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CIN: U74120MH2010PTC207861

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "SAI COURT"

"SAI COURT" Residential Cum Commercial Building on Survey No.388/1+2A(P), Plot No.3+4+10+11+12+13, at Village – Nashik, Opp. Maruti Wafers Office, Near Lokesh Plywood, Tapovan Link Road, Taluka - Nashik, District - Nashik, PIN Code - 422 005, State - Maharashtra, Country - India.

Latitude Longitude: 19°59'49.6"N 73°48'43.2"E

Valuation Done for: **Union Bank of India** **RLP Nashik Branch**

Union Loan Point Nashik, Nawandar Sankul, 1366, M-1 RACCA Colony, Near Soni Paithani, Sharanpur Road, Nashik, Pin Code - 422 101, State – Maharashtra, Country – India.

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

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Regd. Office

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

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Valuation Report Prepared For: Union Bank of India / RLP Nashik Branch / SAI COURT / (012652/2309253) Page 2 of 27

Vastu/UBI/Nashik/11/2024/012652/2309253
28/18-338-CHV
Date: 28.11.2024

MASTER VALUATION REPORT OF "SAI COURT"

**"SAI COURT" Residential Cum Commercial Building on Survey No.388/1+2A(P),
Plot No.3+4+10+11+12+13, at Village – Nashik , Opp Maruti Wafers Office ,
Near Lokesh Plywood, Tapovan Link Road, Taluka - Nashik, District - Nashik,
PIN Code - 422 005, State - Maharashtra, Country - India.**

Latitude Longitude: 19°59'49.6"N 73°48'43.2"E

NAME OF DEVELOPER: M/s. Jay Win Developers.

Pursuant to instructions from Union Bank of India, RLP Nashik Branch, Project Approval Cell, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **27th November 2024** for approval of Advance Processing Facility.

1. Location Details:

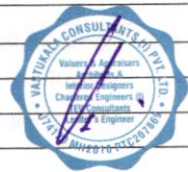
The property is situated at "SAI COURT" Residential Cum Commercial Building on Survey No.388/1+2A(P), Plot No.3+4+10+11+12+13, at Village – Nashik , Opp Maruti Wafers Office , Near Lokesh Plywood, Tapovan Link Road, Taluka - Nashik, District - Nashik, PIN Code - 422 005, State - Maharashtra, Country - India. It is about 7.6 Km. travel distance from Nashik Railway Station. Surface transport to the property is by buses, Auto, taxis & private vehicles. Surface transport to the property is by buses, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Jay Win Developers	
Project Registration Number	Project	RERA Project Number
	Sai Court	P51600029904
Register office address	M/s.Jay Win Developers Address: Shop No- 1,2,3, Sancheti Heights , Opp. Telephone Exchange, Canada Corner, Nashik, PIN Code - 422 005, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person: Mr. Rahul (Builder Representative) Contact No.+91 9604128833	


3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road
On or towards South	Road
On or towards East	Kothavade Trading Company
On or towards West	Lokesh Plywood



