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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Dipyash Babu Pawar & Sau. Archana Babu Pawar.**

Name of Owner: **Sau. Pratibha Satyavijay Ohol**

Residential Land and House on **Tenement No. N-53/ VH/ 29/ 04**, Ground Floor, Fifth Scheme, Neighborhood Vaishakh Sector VH, Near Shree Swami Samarth Kendra - Patil Nagar, Trimurti Chowk, off Ambad – Cidco Link Road, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 009, State - Maharashtra, Country – India.

Longitude Latitude: 19°58'59.1"N 73°45'30.7"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 :

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📍 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

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CIN: U74120MH2010PTC20786

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/01/2025/013982 / 2310288

28/18-407-RPSP

Date: 28.01.2025

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and House on **Tenement No. N-53/ VH/ 29/ 04**, Ground Floor, Fifth Scheme, Neighborhood Vaishakh Sector VH, Near Shree Swami Samarth Kendra - Patil Nagar, Trimurti Chowk, off Ambad – Cidco Link Road, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 009, State - Maharashtra, Country – India belongs. Name of Proposed Purchaser: **Shri. Dipyash Babu Pawar & Sau. Archana Babu Pawar**. Name of Owner: **Sau. Pratibha Satyavijay Ohol**.

Boundaries of the property.

North	:	Tenement
South	:	Tenement
East	:	Road
West	:	Tenement

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 at is **₹ 17,45,197.00 (Rupees Seventeen Lakh Forty Five Thousand One Hundred Ninety Seven 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.**

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.01.28 18:14:58 +05'30'

Auth. Sign.



Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBBI/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941
Encl: Valuation Report.

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

The 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, Mumbai Naka Regional Office Branch to assess Fair market value of the property for banking purpose
2.	a) Date of inspection : 27.01.2025
	b) Date on which the valuation is made : 28.01.2025
3.	List of documents produced for perusal
	<ol style="list-style-type: none"> Copy of Notarized Agreement Dated. 24.01.2025 between Sau. Pratibha Satyavijay Ohol (the Seller) and Shri. Dipyash Babu Pawar & Sau. Archana Babu Pawar (Proposed Purchaser). Copy Tenement Transfer Order Letter CIDCO/ ADMN/ NSK/ No. N-53/ OP/ 285 dated.08.02.1993 issued by City Industrial Development Corporation of Maharashtra Limited. Copy of Possession Receipts Dated.21.05.1990 issued by City Industrial Development Corporation of Maharashtra Limited. Copy of Approved Building Plan No. BP/ NT/ NSK/ ADM/ 97 / 515 Dated.07.05.1997 issued by Administrator issued by City Industrial Development Corporation of Maharashtra Limited, New Nashik.
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) : <p>Name of Proposed Purchaser: Shri. Dipyash Babu Pawar & Sau. Archana Babu Pawar.</p> <p>Name of Owner: Sau. Pratibha Satyavijay Ohol.</p> <p>Address: Residential Land and House on Tenement No. N-53/ VH/ 29/ 04, Ground Floor, Fifth Scheme, Neighborhood Vaishakh Sector VH, Near Shree Swami Samarth Kendra - Patil Nagar, Trimurti Chowk, off Ambad – Cidco Link Road, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 009, State - Maharashtra, Country – India.</p> <p>Contact Person: Shri. Pawar Sir (Proposed Purchaser) Mb. No.: +91 8390753430.</p>
5.	Brief description of the property (Including Leasehold / freehold etc.):



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The property is located in a developing Residential area having good infrastructure, well connected by road and train. The immovable property comprises of Leasehold Residential land and structures thereof. It is located at about 11.6 km. travelling distance from Nashik Road Railway Station.

Plot:

The plot under valuation is Leasehold residential plot. **As per Plan Plot area is 40.00 Sq. M., which is considered for valuation.**

Structure:

As per site inspection structure are as under:

Description
RCC Framed Structure
Ground Floor – Living Room, Bedroom, Kitchen, Bath, WC, Passage.

