

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Avinash Sukdev Pawar & Avani Avinash Pawar.**

Residential Row House on Plot No. 21+27+32/5, Ground Floor + First Floor, "**Shree Samarth Row Bungalow**",
Survey No. 72, Gat No. 55, Near Shree Ram Mandir, Behind Shri Shivram Nana Sonawane Garden,
Someshwar Colony, Satpur Colony, Vaishnavi Nagar Road, Sadguru Nagar Main Road,
Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007,
State – Maharashtra, Country – India.

Latitude Longitude: 20°00'23.5"N 73°43'49.4"E

Intended User :
Bank of Baroda

Regional Office Nashik Road Branch
BSNL Building, Datta Mandir Road, Nashik Road,
Nashik - 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

Our Pan India Presence at :

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

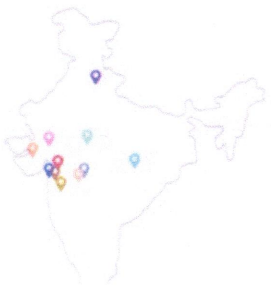
Regd. Office

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

☎️ **+91 22 47495919**

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in





Vastukala Consultants (I) Pvt. Ltd.

VASTUKALA
Unlocking Excellence

www.vastukala.co.in

Vastu/Nashik/03/2025/014937 /2311036

15/10-233-RPSP

Date: 15.03.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House on Plot No. 21+27+32/5, Ground Floor + First Floor, "**Shree Samarth Row Bungalow**", Survey No. 72, Gat No. 55, Near Shree Ram Mandir, Behind Shri Shivram Nana Sonawane Garden, Someshwar Colony, Satpur Colony, Vaishnavi Nagar Road, Sadguru Nagar Main Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **Avinash Sukdev Pawar & Avani Avinash Pawar**.

Boundaries of the property.

Boundaries	Plot No. 21+27+32/5
North	Plot No. 21+27+32/6
South	Plot No. 21+27+32/4
East	9.00 Mtr. Colony Road (Planned 9 M. Road)
West	Plot No. 20 & 26

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 80,07,000.00 (Rupees Eighty Lakh Seven Thousand Only)**.

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

Hence certified

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

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.co.in, c=IN
Date: 2025.03.15 18:01:18 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

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

Our Pan India Presence at :

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

Regd. Office

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

+91 22 47495919

mumbai@vastukala.co.in

www.vastukala.co.in





VASTUKALA
Unlocking Excellence

www.vastukala.co.in

Vastu/Nashik/03/2025/014937 /2311036

15/10-233-RPSP

Date: 15.03.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House on Plot No. 21+27+32/5, Ground Floor + First Floor, "Shree Samarth Row Bungalow", Survey No. 72, Gat No. 55, Near Shree Ram Mandir, Behind Shri Shivram Nana Sonawane Garden, Someshwar Colony, Satpur Colony, Vaishnavi Nagar Road, Sadguru Nagar Main Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **Avinash Sukdev Pawar & Avani Avinash Pawar.**

Boundaries of the property.

Boundaries	Plot No. 21+27+32/5
North	Plot No. 21+27+32/6
South	Plot No. 21+27+32/4
East	9.00 Mtr. Colony Road (Planned 9 M. Road)
West	Plot No. 20 & 26

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 80,07,000.00 (Rupees Eighty Lakh Seven Thousand Only).**

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

Hence certified

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

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.co.in, c=IN
Date: 2025.03.15 18:01:18 +05'30'

Auth. Sign.



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

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

Our Pan India Presence at :

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

Regd. Office

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

+91 22 47495919

mumbai@vastukala.co.in

www.vastukala.co.in



Vastukala Consultants (I) Pvt. Ltd.

4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link Road, Adgaon, Nashik - 422003.