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Mumbai Nashik Rajkot Raipur
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		005, State - Maharashtra, Country – India. Contact Person: Mr. Rahul (Builder Representative) Contact No.+91 9604128833						
5.	Brief description of the property (Including Leasehold / freehold etc.)							
TYPE OF THE BUILDING:								
<table border="1"> <thead> <tr> <th>Project Name</th> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>" Sai Court "</td> <td>A</td> <td>Basement + Ground + 1st to 9th Upper Floors</td> </tr> </tbody> </table>			Project Name	Wing	Number of Floors	" Sai Court "	A	Basement + Ground + 1 st to 9 th Upper Floors
Project Name	Wing	Number of Floors						
" Sai Court "	A	Basement + Ground + 1 st to 9 th Upper Floors						
LEVEL OF COMPLETEION:								
<table border="1"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>"Sai Court"</td> <td>RCC Footing/Foundation, Full Building RCC, Internal Brick work, External Brick work</td> <td>64%</td> </tr> </tbody> </table>			Building	Present stage of Construction	Percentage of work completion	"Sai Court"	RCC Footing/Foundation, Full Building RCC, Internal Brick work, External Brick work	64%
Building	Present stage of Construction	Percentage of work completion						
"Sai Court"	RCC Footing/Foundation, Full Building RCC, Internal Brick work, External Brick work	64%						
DATE OF COMPLETION & FUTURE LIFE:								
Expected completion date as informed by builder is December - 2025 (As per MAHARERA Certificate)								
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.								
PROPOSED PROJECT AMENITIES:								
<ul style="list-style-type: none"> ➤ Vitrified Tiles Flooring In All Rooms ➤ Granite Kitchen Platform with Stainless Steel Sink ➤ Powder Coated Aluminium Sliding Windows with Mosquito Net ➤ Laminated Wooden Flush Doors with Safety Door ➤ Concealed Wiring ➤ Concealed Plumbing ➤ Podium Garden With Play Area ➤ Gymnasium & Yoga Hall ➤ Banquet Hall & Mini Theatre ➤ Ample Parking ➤ Guest Parking & Many More. 								
6.	Location of property	:						
	a) Plot No. / Survey No.	: Survey No.388/1+2A(P), Plot No.3+4+10+11+12+13						
	b) Door No.	: Not applicable						
	c) C. T.S. No. / Village	: Survey No.388/1+2A(P), Plot No.3+4+10+11+12+13 at Village – Nashik						
	d) Ward / Taluka	: Taluka - Nashik						
	e) Mandal / District	: Dist. - Nashik						
7.	Postal address of the property	: "SAI COURT" Residential Cum Commercial Building on Survey No. 388/1+2A(P), Plot No. 3+4+10+11+12+13 at Village – Nashik, Opp. Maruti Wafers Office, Near Lokesh Plywood, Tapovan Link						



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		Road, Taluka - Nashik, District - Nashik, PIN Code - 422 005, State - Maharashtra, Country - India.		
8.	City / Town	:	Nashik	
	Residential Cum Commercial area	:	Yes	
	Commercial area	:	Yes	
	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	:	Nashik Municipal Corporation, Nashik	
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.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	18.00-Meter-Wide D.P. Road	18.00-Meter-Wide D.P. Road	Road
	South	9.00-Meter-Wide Road	9.00-Meter-Wide Road	Road
	East	Adjoining Plot	Adjoining Plot	Kothavade Trading Company
	West	Plot No.9	Plot No.9	Lokesh Plywood
14.1	Dimensions of the site	N. A. as the land is irregular in shape		
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°59'49.6"N 73°48'43.2"E	
14.	Extent of the site	:	Plot area – 2454.18 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 2454.18 Sq. M. (As per Approved Plan & RERA Certificate)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Good	



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3.	Possibility of frequent flooding/ sub-merging	:	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 Cum Commercial purpose						
8.	Any usage restriction	:	Residential Cum Commercial						
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. A4/ RBP/32/2024 dated.18.06.2024, issued by Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik. Approved upto:						
			<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Basement + Ground + 1st to 9th Upper Floors</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Basement + Ground + 1 st to 9 th Upper Floors		
Wing	Number of Floors								
A	Basement + Ground + 1 st to 9 th Upper Floors								
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.	:	18.00 Meter DP Road						
14.	Is it a Land – Locked land?	:	No						
15.	Water potentiality	:	Municipal Water supply						
16.	Underground sewerage system	:	Connected to Municipal sewer						
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 – 2836.79 Sq. M. (As per Approved Plan & RERA Certificate)						
	North & South	:	-						
	East & West	:	-						
2	Total extent of the plot	:	As per table attached to the report						
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.						
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 12450.00 per Sq. M. for Land ₹ 34850.00 per Sq. M. for Residential						
5	Assessed / adopted rate of valuation	:	As per table attached to the report						
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)			
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							



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			2454.18	12450	3,05,54,541.00				
Part – B (Valuation of Building)									
1	Technical details of the building :								
	a) Type of Building (Residential Cum Commercial / Commercial / Industrial)	:	Residential Cum Commercial						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
	Project Name	Wing	Number of Floors						
	" Sai Court "	A	Basement + Ground + 1 st to 9 th Upper Floors						
	e) Plinth area floor-wise	:	As per table attached to the report						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. A4/RBP/32/2024 dated.18.06.2024, issued by Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik.						
	h) Approved map / plan issuing authority	:	<p>Approved up to:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Basement + Ground + 1st to 9th Upper Floors</td> </tr> </tbody> </table>			Wing	Number of Floors	A	Basement + Ground + 1 st to 9 th Upper Floors
Wing	Number of Floors								
A	Basement + Ground + 1 st to 9 th Upper Floors								
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	j) 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	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Under Construction



