashik,
District – Nashik, Pin Code – 422 502, State - Maharashtra, Country – India.

Longitude Latitude: 19°52'45.5"N 73°48'50.0"E

Intended User:
Bank of Baroda
Regional Office

BSNL Building, Datta Mandir Road, Nashik Road,
Nashik, PIN – 422 101, State - Maharashtra, Country - India.

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

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

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**



INDEX

Particulars	Page No.
1. VALUATION OPINION REPORT.....	3
2. VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)	4
3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY.....	10
4. ACTUAL SITE PHOTOGRAPHS.....	12
5. ROUTE MAP OF THE PROPERTY.....	13
6. READY RECKONER RATE.....	14
7. PRICE INDICATORS.....	15
8. DECLARATION FROM VALUERS.....	21
9. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS.....	23
10. ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS.....	25
11. MODEL CODE OF CONDUCT FOR VALUERS.....	26



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on **Plot No.17**, Ground + First Floor, Survey No. 284/ 1/ 1, Near Barnes School and Junior College, Deolali Camp Road, Village - Bhagur, Taluka - Nashik, District - Nashik, Pin Code - 422 502, State - Maharashtra, Country - India. belongs **Mr. Sandip Suresh Thakre.**

Boundaries of the property.

North	:	Adj. Plot No. 16
South	:	7.50 Mtr. Wide Road
East	:	Adj. Plot No. 18
West	:	7.50 Mtr. Wide Road

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 and Fair Market Value for this particular purpose **₹ 79,35,656.00 (Rupees Seventy Nine Lakh Thirty Five Thousand Six Hundred Fifty Six Only)**. As per Site Inspection Construction **Work Yet Not Started on Site.**

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

Hence certified

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

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.12.18 15:55:36 +05'30'

Auth. Sign.



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

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

Our Pan India Presence at :

- Nanded
- Mumbai
- Aurangabad
- Thane
- Nashik
- Pune
- Ahmedabad
- Rajkot
- Indore
- Delhi NCR
- Raipur
- Jaipur

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



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC20786

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB/ Regional Office / Mr. Sandip Suresh Thakre (13148/ 2309650) Page 3 of 28

Vastu/Nashik/09/2024/013148/ 2309650

18/8-348 -RYSP

Date: 18.12.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on **Plot No.17**, Ground + First Floor, Survey No. 284/ 1/ 1, Near Barnes School and Junior College, Deolali Camp Road, Village - Bhagur, Taluka – Nashik, District – Nashik, Pin Code – 422 502, State - Maharashtra, Country – India. belongs **Mr. Sandip Suresh Thakre.**

Boundaries of the property.

North	:	Adj. Plot No. 16
South	:	7.50 Mtr. Wide Road
East	:	Adj. Plot No. 18
West	:	7.50 Mtr. Wide Road

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 and Fair Market Value for this particular purpose ₹ **79,35,656.00 (Rupees Seventy Nine Lakh Thirty Five Thousand Six Hundred Fifty Six Only)**. As per Site Inspection Construction **Work Yet Not Started on Site.**

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

Hence certified

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

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.12.18 15:55:36 +05'30'

Auth. Sign.



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

Our Pan India Presence at :

Nanded	Thane	Ahmedabad	Delhi NCR
Mumbai	Nashik	Rajkot	Rajpur
Aurangabad	Pune	Indore	Jaipur

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



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

To,

The Branch Manager,**Bank of Baroda****Regional Office**BSNL Building, Datta Mandir Road, Nashik Road,
Nashik, PIN – 422 101, State - Maharashtra, Country - India.**2. VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)**

I		General	
1.	Purpose for which the valuation is made	:	As per the request from Bank of Baroda, Regional Office to assess Fair market value of the property for banking purpose
2.	a)	Date of inspection	: 17.12.2024
	b)	Date on which the valuation is made	: 18.12.2024
3.	List of documents produced for perusal		
	1.	Copy of Sale Deed Vide No.1159/ 2021 Dated.29.01.2021	
	2.	Copy of Commencement Certificate No. 3955/ BLD/ E-8/ 1666 dated.31.05.2024 issued by Chief Executive Officer, Deolali Cantonment Board, Deolali.	
	3.	Copy of Approved Building Plan No. BPA-PN-DEOL-002356 dated.18.05.2024 issued by Chief Executive Officer, Deolali Cantonment Board, Deolali.	
	4.	Copy of Layout Plan No. 1309/ BLD/ E-8/ 2547 Dated.21.10.2022 issued by Chief Executive Officer, Deolali Cantonment Board, Deolali.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Sandip Suresh Thakre. Address: Residential Land and Proposed Bungalow on Plot No.17 , Ground + First Floor, Survey No. 284/ 1/ 1, Near Barnes School and Junior College, Deolali Camp Road, Village - Bhagur, Taluka – Nashik, District – Nashik, Pin Code – 422 502, State - Maharashtra, Country – India. Contact Person: Mrs. Sony Rampure (Owner Representative) Mb. No.: +91 8261998194.
5.	Brief description of the property (Including Freehold / freehold etc.):		



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



The property is located in a developing Residential area having good infrastructure, well connected by road and train. The immovable property comprises of Freehold Residential land and structures thereof. It is located at about 10.9 km. travelling distance from Nashik Road Railway Station.