To,
The Chief Manager,
Bank of Baroda
Regional Office Nashik Road Branch
 BSNL Building, Datta Mandir Road, Nashik Road,
 Nashik - 422 101, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF ROW HOUSE)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 14.03.2025
	b) Date on which the valuation is made	: 15.03.2025
3.	List of documents produced for perusal: i. Copy of Agreement for Sale Sr. No. 1116/ 2024 Dated.02.02.2024. ii. Copy of Occupancy Certificate No. NMCB / FO / 2023 / APL / 04464 dated.14.12.2023 issued by Nashik Municipal Corporation, Nashik. iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. B1/ BP/ 223/ 2021 dated.21.12.2021 issued by Nashik Municipal Corporation, 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)	: Name of Owner: Avinash Sukdev Pawar & Avani Avinash Pawar. Address: Residential Row House on Plot No. 21+27+32/5, Ground Floor + First Floor, " Shree Samarth Row Bungalow ", Survey No. 72, Gat No. 55, Near Shree Ram Mandir, Behind Shri Shivram Nana Sonawane Garden, Someshwar Colony, Satpur Colony, Vaishnavi Nagar Road, Sadguru Nagar Main Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. Contact Person: Shri. Avinash Pawar (Owner Representative) Contact No. +91 9730306012 Joint Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Row House On Plot No. 21+27+32/5 is located on Ground Floor + First Floor The composition of Row House As per Approved Building Plan is : Ground Floor - Porch Area + Hall + Kitchen + WC + Toilet + Staircase + Passage. First Floor - 2 Bedrooms + Toilet + Staircase + Balcony + Passage i.e. (2BHK). The property is at 16.7 Km. distance from nearest railway



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



		station Nashik Road. Landmark: Near Shree Ram Mandir.	
5a.	Total Lease Period & remaining period (if leasehold)	: N.A. as the property is freehold.	
6.	Location of property	:	
a)	Plot No. / Survey No.	: Survey No. 72, Gat No. 55, Plot No. 21+27+32/5	
b)	Door No.	: Residential Row House On Plot No. 21+27+32/5	
c)	T.S. No. / Village	: Village – Satpur	
d)	Ward / Taluka	: Taluka – Nashik	
e)	Mandal / District	: District – Nashik	
f)	Date of issue and validity of layout of approved map / plan	: Copy of Approved Building Plan Accompanying Commencement Certificate No. B1/ BP/ 223/ 2021 dated.21.12.2021 issued by Nashik Municipal Corporation, Nashik.	
g)	Approved map / plan issuing authority	: Nashik Municipal Corporation, Nashik	
h)	Whether genuineness or authenticity of approved map/ plan is verified	: Yes	
i)	Any other comments by our empanelled valuers on authentic of approved plan	: No	
7.	Postal address of the property	: Residential Row House on Plot No. 21+27+32/5, Ground Floor + First Floor, "Shree Samarth Row Bungalow", Survey No. 72, Gat No. 55, Near Shree Ram Mandir, Behind Shri Shivram Nana Sonawane Garden, Someshwar Colony, Satpur Colony, Vaishnavi Nagar Road, Sadguru Nagar Main Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India.	
8.	City / Town	: Nashik	
	Residential area	: Yes	
	Commercial area	: No	
	Industrial area	: No	
9.	Classification of the area	:	
	i) High / Middle / Poor	: Middle Class	
	ii) Urban / Semi Urban / Rural	: Urban	
10.	Coming under Corporation limit / Village PanChhayat / Municipality	: Village – Satpur Nashik Municipal Corporation.	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	: No	
13.	Dimensions / Boundaries of the Property / Plot No. 15/ C	As per Actual Site	As per Document
	North	: Plot No. 21+27+32/6	: Plot No. 21+27+32/6
	South	: Plot No. 21+27+32/4	: Plot No. 21+27+32/4
	East	: 9.00 Mtr. Colony Road	: 9.00 Mtr. Colony Road