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3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER APPROVED PLAN & DEVELOPER'S INFORMATI

1) A-Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	201	2	3 BHK	874	75	949	1044	7300	69,27,700	65,81,315	55,42,160	14500
2	202	2	2 BHK	626	67	693	762	7300	50,58,900	48,05,955	40,47,120	10500
3	203	2	2 BHK	628	67	695	765	7300	50,73,500	48,19,825	40,58,800	10500
4	204	2	3 BHK	874	75	949	1044	7300	69,27,700	65,81,315	55,42,160	14500
5	205	2	2 BHK	603	57	660	726	7300	48,18,000	45,77,100	38,54,400	10000
6	206	2	2 BHK	628	67	695	765	7300	50,73,500	48,19,825	40,58,800	10500
7	207	2	3 BHK	865	75	940	1034	7300	68,62,000	65,18,900	54,89,600	14500
8	208	2	3 BHK	891	89	980	1078	7300	71,54,000	67,96,300	57,23,200	15000
9	209	2	3 BHK	844	68	912	1003	7300	66,57,600	63,24,720	53,26,080	14000



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
10	210	2	2 BHK	603	67	670	737	7300	48,91,000	46,46,450	39,12,800	10000
11	211	2	2 BHK	606	57	663	729	7300	48,39,900	45,97,905	38,71,920	10000
12	301	3	3 BHK	874	75	949	1044	7300	69,27,700	65,81,315	55,42,160	14500
13	302	3	2 BHK	628	67	695	765	7300	50,73,500	48,19,825	40,58,800	10500
14	303	3	2 BHK	628	67	695	765	7300	50,73,500	48,19,825	40,58,800	10500
15	304	3	3 BHK	874	75	949	1044	7300	69,27,700	65,81,315	55,42,160	14500
16	305	3	2 BHK	603	57	660	726	7300	48,18,000	45,77,100	38,54,400	10000
17	306	3	2 BHK	626	67	693	762	7300	50,58,900	48,05,955	40,47,120	10500
18	307	3	3 BHK	865	75	940	1034	7300	68,62,000	65,18,900	54,89,600	14500
19	308	3	3 BHK	891	89	980	1078	7300	71,54,000	67,96,300	57,23,200	15000
20	309	3	3 BHK	844	68	912	1003	7300	66,57,600	63,24,720	53,26,080	14000
21	310	3	2 BHK	603	67	670	737	7300	48,91,000	46,46,450	39,12,800	10000
22	311	3	2 BHK	606	57	663	729	7300	48,39,900	45,97,905	38,71,920	10000
23	401	4	3 BHK	874	75	949	1044	7300	69,27,700	65,81,315	55,42,160	14500
24	402	4	2 BHK	628	67	695	765	7300	50,73,500	48,19,825	40,58,800	10500
25	403	4	2 BHK	628	67	695	765	7300	50,73,500	48,19,825	40,58,800	10500
26	404	4	3 BHK	874	75	949	1044	7300	69,27,700	65,81,315	55,42,160	14500
27	405	4	2 BHK	603	57	660	726	7300	48,18,000	45,77,100	38,54,400	10000
28	406	4	2 BHK	626	67	693	762	7300	50,58,900	48,05,955	40,47,120	10500
29	407	4	3 BHK	865	75	940	1034	7300	68,62,000	65,18,900	54,89,600	14500
30	408	4	3 BHK	891	89	980	1078	7300	71,54,000	67,96,300	57,23,200	15000
31	409	4	3 BHK	844	68	912	1003	7300	66,57,600	63,24,720	53,26,080	14000
32	410	4	2 BHK	603	67	670	737	7300	48,91,000	46,46,450	39,12,800	10000
33	411	4	2 BHK	606	57	663	729	7300	48,39,900	45,97,905	38,71,920	10000
34	501	5	3 BHK	874	75	949	1044	7300	69,27,700	65,81,315	55,42,160	14500
35	502	5	2 BHK	628	67	695	765	7300	50,73,500	48,19,825	40,58,800	10500
36	503	5	2 BHK	628	67	695	765	7300	50,73,500	48,19,825	40,58,800	10500
37	504	5	3 BHK	874	75	949	1044	7300	69,27,700	65,81,315	55,42,160	14500
38	505	5	2 BHK	603	57	660	726	7300	48,18,000	45,77,100	38,54,400	10000
39	506	5	2 BHK	626	67	693	762	7300	50,58,900	48,05,955	40,47,120	10500
40	507	5	3 BHK	865	75	940	1034	7300	68,62,000	65,18,900	54,89,600	14500
41	508	5	3 BHK	891	89	980	1078	7300	71,54,000	67,96,300	57,23,200	15000
42	509	5	3 BHK	844	68	912	1003	7300	66,57,600	63,24,720	53,26,080	14000
43	510	5	2 BHK	603	67	670	737	7300	48,91,000	46,46,450	39,12,800	10000
44	511	5	2 BHK	606	57	663	729	7300	48,39,900	45,97,905	38,71,920	10000