As per Plan Built Up area is 22.05 Sq. M., which is considered for valuation.

Floors	Area (Sq. M.)
Total Built up area	22.05

5a	Total Lease Period & remaining period (if leasehold)	:	N.A., the land is Leasehold
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Fifth Scheme, Neighborhood Vaishakh Sector VH
	b) Door No.	:	Residential Land and House on Tenement No. N-53/ VH/ 29/ 04
	c) C.T.S. No. / Village	:	Village – CIDCO
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
7.	Postal address of the property	:	Residential Land and House on Tenement No. N-53/ VH/ 29/ 04 , Ground Floor, Fifth Scheme, Neighborhood Vaishakh Sector VH, Near Shree Swami Samarth Kendra - Patil Nagar, Trimurti Chowk, off Ambad – Cidco Link Road, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 009, State - Maharashtra, Country – India.
8.	City / Town	:	Village – Cidco
	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 – Cidco City Industrial Development Corporation of Maharashtra Limited.
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land	:	No



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	Ceiling Act) or notified under agency area/ scheduled area / cantonment area		
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Dimensions / Boundaries of the property		
			A
			As per Actual
			B
			As per Document
	North		As Per CIDCO Type Design Plan
	South		As Per CIDCO Type Design Plan
	East		As Per CIDCO Type Design Plan
	West		As Per CIDCO Type Design Plan
13.2	Latitude, Longitude & Co-ordinates of the site	:	19°58'59.1"N 73°45'30.7"E
14.	Extent of the site	:	Plot Area = 40.00 Sq. M.
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	(As per Plan) Structure Area = As per table Attached
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II CHARACTERISTICS 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?	:	Intermittent
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.	:	Below 15 Ft
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Connected to Municipal Supply Line
16.	Underground sewerage system	:	Connected to Septic Tank
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developing area
19.	Special remarks, if any like threat of acquisition of land for publics 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 = 40.00 Sq. M. (As per 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)	:	₹ 32,000.00 to ₹ 42,000.00 per Sq. M.
4	Guideline rate obtained from the Registrar's Office	:	₹ 4,850.00 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	:	₹ 38,000.00 per Sq. M.
6	Estimated value of land	:	₹ 15,20,000.00
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	:	1990 (As per Possession Receipt)
	d) Age of the building	:	35 Years
	e) Life of the building estimated	:	25 Years (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	:	Good
	ii) Interior – Excellent, Good, Normal, Poor	:	Good
	i) Date of issue and validity of layout of approved map	:	Copy of Approved Building Plan No. BP/ NT/ NSK/ ADM/ 57 / 515 Dated.07.05.1997 issued by Administrator issued by
	j) Approved map / plan issuing authority	:	City Industrial Development Corporation of Maharashtra Limited, New Nashik..
	k) Whether genuineness or authenticity of approved map / plan is verified	:	City Industrial Development Corporation of Maharashtra Limited, New Nashik
	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 Brief Description
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	: Teak wood door frame with flush doors, MS Grill windows, Open plumbing & Open Casing Capping Electrical wiring.
5.		
6.		
7.		
8.	RCC Works	: RCC Framed Structure
9.	Plastering	: Cement Plastering
10.	Flooring, Skirting, dado	: Vitrified Tiles Flooring
11.	Special finish as marble, granite, wooden paneling, grills etc.	: Marble
12.		
13.	Roofing including weatherproof course	: As per Brief Description
14.	Drainage	: Connected to Municipal Sewerage System
15.	Compound Wall	:
	Height	: Not Applicable
	Length	:
	Type of construction	:
16.	Electrical installation	:
	Type of wiring	: Open Casing Capping Electrical wiring
	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	: Provided as per requirement
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.	Depreciated Rate to be considered	Depreciated Value to be considered	Value / Full Value
Ground Floor	22.05	1990	60	21,500.00	35	10,213.00	2,25,197.00	4,74,075.00
						TOTAL	2,25,197.00	4,74,075.00

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	:



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	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	40.00	4,850.00	1,94,000.00
Structure	As per valuation table		2,25,197.00
Total			4,19,197.00

3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part – A	Land	:	₹ 15,20,000.00
Part – B	Building	:	₹ 2,25,197.00
Part – C	Extra Items	:	
Part – D	Amenities	:	
Part – E	Miscellaneous	:	
Part – F	Services	:	
	Total	:	₹ 17,45,197.00

Fair Market Value	:	₹ 17,45,197.00
Realizable Value	:	₹ 15,70,677.00
Distress Value	:	₹ 13,96,158.00
Insurable value (Full Replacement Cost – Subsoil Structure cost (15%))	:	₹ 4,02,963.75

Remark:

1) For the purpose of valuation, we have considered the Land and structure area as per Plan.



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Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The 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.

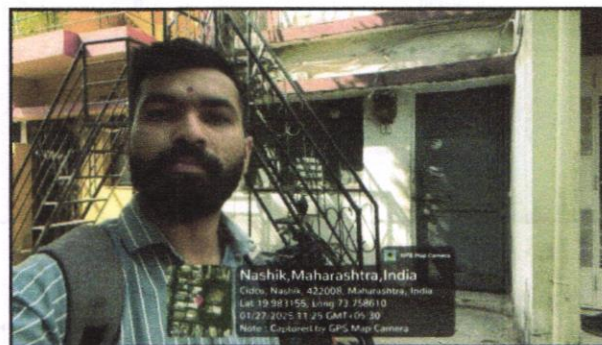
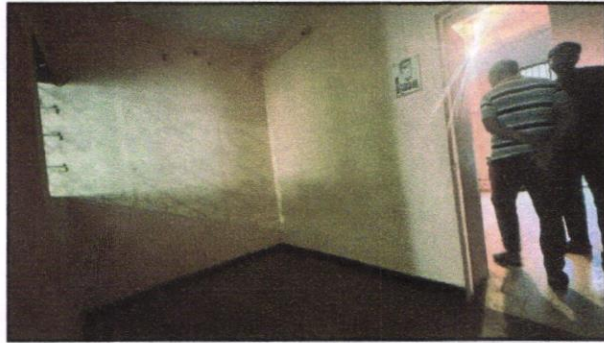
There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Residential Building and properties mentioned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

As the property is an 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 ₹ 32,000.00 to ₹ 42,000.00 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 ₹ 38,000.00 per Sq. M. for Land with appropriate cost of construction for valuation.

i) Saleability	Good
ii) Likely rental values in future in and	-
iii) Any likely income it may generate	-

4. ACTUAL SITE PHOTOGRAPHS




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5. READY RECKONER RATE



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#)

[Valuation Guidelines | User Manual](#)

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Select	उपविभाग	शुली जमीन	निवासी सदनिका	बोझीस दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1.38.1 - सिम्ब्रायसीस कॉलेजकडून त्रिमुर्ती कडे येणारा रस्ता व पुरव पश्चिम प्लाझा बिप्टर समोरील रस्ता (1.39.1 ला जोडणारा)	6400	28500	32770	35620	0 चौ. मीटर
SurveyNo	1.38.2 - पवननगर कडून पुरव पश्चिम प्लाझा कडे येणारा रस्ता (1.39.2 ला जोडणारा)	6400	28500	32770	35620	0 चौ. मीटर
SurveyNo	1.38.3 - वरील रस्त्यास समांतर सिव्हेज ट्रिउमेंट प्लॅटकडे जाणारा रस्ता व पेंठे हायस्कूल निघणारा (1.39.3 ला जोडणारा)	5800	27750	31910	34680	0 चौ. मीटर
SurveyNo	1.38.4 - अंतर्गत मिळकती	4850	26120	29750	32650	0 चौ. मीटर