Plot:

The plot under valuation is Freehold residential plot. **As per Approved Plan Plot area is 162.100 Sq. M., which is considered for valuation.**

Structure:

As per Approved Plan composition of residential Bungalow are as under.:

RCC Framed Structure	Built Up Area in Sq. Mtr
Proposed Ground Floor – Living, Kitchen, Master Bedroom, Toilet, Olta Staircase, Passage.	49.308
Proposed First Floor – 2 Master Bedroom, Staircase, Passage, Balcony, Terrace	31.508

As per Approved Plan, the Structure area is 80.816 Sq. M., Which is considered for the valuation.

Floor	In Sq. M.
Ground Floor	49.308
First Floor	31.508
Total Built Up Area	80.816

At the time of inspection, the property was under construction. Extent of completion are as under:

Work Yet Not Started on Site	
Total	00% work completed

5a	Total Lease Period & remaining period (if Freehold)	:	N.A., the land is Freehold
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 284/ 1/ 1, Plot No.17
	b) Door No.	:	Residential Land and Proposed Bungalow on Plot No.17
	c) C.T.S. No. / Village	:	Village- Bhagur
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
7.	Postal address of the property	:	Residential Land and Proposed Bungalow on Plot No.17 , Ground + First Floor, Survey No. 284/ 1/ 1, Near Barnes School and Junior College, Deolali Camp Road, Village - Bhagur, Taluka – Nashik, District – Nashik, Pin Code – 422 502, State - Maharashtra, Country – India.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



8.	City / Town	:	Village - Bhagur
	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- Bhagur Deolali Cantonment Board, Deolali
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Dimensions / Boundaries of the property		
			A
			B
			As per the Actual
			As per the Plan
	North		Adj. Plot No. 16
	South		7.50 Mtr. Wide Road
	East		Adj. Plot No. 18
	West		7.50 Mtr. Wide Road
13.2	Latitude, Longitude & Co-ordinates of the site	:	19°52'45.5"N 73°48'50.0"E
14.	Extent of the site	:	Plot Area = 162.100 Sq. M.
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	(As per Approved Plan) Structure Area = As per table Attached (As per Approved Plan)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Bungalow is Under Construction
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	:	Good
2.	Development of surrounding areas	:	Developing
3.	Possibility of frequent flooding/ submerging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Rectangular
7.	Type of use to which it can be put	:	For Residential purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	N.A.
10.	Corner plot or intermittent plot?	:	Corner
11.	Road facilities	:	Yes
12.	Type of road available at present	:	B.T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Above 20 Ft
14.	Is it a Land – Locked land?	:	No



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



15.	Water potentiality	:	Proposed Connected to Cantonment Board Supply Line
16.	Underground sewerage system	:	Proposed Connected to Septic Tank
17.	Is Power supply is available in the site	:	Proposed -Yes
18.	Advantages of the site	:	Located in developing area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Plot Area = 162.100 Sq. M. (As per Approved Plan)
	North & South	:	--
	East & West	:	--
2	Total extent of the plot	:	As per valuation table
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 5,000.00 to ₹ 15,000.00 per Sq. M.
4	Guideline rate obtained from the Registrar's Office	:	₹ 2,380.00 per Sq. M
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	:	It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation	:	₹ 11,800.00 per Sq. M.
6	Estimated value of land	:	₹ 19,12,780.00
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Residential)	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	As per Brief Description
	c) Year of construction	:	Bungalow is Under Construction
	d) Age of the building	:	Bungalow is Under Construction
	e) Life of the building estimated	:	60 Years after Completion (Subject to proper, preventive periodic maintenance & structural repairs.)
	f) Number of floors and height of each floor including basement, if any	:	As per Brief Description
	g) Plinth area floor-wise	:	As per valuation table
	h) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	Bungalow is Under Construction
	ii) Interior – Excellent, Good, Normal, Poor	:	Bungalow is Under Construction
	i) Date of issue and validity of layout of approved map	:	Copy of Approved Building Plan No. BPA-PN-DEOL-002356 dated.18.05.2024 issued by Chief Executive Officer, Deolali Cantonment Board, Deolali.
	j) Approved map / plan issuing authority	:	
	k) Whether genuineness or authenticity	:	



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



	of approved map / plan is verified	:	Yes
	l) Any other comments by our empanelled valuers on authentic of approved plan	:	No

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	As per Estimate issued by Aditya Graphic's dated.28.08.2024.
2.	Basement	:	No
3.	Superstructure	:	
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	As per Estimate issued by Aditya Graphic's dated.28.08.2024
5.		:	
6.		:	
7.		:	
8.	RCC Works	:	As per Estimate issued by Aditya Graphic's dated.28.08.2024
9.	Plastering	:	As per Estimate issued by Aditya Graphic's dated.28.08.2024
10.	Flooring, Skirting, dado	:	As per Estimate issued by Aditya Graphic's dated.28.08.2024
11.	Special finish as marble, granite, wooden paneling, grills etc.	:	As per Estimate issued by Aditya Graphic's dated.28.08.2024
12.			
13.	Roofing including weatherproof course	:	As per Brief Description
14.	Drainage	:	As per Estimate issued by Aditya Graphic's dated.28.08.2024
15.	Compound Wall	:	As per Estimate issued by Aditya Graphic's dated.28.08.2024
	Height	:	Not Applicable
	Length	:	
	Type of construction	:	
16.	Electrical installation	:	
	Type of wiring	:	As per Estimate issued by Aditya Graphic's dated.28.08.2024
	Class of fittings (superior / ordinary / poor)	:	Ordinary
	Number of light points	:	Provided as per requirement
	Fan points	:	Provided as per requirement
	Spare plug points	:	Provided as per requirement
	Any other item	:	-
17.	Plumbing installation		
	a) No. of water closets and their type	:	Provided as per requirement
	b) No. of wash basins	:	Provided as per requirement
	c) No. of urinals	:	Provided as per requirement
	d) No. of bath tubs	:	Provided as per requirement
	e) Water meters, taps etc.	:	Provided as per requirement
	f) Any other fixtures	:	Provided as per requirement