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
45	601	6	3 BHK	874	75	949	1044	7300	69,27,700	65,81,315	55,42,160	14500
46	602	6	2 BHK	628	67	695	765	7300	50,73,500	48,19,825	40,58,800	10500
47	603	6	2 BHK	628	67	695	765	7300	50,73,500	48,19,825	40,58,800	10500
48	604	6	3 BHK	874	75	949	1044	7300	69,27,700	65,81,315	55,42,160	14500
49	605	6	2 BHK	603	57	660	726	7300	48,18,000	45,77,100	38,54,400	10000
50	606	6	2 BHK	626	67	693	762	7300	50,58,900	48,05,955	40,47,120	10500
51	607	6	3 BHK	865	75	940	1034	7300	68,62,000	65,18,900	54,89,600	14500
52	608	6	3 BHK	891	89	980	1078	7300	71,54,000	67,96,300	57,23,200	15000
53	609	6	3 BHK	844	68	912	1003	7300	66,57,600	63,24,720	53,26,080	14000
54	610	6	2 BHK	603	67	670	737	7300	48,91,000	46,46,450	39,12,800	10000
55	611	6	2 BHK	606	57	663	729	7300	48,39,900	45,97,905	38,71,920	10000
56	701	7	3 BHK	874	75	949	1044	7300	69,27,700	65,81,315	55,42,160	14500
57	702	7	2 BHK	628	67	695	765	7300	50,73,500	48,19,825	40,58,800	10500
58	703	7	2 BHK	628	67	695	765	7300	50,73,500	48,19,825	40,58,800	10500
59	704	7	3 BHK	874	75	949	1044	7300	69,27,700	65,81,315	55,42,160	14500
60	705	7	2 BHK	603	57	660	726	7300	48,18,000	45,77,100	38,54,400	10000
61	706	7	2 BHK	626	67	693	762	7300	50,58,900	48,05,955	40,47,120	10500
62	707	7	3 BHK	865	75	940	1034	7300	68,62,000	65,18,900	54,89,600	14500
63	708	7	3 BHK	891	89	980	1078	7300	71,54,000	67,96,300	57,23,200	15000
64	709	7	3 BHK	844	68	912	1003	7300	66,57,600	63,24,720	53,26,080	14000
65	710	7	2 BHK	603	67	670	737	7300	48,91,000	46,46,450	39,12,800	10000
66	711	7	2 BHK	606	57	663	729	7300	48,39,900	45,97,905	38,71,920	10000
67	801	8	3 BHK	874	75	949	1044	7300	69,27,700	65,81,315	55,42,160	14500
68	802	8	2 BHK	628	67	695	765	7300	50,73,500	48,19,825	40,58,800	10500
69	803	8	2 BHK	628	67	695	765	7300	50,73,500	48,19,825	40,58,800	10500
70	804	8	3 BHK	874	75	949	1044	7300	69,27,700	65,81,315	55,42,160	14500
71	805	8	2 BHK	603	57	660	726	7300	48,18,000	45,77,100	38,54,400	10000
72	806	8	2 BHK	626	67	693	762	7300	50,58,900	48,05,955	40,47,120	10500
73	807	8	3 BHK	865	75	940	1034	7300	68,62,000	65,18,900	54,89,600	14500
74	808	8	3 BHK	891	89	980	1078	7300	71,54,000	67,96,300	57,23,200	15000
75	809	8	3 BHK	844	68	912	1003	7300	66,57,600	63,24,720	53,26,080	14000
76	810	8	2 BHK	603	67	670	737	7300	48,91,000	46,46,450	39,12,800	10000
77	811	8	2 BHK	606	57	663	729	7300	48,39,900	45,97,905	38,71,920	10000
78	901	9	3 BHK	874	75	949	1044	7300	69,27,700	65,81,315	55,42,160	14500
79	902	9	2 BHK	628	67	695	765	7300	50,73,500	48,19,825	40,58,800	10500