6. PRICE INDICATORS

HOUSING.COM Buy in Nashik

Home / Nashik / Cidco / House for Sale in Cidco / 1 BHK Independent House

1 BHK Independent House CIDCO, Nashik

₹25.0 L EMI starts at 13.24 K

734 K/sq.ft

Contact Owner

Living Room

323.00 sq.ft Built Up Area

7.74 K/sq.ft Avg. Price

Ready to move Possession status

Unfurnished Furnishing

OVERVIEW POPULAR PROPERTIES NEARBY RATINGS AND REVIEWS PRICE TRENDS LOCALITY CALCULATOR

Property Location CIDCO, Nashik

Great choice! Nice neighborhood around

Contact Seller

99acres Buy Enter Locality / Project / Society / Landmark

Home / Property in Nashik / House for sale in Nashik / House for sale in Cidco / 2 Bedrooms 3 Baths Independent House/Villa for Sale

₹45 Lac @ 3,750 per sq.ft. Estimated EMI ₹ 25,942

2 Bedrooms 3 Baths Independent House/Villa for Sale

CIDCO, Nashik, Maharashtra

RESA STATUS NOT AVAILABLE Website: <https://mahaherita.maharashtra.gov.in/>

Overview Owner Details Locality Reviews Recommendations Articles

Property ID

Area Plot area 1200 sq.ft. (111.48 sq.m.)

Price ₹ 45 Lac+ Govt Charges & Tax @ 3,750 per sq.ft. (Negotiable)

Total Floors 3 Floors

Overlooking Main Road

Configuration 2 Bedrooms, 3 Bathrooms, 1 Balcony

Address CIDCO, Nashik

Facing West

Property Age 5 to 10 Year Old

Why should you consider this property?

Close to School Close to Hospital Close to Market Overlooking Main Road

Transaction Type: Resale Property Ownership: Leasehold Water Source: Municipal corporati... Power Backup: None

Property Code: 577477097

www.99acres.com/577477097

PRICE INDICATORS

The screenshot displays a real estate listing on the Housing.com website. The listing is for a '1 RK Independent House' located in 'Septashrunji Nagar, Kamatwade Gaon, Nashik'. The price is listed as ₹20.0 L, with an EMI starting at ₹10.59 K. The built-up area is 300.00 sq.ft, and the average price is 6.67 K/sq.ft. The property is described as 'Ready to move' and 'Unfurnished'. There are several interior photos showing a living area and a kitchen. A 'Contact Seller' button is visible. The page also includes navigation tabs for 'OVERVIEW', 'RATINGS AND REVIEWS', 'PRICE TRENDS', 'LOCALITY', and 'CALCULATOR'. A location map shows the property's location in Kamatwade Gaon, Nashik. A yellow callout box highlights the property as a 'Great choice! Better priced property in this area'.



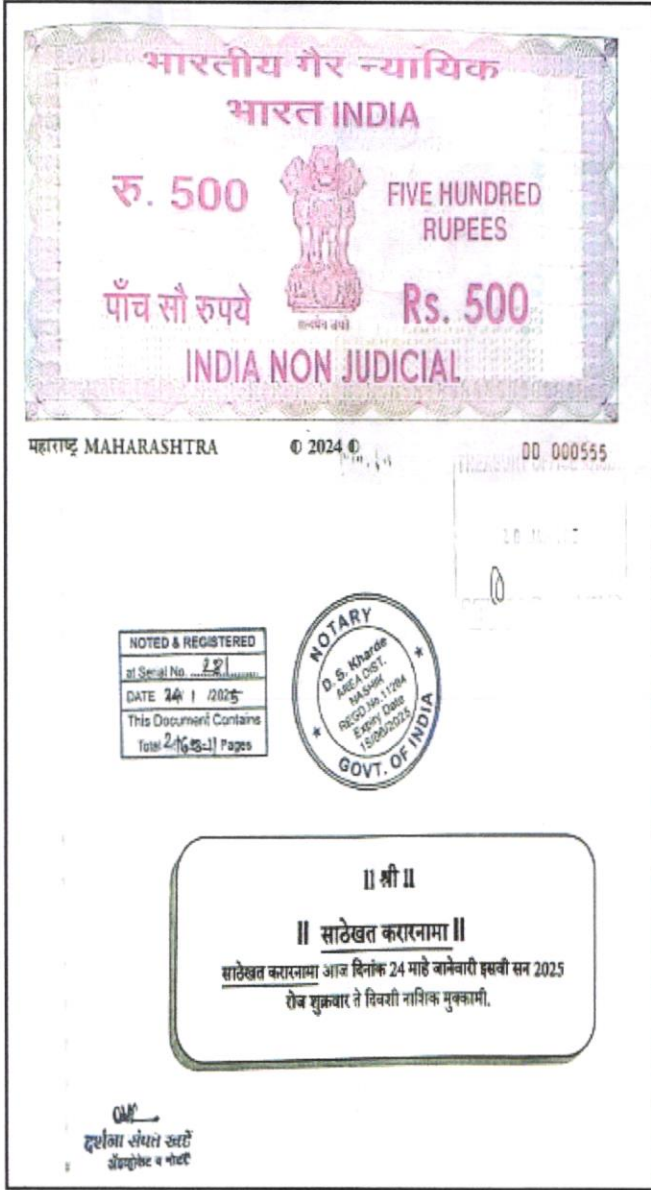
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Notarized Agreement