Details of Valuation: -

Items	Area In Sq. M.	Year Of Const.	Total Life of Structure	Full Rate	Age Of Build.	Rate to be considered	Value to be considered	Value / Full Value
Proposed Basement + First Floor	80.816	Under Construction	60	As per Estimate	60 after Completion	As per Estimate	60,22,876.00	60,22,876.00
TOTAL							60,22,876.00	60,22,876.00

Part – C (Extra Items)	:	Amount in ₹
1. Portico	:	Included in the Cost of Construction
2. Ornamental front door	:	
3. Sit out / Verandah with steel grills	:	
4. Overhead water tank	:	
5. Extra steel / collapsible gates	:	
Total		
Part – D (Amenities)	:	Amount in ₹
1. Wardrobes	:	Included in the Cost of Construction
2. Glazed tiles	:	
3. Extra sinks and bathtub	:	
4. Marble / ceramic tiles flooring	:	
5. Interior decorations	:	
6. Architectural elevation works	:	
7. Paneling works	:	
8. Aluminum works	:	
9. Aluminum handrails	:	
10. False ceiling	:	
Total		
Part – E (Miscellaneous)	:	Amount in ₹
1. Separate toilet room	:	Included in the Cost of Construction
2. Separate lumber room	:	
3. Separate water tank / sump	:	
4. Trees, gardening	:	
Total		
Part – F (Services)	:	Amount in ₹
1. Water supply arrangements	:	Included in the Cost of Construction
2. Drainage arrangements	:	
3. Compound wall	:	
4. C.B. deposits, fittings etc.	:	
5. Pavement	:	
Total		

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	162.100	2,380.00	3,85,798.00



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Structure	80.816	21,500.00	17,37,523.00
Total			21,23,321.00

3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part – A	Land	:	₹ 19,12,780.00
Part – B	Building	:	₹ 60,22,876.00
Part – C	Interior & Furniture Work	:	-----
Part – D	Compound Wall and Site Development	:	-----
Part – E	Miscellaneous	:	-----
Part – F	Services	:	
	Total	:	₹ 79,35,656.00

Fair Market Value	:	₹ 79,35,656.00
Realizable Value	:	₹ 75,38,873.00
Distress Value	:	₹ 63,48,525.00
Value as per Circle Rate	:	₹ 21,23,321.00
Insurable value (Full Replacement Cost – Subsoil Structure cost (15%))	:	₹ 14,76,894.00

Remark:

- 1) *For the purpose of valuation, we have considered the land area and Built Up Area as per Approved Plan.*
- 2) *The Above Mention Construction Rate is Given as per Estimate Provided by Aditya Graphic's Dated.28.08.2024.*
- 3) *It Is Advisable To Get Periodic Work Completion Status Prior To Disbursement Of Loan.*

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 cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Residential Bungalow, Residential Building and properties mentioned above.

As the property is a Residential land and building thereof, we have adopted Cost approach / Land and Building 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 ₹ 15,000.00 per Sq. M. for land and Structure thereof Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Residential building / Plot, all round development of commercial and Residential application in the locality etc.

We estimate ₹ 11,800.00 per Sq. M. for Land with appropriate cost of construction for valuation.

i) Saleability	Good
ii) Likely rental values in future in and	₹ 16,000.00 Expected rental income per month after Completion
iii) Any likely income it may generate	Rental Income



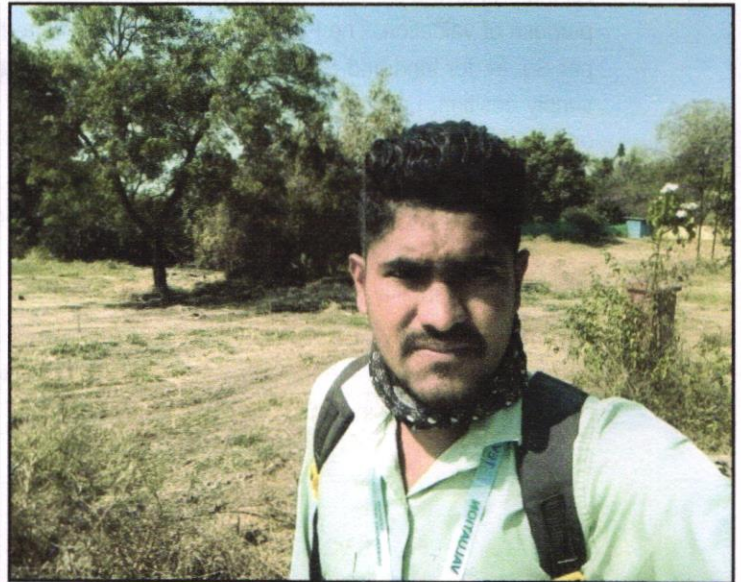
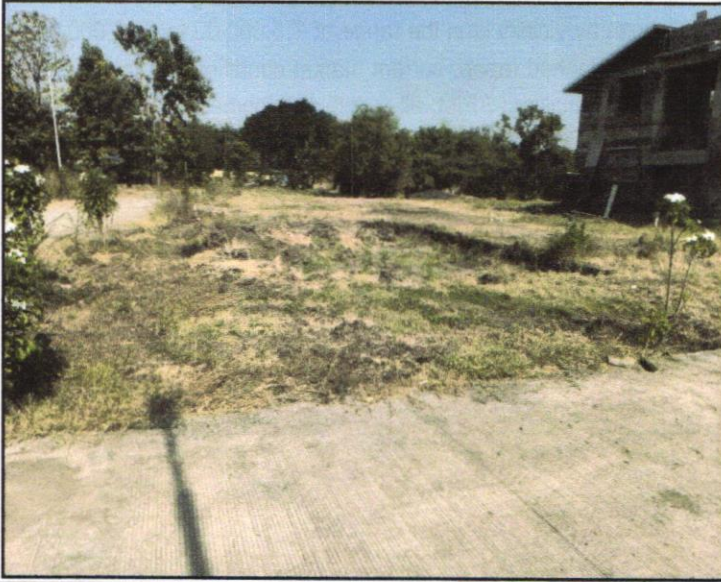
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