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
80	903	9	2 BHK	628	67	695	765	7300	50,73,500	48,19,825	40,58,800	10500
81	904	9	3 BHK	874	75	949	1044	7300	69,27,700	65,81,315	55,42,160	14500
82	905	9	2 BHK	603	57	660	726	7300	48,18,000	45,77,100	38,54,400	10000
83	906	9	2 BHK	626	67	693	762	7300	50,58,900	48,05,955	40,47,120	10500
84	907	9	3 BHK	865	75	940	1034	7300	68,62,000	65,18,900	54,89,600	14500
85	908	9	3 BHK	891	89	980	1078	7300	71,54,000	67,96,300	57,23,200	15000
86	909	9	3 BHK	844	68	912	1003	7300	66,57,600	63,24,720	53,26,080	14000
87	910	9	2 BHK	603	67	670	737	7300	48,91,000	46,46,450	39,12,800	10000
88	911	9	2 BHK	606	57	663	729	7300	48,39,900	45,97,905	38,71,920	10000
Total				64336	6112	70448	77493		51,42,70,400	48,85,56,880	41,14,16,320	

Summary of the Project:

Wing	Comp. / Total Number of Flat	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
A	2BHK - 48 3BHK - 40 Total - 88	70448	77493	51,42,70,400.00	48,85,86,880.00	41,14,16,320.00
Total	88	70448	77493	51,42,70,400.00	48,85,86,880.00	41,14,16,320.00

Particulars	Market Value (₹)
Fair Market Value as on date	51,42,70,400.00
Realizable Value as on date	48,85,56,880.00
Distress Sale Value as on date	41,14,16,320.00
Cost of Construction (Total Built up area x Rate) 77493 Sq. Ft. x ₹ 2300.00	17,82,33,440.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A	64%	77493	17,82,33,440.00	11,40,69,402.00

Part - C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work is in progress
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	



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5. Extra steel / collapsible gates	:	
Total		

Part – D (Amenities)	:	Amount in ₹
1. Wardrobes	:	N.A. Building Construction work is in progress
2. Glazed tiles	:	
3. Extra sinks and bath tub	:	
4. Marble / ceramic tiles flooring	:	
5. Interior decorations	:	
6. Architectural elevation works	:	
7. Paneling works	:	
8. Aluminum works	:	
9. Aluminum hand rails	:	
10. False ceiling	:	
Total		

Part – E (Miscellaneous)	:	Amount in ₹
1. Separate toilet room	:	N.A. Building Construction work is in progress
2. Separate lumber room	:	
3. Separate water tank / sump	:	
4. Trees, gardening	:	
Total		

Part – F (Services)	:	Amount in ₹
1. Water supply arrangements	:	N.A. Building Construction work is in progress
2. Drainage arrangements	:	
3. Compound wall	:	
4. C.B. deposits, fittings etc.	:	
5. Pavement	:	
Total		

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development		
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Fair Market Value as on date in ₹		:	₹ 51,42,70,400.00
Realizable Value as on date in		:	₹ 48,85,56,880.00
Distress Sale Value as on date in			₹ 41,14,16,320.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms,



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condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Cum Commercial Flat, where there are typically many comparables available to analyze. As the property is a Residential Cum Commercial flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 7,000 to ₹ 8,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Cum Commercial Flat, all round development commercial and Residential Cum Commercial application in the locality etc. We estimate ₹ 7,300.00 per Sq. Ft. on Carpet Area for valuation.