- 1 -

NOTARY
D. S. Kharde
Notary Public
Maharashtra
Regd. No. 11904
Expire Date
15/09/2025
GOVT. OF INDIA

1. श्री. दिपयश बापू पवार
वय - 25 वर्षे, घंदा - नोकरी
(PAN NO. - EBTPP9473E)

2. सौ. अर्चना बापू पवार
वय - 45 वर्षे, घंदा - गृहिणी
(PAN NO. - DGJPP7042B)
दोपेही रा. - N-53/VG-22/05, नम्रता चौक,
पाटील, नगर, सिडको, नाशिक - 422008

- यांसी -

सौ. प्रतिभा सत्यविजय ओहोळ
वय - 57 वर्षे, घंदा - गृहिणी
(PAN NO. - ABTPO6258J)
रा. - फ्लॉट नं. 04, राजश्री रेसीडेन्सी, कालिका पार्क,
नाशिक - 422008

कारणे साठेखत (करारनामा) नोटीरी दस्त लिहून देतो ऐसा जे की,

1. मिळकतीचे वर्णन: - तुकडी जिल्हा नाशिक, पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील नाशिक शहरातील व सिटी अॅण्ड इंडस्ट्रियल डेव्हलपमेंट कॉर्पोरेशन ऑफ महाराष्ट्र लि. (यापुढे सदर संस्थेचा उल्लेख "सिडको" असा संक्षिप्ततेसाठी केलेला आहे.) यांच्या अधिपत्याखालील व सिडको यांनी मंजूर केलेल्या ले-आऊट प्लॅनप्रमाणे रहिवासी विभागातील पाचवी स्किम नंबर 40.00 चौ.मी. व त्यावरील स्कीम बांधीव क्षेत्र 22.05 चौ.मी. तळ मजला वाढीव बांधीव क्षेत्र 8.65 चौ.मी. एकूण बांधीव क्षेत्र 30.07 चौ.मी. यांसी चतुःसिमा सिडकोच्या मंजूर नकाशाप्रमाणे -

येणेप्रमाणे चतुःसिमेतील बांधीव घर मिळकत जल, तरू, काष्ट, पाषाण, निधी निक्षेप वगैरे तदंगभूत वस्तुसहैत त्यातील विज कनेक्शन, मीटर, वॉटर कनेक्शन सह व लिहून देणार यांना प्राप्त झालेल्या सर्व हक्कांसहची व तसेच मिळकतीत जागेपेण्याचे जिना, टॅरेस, ओपन स्पेस सामाईकपणे वापरण्याचे वागवहिवाटीचे हक्कांसहची व पुर्वापार सर्व हक्कांसहची मिळकत दरोबस्त.