4. ACTUAL SITE PHOTOGRAPHS



Since 1989

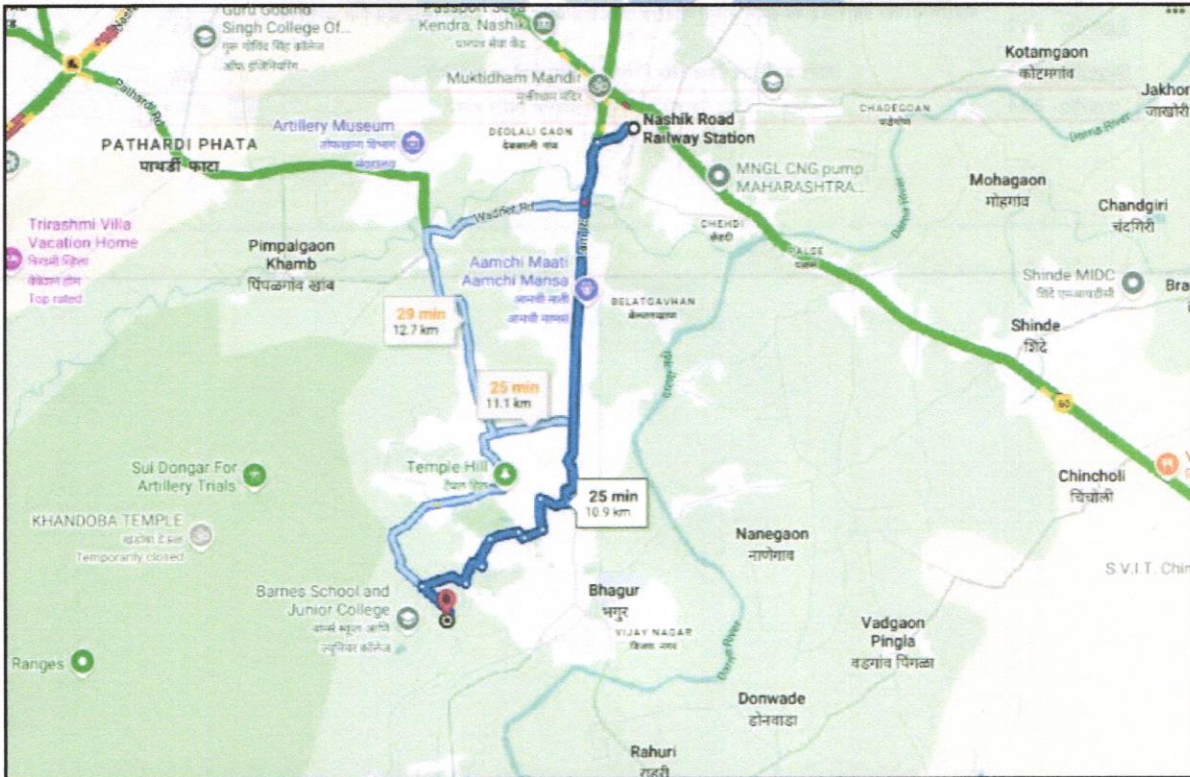
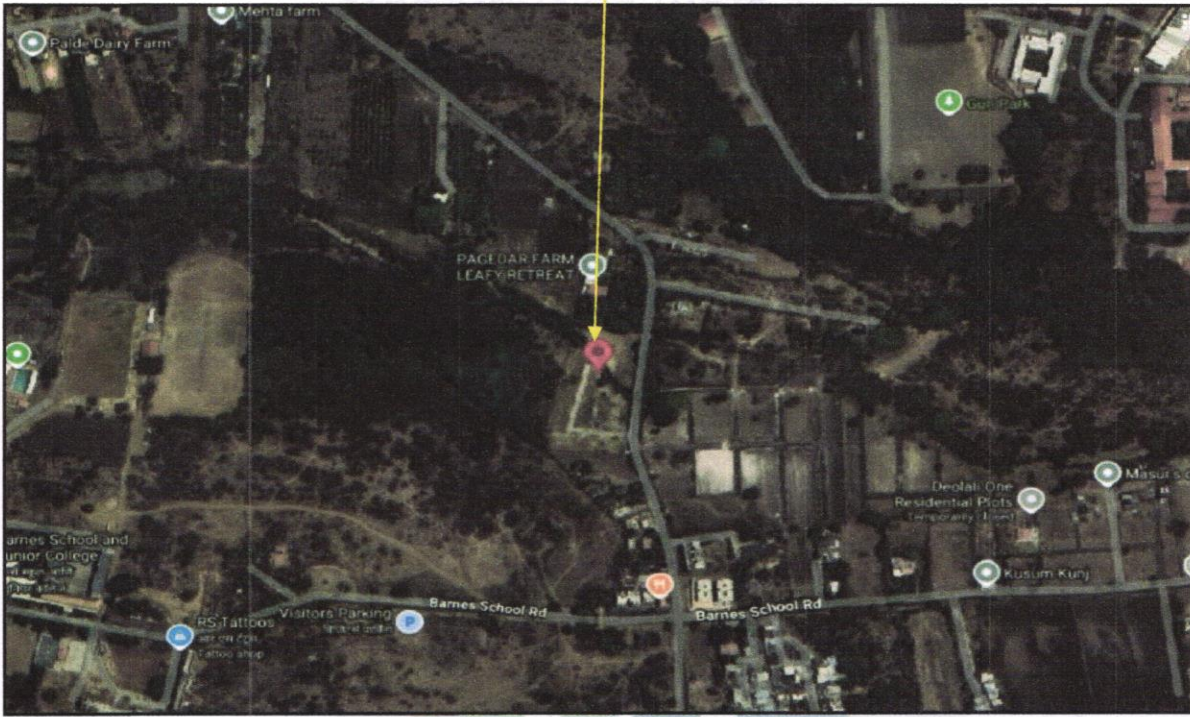
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