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



		(Planned 9 M. Road)	(Planned 9 M. Road)
	West	: Plot No. 20 & 26	Plot No. 20 & 26
13.1	Row House	As per Actual Site	As per Document
	North	-	-
	South	-	-
	East	-	-
	West	-	-
13.2	Whether Boundaries Matching with Actual	Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	: 20°00'23.5"N 73°43'49.4"E	
14.	Extent of the site	: Built Up Area in Sq. Ft. = 1570.00 (Area as per Agreement)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Built Up Area in Sq. Ft. = 1570.00 (Area as per Agreement)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied	
II	APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C.T.S. No.	: Survey No. 122/ 2, Plot No. 15/ C	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village – Satpur Nashik Municipal Corporation.	
	Door No., Street or Road (Pin Code)	: Residential Row House on Plot No. 21+27+32/5, Ground Floor + First Floor, " Shree Samarth Row Bungalow ", Survey No. 72, Gat No. 55, Near Shree Ram Mandir, Behind Shri Shivram Nana Sonawane Garden, Someshwar Colony, Satpur Colony, Vaishnavi Nagar Road, Sadguru Nagar Main Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	: Residential	
4.	Year of Construction	: 2023 (As per Occupancy Certificate)	
5.	Number of Floors	: Ground Floor + First Floor	
6.	Type of Structure	: R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	: 07 Row Bungalow	
8.	Quality of Construction	: Good	
9.	Appearance of the Building	: Good	
10.	Maintenance of the Building	: Good	
11.	Facilities Available	:	
	Lift	: N.A	
	Protected Water Supply	: Municipal Water supply	
	Underground Sewerage	: Connected to Municipal Sewerage System	
	Car parking - Open / Covered	: Open Parking	

	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	ROW HOUSE		
1	The floor in which the Row House is situated	:	Ground Floor + First Floor
2	Door No. of the Row House	:	Residential Row House On Plot No. 21+27+32/5
3	Specifications of the Row House	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Verified tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	M.S. Grills window
	Fittings	:	Concealed Plumbing
	Finishing	:	Cement Plastering
	Paint	:	OBD Paint
4	House Tax	:	
	Assessment No.	:	Details not provided
	Tax paid in the name of:	:	Details not provided
	Tax amount:	:	Details not provided
5	Electricity Service connection No.:	:	Details not provided
	Meter Card is in the name of:	:	Details not provided
6	How is the maintenance of the Row House?	:	Good
7	Sale Deed executed in the name of	:	Name of Owner: Avinash Sukdev Pawar & Avani Avinash Pawar.
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Row House?	:	Built Up Area in Sq. Ft. = 1570.00 (Area as per Agreement)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Row House?	:	Built Up Area in Sq. Ft. = 1570.00 (Area as per Agreement)
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 16,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Row House with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).	:	₹ 5,100.00 per Sq. Ft. on Built Up Area



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,100.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 28,000.00 per Sq. M. i.e. ₹ 2,601.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	-
5	Registered Value (if available)	:	Purchaser Value - 45,00,000/- Register No. 1116/ 2024 Dated.02.02.2024
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	N.A. as the age of the property is below 5 years
	Replacement cost of Row House with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	02 Years
	Life of the building estimated	:	58 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	:	N.A. as the age of the property is below 5 years
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,100.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,100.00 per Sq. Ft.
	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	1570.00 Sq. Ft.	5,100.00	80,07,000.00
2	Furniture			
3	POP			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total Value of the Property			80,07,000.00

Value of Row House

Fair Market Value	80,07,000.00
Realizable value	76,06,650.00
Distress Value	64,05,600.00
Insurable value of the property (1570.00 Sq. Ft. X ₹ 2,000.00)	31,40,000.00
Guideline value of the property (1570.00 Sq. Ft. X ₹ 2,601.00)	40,83,570.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Row House, where there are typically many comparables available to analyze. As the property is a Residential Row House, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,100.00 per Sq. Ft. on Built Up Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Sale ability	Good
ii) Likely rental values in future in and	₹ 16,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