यापुढे संक्षिप्ततेसाठी लिहून देणार यांचा उल्लेख 'मी' व लिहून देणार यांचा उल्लेख 'तुम्ही' तसेच बर कलम 1 मध्ये वर्णन केलेल्या मिळकतीचा उल्लेख 'सदर मिळकत' असा केलेला आहे.

Tenement Transfer Order & Possession Receipt

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED**

Office of Administrator,
CIDCO, New Nashik

CIDCO/ADM/NSK/No. N-53/OP/121 Date 8-7-1993

TENEMENT TRANSFER ORDER


Shri/Smt. Patil Prabhakar Narayan was allotted the House No. N-53/V/H/29/4 in Fifth Housing Scheme at New Nashik under letter No. N-53/OP/732 dated March '90. The Agreement was also executed on May '90. The cost of the house was fixed at Rs. 33000/- (Rs. Thirty three thousand only.) and accordingly the entire amount has been paid by Shri/Smt. Patil Prabhakar Narayan. Now after the payment of the cost of the house Shri/Smt. Patil Prabhakar Narayan has applied on 30/11/1993 for the transfer of the House to Shri/Smt. Sau. Pratibha Satyavijay Chol. and in view of the direction the transfer is permitted on payment of 50% of the difference between the declared market price and the price paid by the allottees. Thus the amount of Rs. 5000/- (Rs. Five thousand only.) is recovered from Shri/Smt. Patil Prabhakar Narayan as price of the House No. N-53/V/H/29/4 vide Receipt No. 998 dated 12/1/1993.

The allotment of House No. N-53/V/H/29/4 in Fifth Housing Scheme at New Nashik made to Shri/Smt. Patil Prabhakar Narayan, New CIDCO, Nashik. is cancelled and it is now allotted to Shri/Smt. Sau. Pratibha Satyavijay Chol. He/She shall be liable to pay from 1/1/1993 the water service insurance and all other charges as noted in the agreement and breach of condition will be taken serious notice for action in the Court of Law. The Agreement should be issued accordingly.

नसन-७

दस्तावेज क्र. 998/90 (10/93)

Patil



ADMINISTRATOR
CIDCO/NASHIK

To,

Shri/Smt. 1. Shri. P.N. Patil.


2. Sau. P.S. Chol.

Copy to A. A.O. (NSK)

नसन-७

दस्तावेज क्र. 998/90 (10/93)

Patil



Industrial Development Corporation of Maharashtra
Nashik

Sr. No. N53-7-677

POSSESSION RECEIPT


I, Shri/Smt. Patil Prabhakar Narayan have this day of 21st May 1990 received possession of the House No. 04 of Building No. 29 in Sector V/H in Neighbourhood Vaishakh type of N53 at New Nashik. Before taking over possession, I have verified the fittings, fixtures and amenities in the above house and they are according to the plans and specifications enclosed with the agreement. I have inspected the house and satisfied myself. I accept the above said house after carrying out the rectification to my satisfaction.

Date 21/05/1990 (Signature of Allottee)


Possession given to Patil Prabhakar Narayan Name Patil P.N.
(Sub Engineer)
CIDCO, New Nashik.

आस्ता आधार क्रमांक / Your Aadhaar No. :
3545 7395 7202

आधार - सामान्य मागसाचा अधिकार

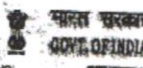


श्रीमती प्रतिभा सत्यविजय चोल
Pratibha Satyavijay Chol
जन्म वर्ष / Year of Birth: 1965
स्त्री / Female