ROUTE MAP OF THE PROPERTY

Site u/r



Longitude Latitude: 19°54'41.3"N 73°49'48.0"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik – 10.9 Km)




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company




5. READY RECKONER RATE



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close

Annual Statement of Rates

Year: 2024-2025 Language: English

Selected District: नाशिक
 Select Taluka: नाशिक
 Select Village: मीरे : भगुर ग्रा.
 Search By: Survey No Location
 Select Location: विनशेती झालेल्या जमिनी

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	9/9.1	गावठाण परिषद क्षेत्रातील विनशेती झालेल्या हायवे सन्मुख जमिनी	0	NA
SurveyNo	9/9.2	गावठाण परिषद क्षेत्रातील हायवे सन्मुख जमिनी व्यतिरिक्त विनशेती झालेल्या उर्वरीत जमिनी (सु.वि.क्र.9.1 बा रूतिरिक्त जमिनी)	0	NA
SurveyNo	9/9.3	गावठाण परिषद क्षेत्राबाहेरील विनशेती झालेल्या हायवे सन्मुख जमिनी	0	NA
SurveyNo	9/9.4	गावठाण परिषद क्षेत्राबाहेरील विनशेती झालेल्या उर्वरीत जमिनी	2380	चौ. मीटर

6. PRICE INDICATORS

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾ Hi, n

₹60.0 Lac ₹1500/sqft EMI - ₹27k | [Get pre-approved loan](#)

Plot For Sale in **Deolali Camp, Nashik** [View on map](#)

Plot Area
4000 sqft -

Any Construction Done
No

Boundary Wall
Yes

Cated Colony | **1 Floor allowed**

1 Photos

[Property in a Cated Locality](#)

HOUSING.COM Buy in Nashik ▾ [Download App](#) [List Property](#)

Home / Nashik / Deolali Camp / Chhoriya Umrane Plotting Last updated: Jan 7, 2020

Chhoriya Umrane Plotting by BERA

By **CHHORIVA GROUP**

G No 1012/2b, 1013/1 At Umarane, Deolali, Nashik

[Become the first to Rate](#) [Contact Developer](#)

₹10.35 L - 24.03 L | 900/sq.ft
EMI starts at 5.48 K
Price excludes maintenance, floor rise... [See More](#)

Residential Plots Configuration | **Dec. 2021 Possession Starts** | **900/sq.ft Avg. Price** | **1150 - 2669 sq.ft. (Saleable Area) Sizes**

[Overview/Home](#) [Around This Project](#) [More About Project](#) [About Project](#) [Recommended Properties](#) [Floor Plan](#) >



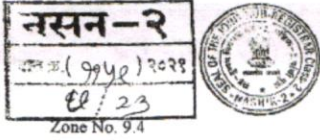
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sale deed



Zone No. 9.4

Govt. valuation Rs. 2,14,50,000/-

Consideration Rs. 3,00,00,000/-

Stamp Duty Rs. 10,50,000/-

Registration fees Rs. 30,000/-

SALE DEED

THIS INDENTURE OF SALE DEED is made and executed on this 29th day of January in the year Two Thousand and Twenty One at Nashik.

BETWEEN

MRS. ROMA MAHARAJ BIRMANI

Age 68 years, Occn. Business & Agriculture

PAN NO. AAPPB5420J

ADHAAR NO. 3509 9442 7047

R/o. 227, "Deepak Mahal", Lam Road,

Deolali Camp Tal & Dist Nashik

Hereinafter for the sake of brevity referred to as "THE VENDOR" (which expression shall always mean and include their respective legal heirs, successors, administrators, executors, representatives and assigns as the case may be) OF THE FIRST PART.

AND

MR. SANDIP SURESH THAKRE

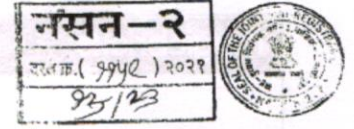
Age 46 Years, Occ. Business

PAN NO. AEYPT0897C

ADHAAR NO. 6749 3871 4911

R/o. Green Fields Society, Anand Road, Deolali Camp,

Nashik 422 401.