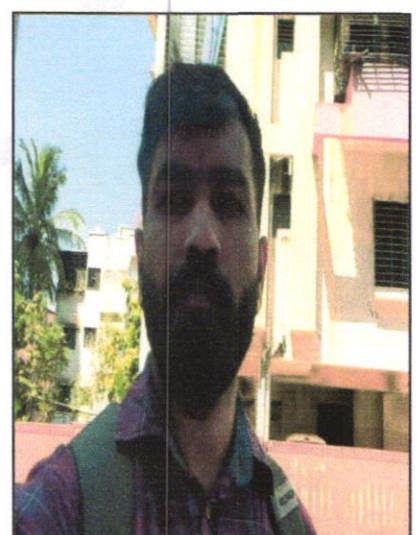
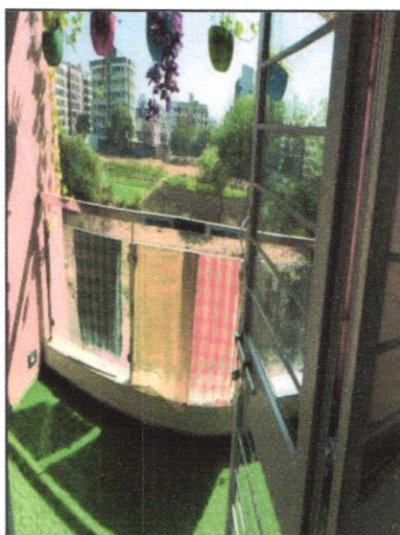
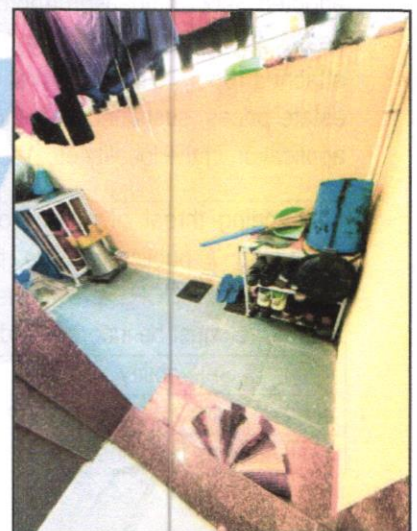
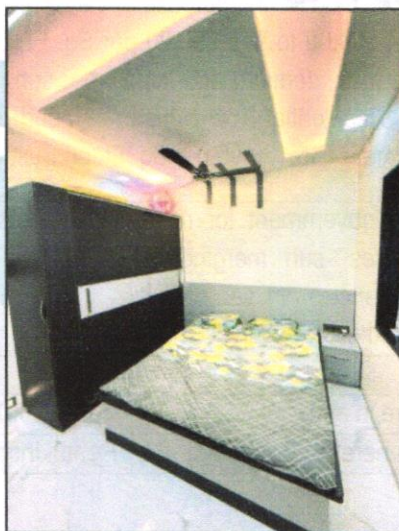
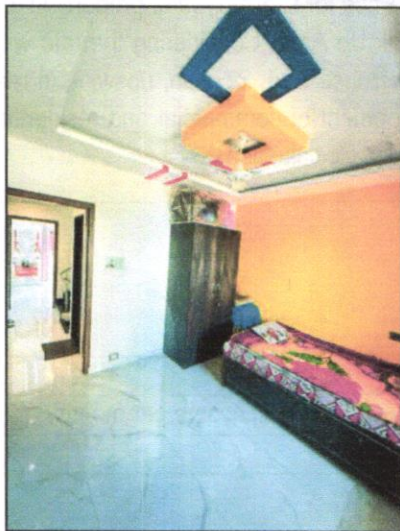
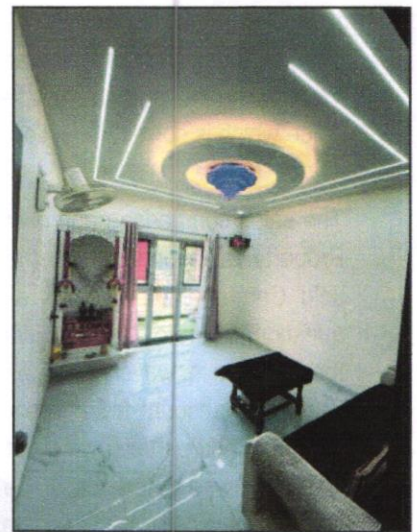
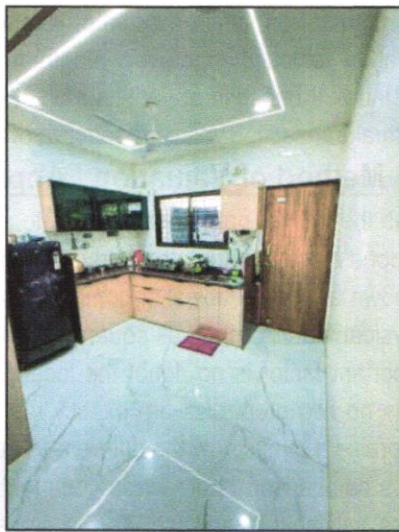
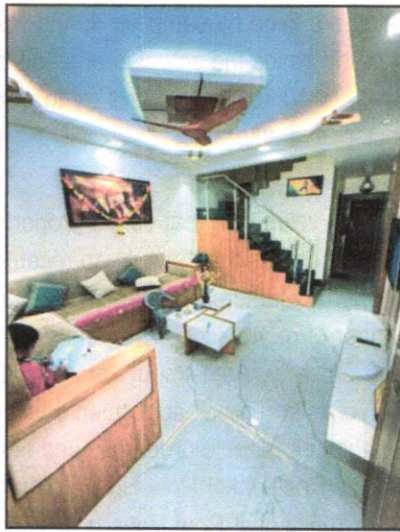
Since 1989