3545 7395 7202

आधार - सामान्य मागसाचा अधिकार



GOVT. OF INDIA

PRATIBHA SATYAVIJAY CHOL

BHAGJI TULSHIRAM WAGHMARE

ABTPO6266J

21/05/1990



Since 1989

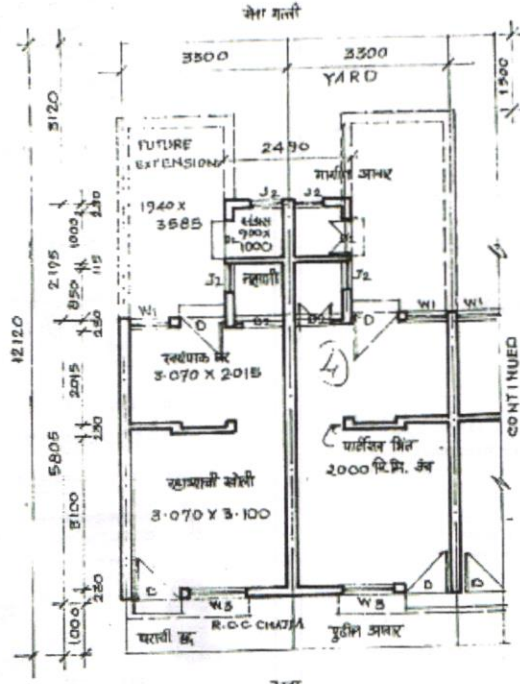
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Building Plan

नविन नाशिक गृह निर्माण योजना क्र.५
कमी उत्पन्न गट २ (एल्.आय.जी.)
घराचे संकल्प चित्र - एन्.५३



Approved as amended in Red
Subject to the conditions mentioned in
this office order No. BR/NT/NSK/ADM/57/515
Dated 21/9/97

General
CIDCO of Maharashtra Limited
CIDCO, Bombay Agra Road,
NEW NASHIK-422 008.
सिडको

सौ.मजल्याचा आराखडा
बांधकाम केलेले क्षेत्र (युनिट) २२.०५ चौ.मी.
भूखंडाचे क्षेत्र (युनिट) ४०.०० चौ.मी.
एका ओळीत चार, सहा किंवा आठ घरे

सिटी अँड इंडस्ट्रियल डेव्हलपमेंट कॉर्पोरेशन ऑफ महाराष्ट्र लि.
NAME OF TENEMENT HOLDER:- Smt. P. S. Chole
TENEMENT NO N 53/V/H/29/04
PROPOSED BUILT - UP AREA :- 665 m²

सौ. जी. ए. आर्केट



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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particulars above property in the prevailing condition with aforesaid specification is **₹ 17,45,197.00 (Rupees Seventeen Lakh Forty Five Thousand One Hundred Ninety Seven Only)**. The Realizable Value **₹ 15,70,677.00 (Rupees Fifteen Lakh Seventy Thousand Six Hundred Seventy Seven Only)** and the Distress value **₹ 13,96,158.00 (Rupees Thirteen Lakh Ninety Six Thousand One Hundred Fifty Eight Only)**.

Place: Nashik

Date: 28.01.2025

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.01.28 18:15:18 +05'30'

Auth. Sign.

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



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(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 28.01.2025 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 27.01.2025. 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.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is being purchased by Shri. Dipyash Babu Pawar & Sau. Archana Babu Pawar. From Sau. Pratibha Satyavijay Ohol. As per Notarized Agreement Dated.24.01.2025.
2.	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, Regional Office Branch to assess Fair market value of the property for banking purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol - Regional Technical Head Swapnil Wagh - Valuation Engineer Sanjay Phadol – Technical Manager Rushikesh Pingle – 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 – 27.01.2025 Valuation Date – 28.01.2025 Date of Report – 28.01.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 27.01.2025
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



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2. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **28th January 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 **40.00 Sq. M.** and structures thereof. The property is purchased by Name of Proposed Purchaser: **Shri. Dipyash Babu Pawar & Sau. Archana Babu Pawar.** Name of Owner: **Sau. Pratibha Satyavijay Ohol.** 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 Name of Proposed Purchaser: **Shri. Dipyash Babu Pawar & Sau. Archana Babu Pawar.** Name of Owner: **Sau. Pratibha Satyavijay Ohol.** 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



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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.

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 **40.00 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



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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 currently vacant and Bank Possession, contiguous and non-agricultural land parcel admeasuring **40.00 Sq. M.** and structure thereof.

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



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(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.



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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.



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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: 28.01.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.01.28 18:15:36 +05'30'


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