- 7) The parties hereto have mutually settled the consideration of this deal at **Rs.3,00,00,000/- (Rs. Three Crores only)** which is fair and reasonable and accordingly the stamp duty have been paid.
- 8) All the expenses arising out of this transaction such as Stamp Duty, Registration Charges, Advocate Fees, Xerox, and other incidental charges have been borne by the Purchaser exclusively.
- 9) The Vendor this day have delivered the necessary file of the said property containing the following documents:-
 - a. Sale Deed dated 18/09/2008.
 - b. 7/12 Extracts.
 - c. Extract of Mutations.
 - d. Tax paid Receipts.
 - e. Order of N.A.
 - f. Order of Collector dated 11/09/2008.
- 10) The said transaction is and by way of absolute sale and there is no agreement or understanding between the parties of reconveyance in any manner.

SCHEDULE




DESCRIPTION OF THE SAID PROPERTY

All that piece and parcel of N. A. land bearing Revenue Survey No. 284/1/1 of village Bhagur Taluka and District Nashik within the limits of Cantonment Board Deolali admeasuring 0H 97.50 R i.e. 9,750 sq mtrs, having N.A. assessment of Rs. 5,363/- bounded as under :-

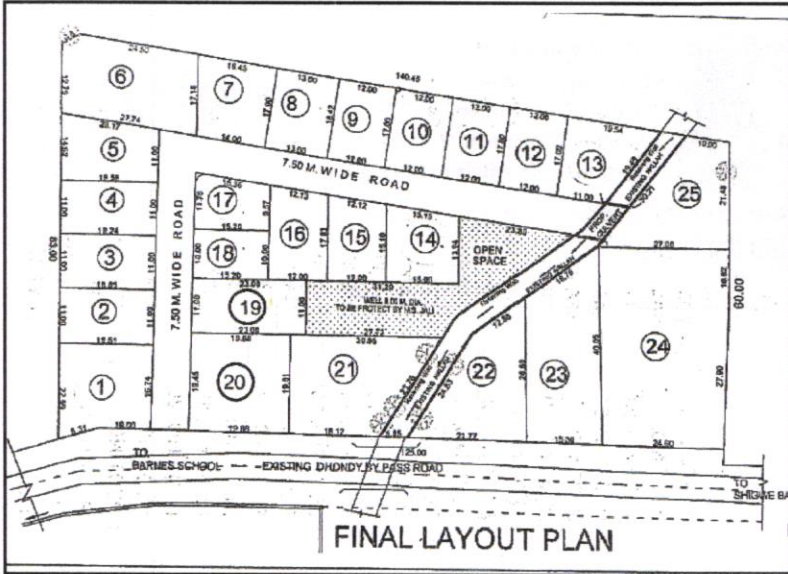
East : By Dhondi Road
West : By Barnes School Campus
South : By Property of Santosh Kasar
North : By S. No. 298/4A

All the said property, together with all plants, casement, existing trees, shrubs, etc. and other rights appurtenant thereto.

Commencement Certificate


 एक ही पृथ्वी ONE EARTH - ONE FAMILY - ONE FUTURE	छावनी परिषद कार्यालय कनाउट रोड, देवलाली छावनी - 422401 नाशिक, महाराष्ट्र भारत सरकार, रक्षा मंत्रालय फोन : 0253 - 2491206, फैक्स : 2492599, ई-मेल : ceodcol-stats@nic.in	 सत्यमेव जयते	Office of the Cantonment Board Cannaught Rond, Deolali Cantonment - 422401 Nashik, Maharashtra Govt. of India, Ministry of Defence	
संख्या: 3955/BLD/E-8/ 1666		दिनांक 21/ 10/2024		
<p>सेवा में,</p> <p>✓ श्री संदिप सुरेश ठाकरे, द्वारा आदित्य ग्राफिक्स, लॅम रोड, नाशिक रोड।</p> <p>विषय: आवासीय भवन हेतु भवन आवेदन पत्र एवं नक्शे की स्वीकृति हेतु।</p> <p>प्रिय महोदय,</p> <p>संदर्भ: भगुर देवलाली छावनी के रेवेन्यु सर्वे संख्या 284/1/1 प्लॉट संख्या 17 पर भवन नक्शा हेतु आपका ऑनलाइन आवेदन पत्र दिनांक 07.05.2024।</p> <p>02. भवन आवेदन क्रमांक BPA-APP-DEOL-2024-03-12-003676 दिनांक 07.05.2024 में उल्लिखित भगुर देवलाली छावनी के रेवेन्यु सर्वे संख्या 284/1/1 प्लॉट संख्या 17 को ऑनलाइन स्वीकृति संख्या BPA-PN-DEOL-2024-05-18-002356 दिनांक 18.05.2024 (अनुलग्नक -अ) और छावनी परिषद संकल्प संख्या 08 दिनांक 16.05.2024 आवासीय भवन योजना को अनुमोदन दिया गया है। इसके अलावा आपको उक्त संबंध में नीचे दिए गए शर्तों का भी पालन करना अनिवार्य है और यह स्वीकृति का एक भाग है :-</p> <ol style="list-style-type: none">01. इस कार्यालय को लिखित रूप में निर्माण शुरू होने की तारीख की सूचना दी जानी चाहिए, ऐसा न करने की स्थिति में पत्र जारी होने की तारीख को ही निर्माण शुरू होने की तारीख के रूप में माना जाएगा।02. यह ध्यान दिया जाए कि परिषद के द्वारा किसी भी मामले में दो बार से अधिक विस्तार की अनुमति नहीं दी जाएगी।03. यदि आप इस कार्यालय को सूचित किए बिना या प्लिंथ पूर्ति प्रमाणपत्र प्राप्त किए बिना प्लिंथ स्तर से ऊपर निर्माण करते हैं तो आपके द्वारा किए गए निर्माण कार्य को अनाधिकृत माना जाएगा। प्लिंथ स्तर के निर्माण में और स्वीकृत भवन नक्शे में किसी भी प्रकार का विचलन / अतिक्रमण होने पर, स्वीकृति के रद्द होने का जोखिम उठाना होगा, इसे ध्यान में ले।				