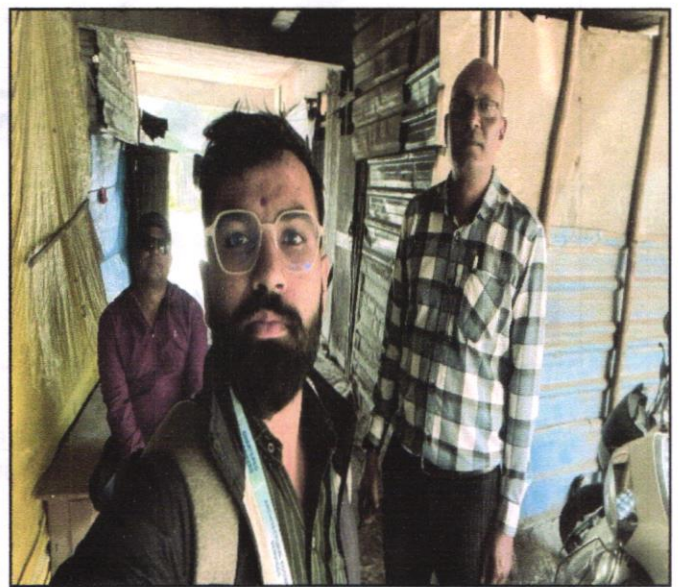
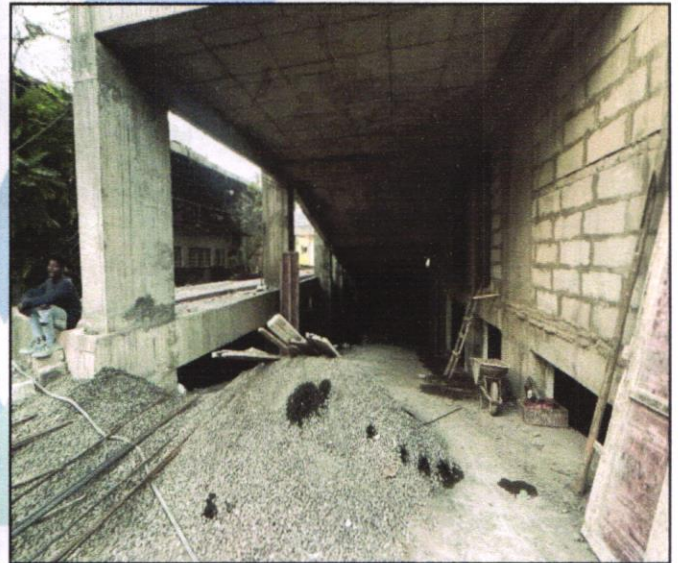
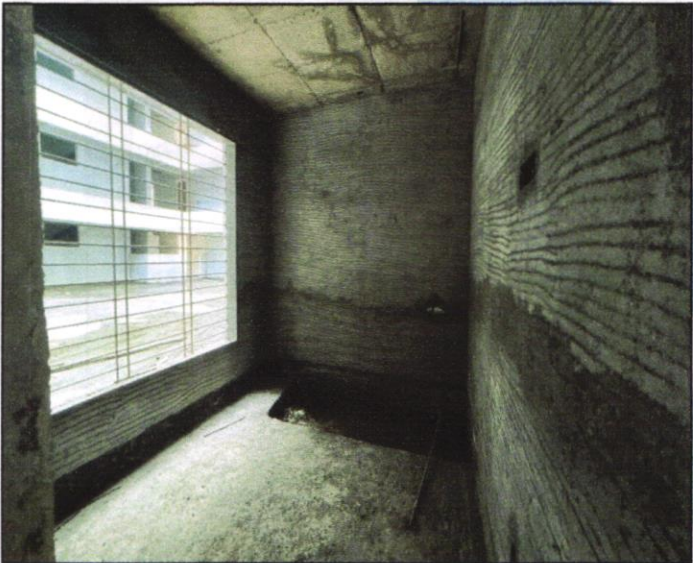
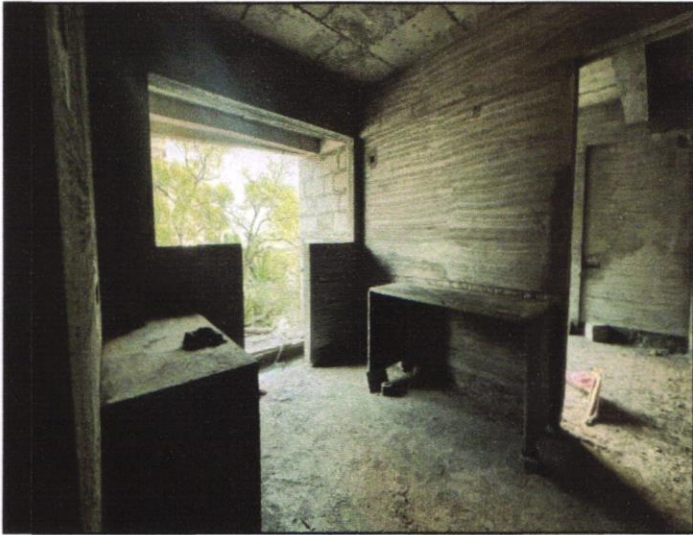
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Actual Site Photographs