Layout Plan



PLOT AREA STATEMENT

PLOT NO.	AREA IN Sqmt.	AREA IN Sqyrd.
PLOT NO. 01	323.965	388.758
PLOT NO. 02	205.81	246.97
PLOT NO. 03	209.495	251.39
PLOT NO. 04	213.51	277.81
PLOT NO. 05	245.819	294.98
PLOT NO. 06	466.58	559.89
PLOT NO. 07	258.825	310.59
PLOT NO. 08	221.00	265.20
PLOT NO. 09	204.00	244.80
PLOT NO. 10	204.00	244.80
PLOT NO. 11	204.00	244.80
PLOT NO. 12	204.00	244.80
PLOT NO. 13	251.09	301.30
PLOT NO. 14	225.30	270.36
PLOT NO. 15	203.58	244.29
PLOT NO. 16	224.40	269.28
PLOT NO. 17	162.10	194.52
PLOT NO. 18	152.00	182.40
PLOT NO. 19	253.00	303.60
PLOT NO. 20	390.24	468.28
PLOT NO. 21	489.99	587.98
PLOT NO. 22	382.645	459.17
PLOT NO. 23	527.38	632.85
PLOT NO. 24	1037.99	1245.58
PLOT NO. 25	444.25	533.10


 भारत सरकार, रक्षा मंत्रालय
 Government of India, Ministry of Defence
 Deolali Cantonment - 422401
 Nashik, Maharashtra
 मोबा : 0253-2491200, फ़ोन : 0253-2492599, ई-मेल : ceo@oi-stats@nic.in

No.1309/BLD/E-8/ २२-११७ Date: 21/10/2022

To,
 Mr Sandip S. Thakre,
 C/o Aditya Graphics,
 Lam Road,
 Nashik Road.

Sub: RELEASE OF FINAL LAYOUT ON REV. SY. NO. 284/1/1 OF BHAGUR.
 Ref: Your application letter dated 02.05.2022.


Dear Sir,

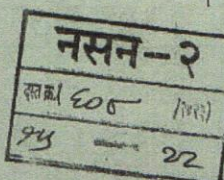

2. Your above reference application regarding final layout plan was placed before the Board meeting held on 25.08.2022 and the Board vide CBR No. 62 dated 25.08.2022 resolved that the final layout plan is sanctioned.

3. Please find enclosed herewith the copy of final layout plan of Rev. Sy. No 284/1/1 of Bhagur. Admeasuring an area as per 7/12 extract 9750.00 Sq. Mtrs area under internal roads 1065.36 Sq. Mtrs, area under open space 557.06 Sq. Mtrs & area under net plots 9327.389 Sq. Mtrs duly enclosed.

CEO has approved.

भवदीय Yours faithfully


 प्रशासनिक एवं जनसंपर्क अधिकारी
 मुख्य कार्यकारी अधिकारी
 देवलीची छावनी परिषद के लिए
 Administrative Officer & PRO,
 For Chief Executive Officer
 Deolali Cantonment Board


 नसन-२
 रकम ६०५
 १५
 २२




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Approved Building Plan

Schedule No.

Order of CEO or Board vide Resolution No. _____
 Date _____ 20__

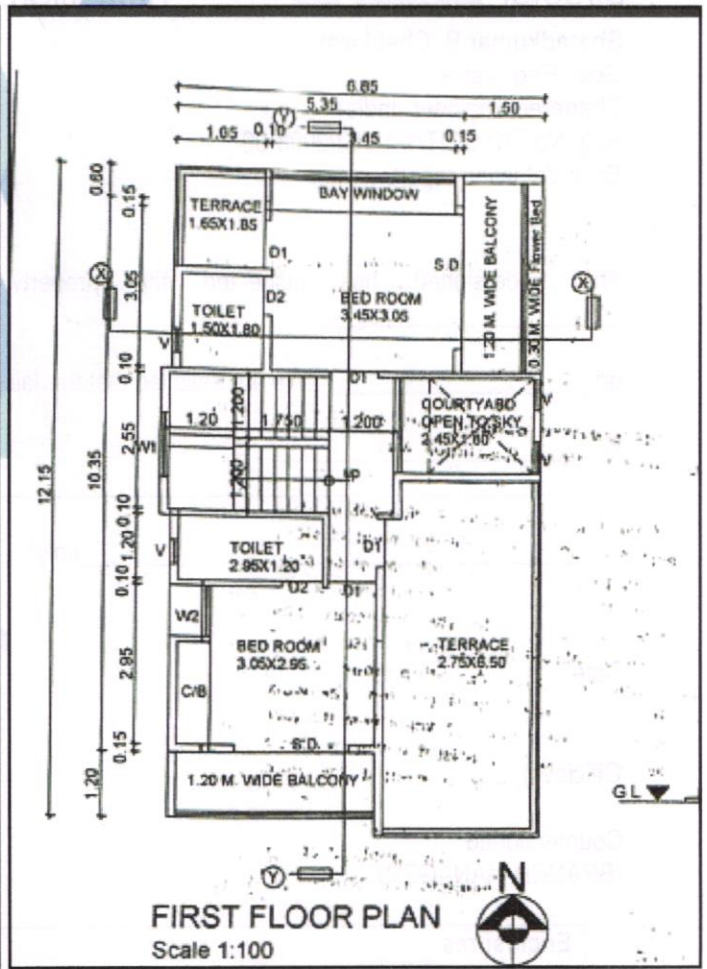
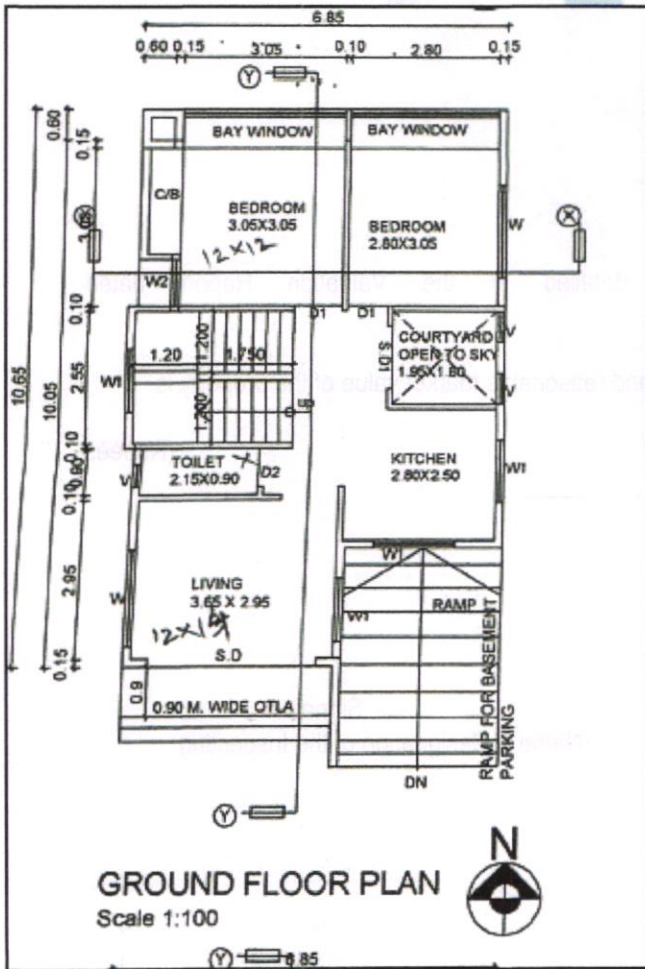
Building Plan/Revised Building Plan Sanctioned
 vide Cantonment Board Resolution No. 08
 Dated: 16.05.2024
BPA-PN-DEA-2024-05-13-002356 Date: 18.05.2024

Considered and Sanctioned under Section 23B of the Cantonment Act 2009 from municipal point of view only without prejudice to the right of ownership and subject to the terms and conditions under which the site is held by the applicant. The Sanctioned plan should be adhered to absolutely in every particular. Any deviation may entail demolition of the unauthorised erection. The work shall be commenced within two years from the date of sanction and shall be completed within two years from the date of the commencement of the work. The date of commencement of the work shall be communicated by the applicant in writing to the Chief Executive Officer. An application for extension of time to complete the construction, if required, should be made before the expiry of the date of sanction issued by the Office

Chief Executive Officer
Cantonment Board Deolai

Rohini Kashyap
CHIEF EXECUTIVE OFFICER
CANTONMENT BOARD DEOLAI

No. _____
 Cantt. Board Office, Deolai 3957 BLD/E-8/1666
 Dated _____



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is **₹ 79,35,656.00 (Rupees Seventy Nine Lakh Thirty Five Thousand Six Hundred Fifty Six Only)**. The Realizable Value **₹ 75,38,873.00 (Rupees Seventy Five Lakh Thirty Eight Thousand Eight Hundred Seventy Three Only)** and the Distress value **₹ 63,48,525.00 (Rupees Sixty Three Lakh Forty Eight Thousand Five Hundred Twenty Five Only)**. As per Site Inspection **Work Yet Not Started on Site**.

Place: Nashik

Date: 18.12.2024

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

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2024.12.18 15:55:59 +05'30'

Auth. Sign.

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

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

Date

Signature
(Name & Designation of the Inspecting

Official/s)

Countersigned
(BRANCH MANAGER)

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



(Annexure – I)

1. DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 18.12.2024 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 has personally inspected the property on 17.12.2024. 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 valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



	Particulars	Valuer comment
1.	Background information of the asset being valued;	As per Sale Deed Owner is Mr. Sandip Suresh Thakre
2.	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, Regional Office to assess Fair market 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 - Valuation Engineer Rishidatt Yadav – Technical Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 17.12.2024 Valuation Date – 18.12.2024 Date of Report – 18.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.12.2024
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;	Cost Approach (For building construction) Comparative Sales Method (For Land component)
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 land size, location, sustained demand for Residential land, 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

2. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **18th 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 visualizing the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous and non-agricultural land parcel admeasuring **162.100 Sq. M.** and structures thereof. The property is owned by **Mr. Sandip Suresh Thakre.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the property is owned by **Mr. Sandip Suresh Thakre.** 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **162.100 Sq. M.** and structure thereof.

Condition & Repair

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

Valuation Methodology

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

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

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

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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 currently vacant and Bank Possession, contiguous and non-agricultural land parcel admeasuring **162.100 Sq. M.** and structure there of.

3. ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



(Annexure – II)

4. 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

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: 18.12.2024

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

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.12.18 15:56:29 +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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