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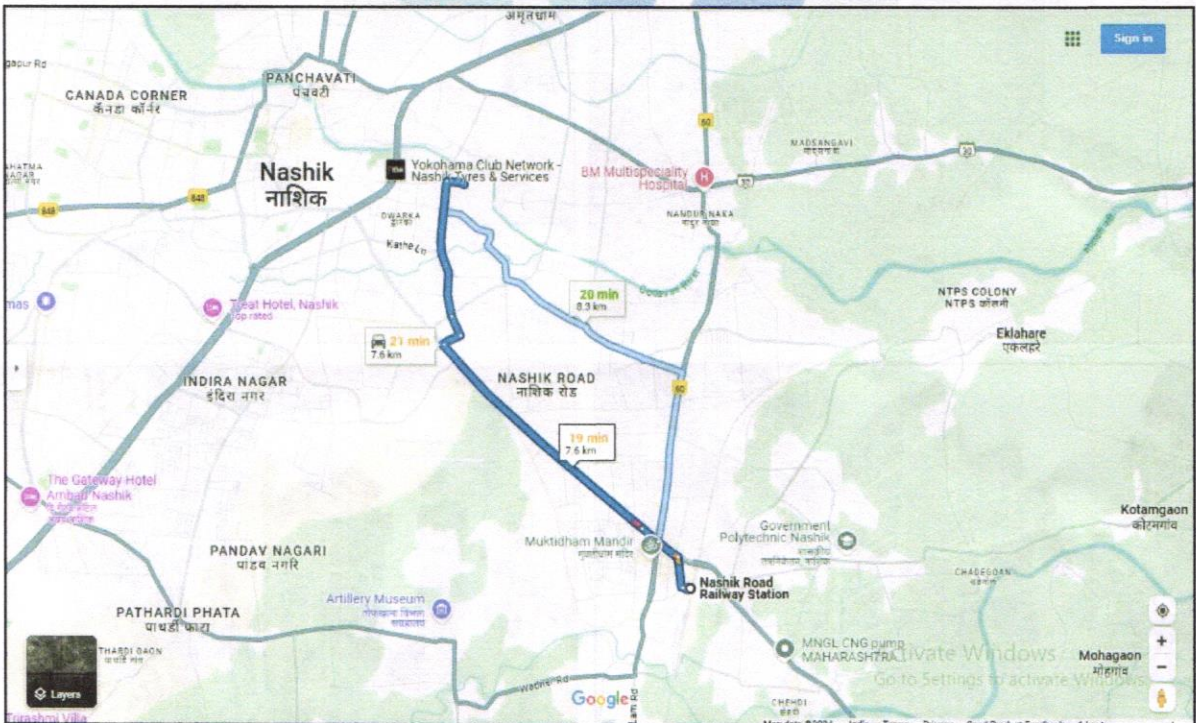
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Route Map of the property

Site u/r



Latitude Longitude: 19°59'49.6"N 73°48'43.2"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik- 7.6 Km.)




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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#)
[Valuation Guidelines | User Manual](#)

Year Language

Selected District


Select Taluka

Select Village

Search By Survey No. SubZones

Enter Survey No

उपविभाग	सुनी जमीन	निवासी सदनिका	ऑफीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1.3.27-नासईी नदीवासुन उत्तरेकडे गोदावरी नदीपर्यंतचा दक्षिणो-त्तर 30 मी रुंद रस्ता.	12450	34850	40070	43560	0	चौ. मीटर सर्वेक्षण नंबर




VASTUKALA

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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Engineers &
Intelligence Engineers
Chartered Engineers (I)
Consultants (I)
Assessor & Engineer
RIN2010 PTC070389


Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹61.0 Lac | EMI - ₹28k | [How much loan can I get?](#)

2 BHK Flat For Sale in Karmaa Galaxy, Dwarka-Nashik, Nashik

⋮



2 Beds
3 Baths
3 Balconies
Semi-Furnished

Carpet Area
840 sqft - ₹7,282/sqft

Floor
7(Out of 14 Floors)

Furnished Status
Semi-Furnished



Developer
Karmaa Group

Transaction Type
Resale

Age Of Construction
5 to 10 years

Project
Karmaa Galaxy

Status
Ready to Move

+25 Photos

Contact Owner

Get Phone No.

👤 Last contact made 3 days ago


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Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Nashik > Dwarka-Nashik > Apartment in Dwarka-Nashik > 1BHK > 500 Sq-ft

₹39.0 Lac | EMI - ₹18k | [Can I afford it?](#)

500 Sq-ft 1 BHK Flat For Sale in Dwarka-Nashik, Nashik

⋮



1 Bed
1 Bath
1 Balcony
Furnished

Carpet Area
500 sqft - ₹7,790/sqft

Floor
Ground(Out of 4 Floors)

Status
Ready to Move

Type Of Ownership
Co-operative Society

Transaction Type
Resale

Facing
East

Age Of Construction
15 to 20 years

Furnished Status
Furnished

✔ East Facing Property

Contact Owner

Get Phone No.

👤 Last contact made 3 days ago

Price Indicators Projects nearby Locality

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Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

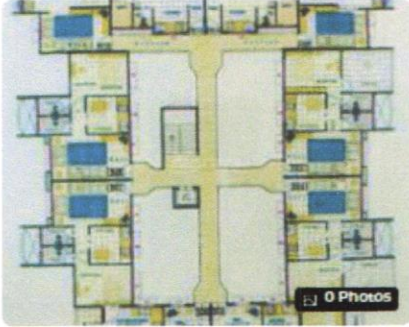
Home > Property in Nashik > Dwarka-Nashik > Apartment in Dwarka-Nashik > 1 BHK > 565 Sq.ft

₹26.0 Lac

EMI - ₹12k | [Get Loan offers from 34+ banks](#)

⋮

1 BHK Flat For Sale in Thakkers Harmony, Dwarka-Nashik, Nashik



0 Photos

1 Bed
1 Bath
Unfurnished

Super Built-Up Area	Project	Floor
565 sqft - ₹4,601/sqft	Thakkers Harmony	5(Out of 5 Floors)
Transaction Type	Status	Furnished Status
Resale	Ready to Move	Unfurnished

Contact Owner

Get Phone No.

Last contact made 2 days ago

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾


Home > Property in Nashik > Dwarka-Nashik > Apartment in Dwarka-Nashik > 2 BHK > 950 Sq.ft

₹45.0 Lac

EMI - ₹20k | [Get Loan offers from 34+ banks](#)

⋮

950 Sq-ft 2 BHK Flat For Sale in Dwarka-Nashik, Nashik



2 Beds
2 Baths
Unfurnished

Super Built-Up Area	Floor	Transaction Type
950 sqft - ₹4,737/sqft	2(Out of 8 Floors)	Resale
Status	Furnished Status	
Ready to Move	Unfurnished	

Contact Owner

Get Phone No.

Last contact made 3 days ago



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As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Nashik

Date: 28.11.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.11.28 17:34:04 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

UBI Emp No. ROS:ADV:Valuer/033:008:2021-22

Certificate

This is to certify that Copy of **Approved Plan No. A4/ RBP/32/2024 dated.18.06.2024** of Building " Sai Court " is approved by Executive Engineer Town Planning **Nashik Municipal Corporation, Nashik** is genuine & construction is as per copy of Approved Building Plan furnished.

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)

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

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 28.11.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 19.11.2024. 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. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Jay Win Developers
2.	Purpose of valuation and appointing authority	As per request from Union Bank of India, Home Loans Sales, Project Approval Cell, RLP Nashik Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Vinita Surve – Processing Manager Chintamani Chaudhari - Technical Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 19.11.2024 Valuation Date - 28.11.2024 Date of Report - 28.11.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 19.11.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **28th November 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Jay Win Developers**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

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

Environmental Conditions

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

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 information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

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.



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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

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 Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(Annexure - II)**MODEL CODE OF CONDUCT FOR VALUERS****{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}**

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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



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independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

UBI Emp No. ROS:ADV:Valuer/033:008:2021-22

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