Vastukala Consultants (I) Pvt. Ltd.


An ISO 9001 : 2015 Certified Company



Actual site photographs




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	कुली जमीन	निवासी सदनिका	श्रीक्रीस दुकाने	श्रीद्वीगिक	एकक (Rs./)	Attribute
22.6-सातपूर एम.आय.डी.सी.पाठीमागील आनंदबल्ली हद्दवरीलगतच्या रहिवास विभागातील मिळकती	6800	28000	32200 35000	0	चौ. मीटर	सर्वेक्षण नंबर

Price Indicators

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property In Nashik > House for Sale In Nashik > House for Sale In Satpur Colony > 1 BHK House For Sale In Satpur Colony > 600 Sq-ft

Save Time & Money with **MB Prime** Find the right Property by calling Upto 35 Owners directly **Join Prime @ 50% OFF**

25.0 Lac [Get ₹7,500 cashback on Home Loan](#) ✓ ONLY ON MAGICBRICKS

1 BHK Owner Residential House For Sale **Satpur Colony, Nashik**

1 Bed | **1 Bath** | **Unfurnished**

Super Built-Up Area **600 sqft**
 ₹4,167/sqft

Transaction Type **Resale**

Status **Ready to Move**

Furnished Status **Unfurnished**

+7 Photos

HOUSING.com Buy in Nashik ▾

Satpur ▾ 5 BHK

Download App List Property Save Search

Home / Nashik / Satpur / House for Sale in Satpur / 5 BHK Independent House

Last updated Mar 5, 2025

5 BHK Independent House **₹11 Cr** EMI starts at ₹6,618
 6.4 K/sq.ft

Prabhda Nagar, Satpur, Nashik **Contact Dealer**

2500.00 sq.ft **4.4 K/sq.ft** **Ready to move** **Fully Furnished**
 Built Up Area Avg. Price Possession status Furnishing

OVERVIEW FURNISHINGS RATINGS AND REVIEWS PRICE TRENDS LOCALITY CALCULATOR

Property Location **Prabhda Nagar, Satpur, Nashik** **Awsome! Better priced property in this area**
 Contact Seller



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

The screenshot shows a real estate listing on the Housing.com website. The listing is for a '2 BHK Independent House' located in 'MHB Colony, Satpur, Nashik'. The price is listed as ₹35.0 L, with an EMI starting at 18,53 K and a rate of 5.83 K/sq.ft. The listing is updated as of Mar 12, 2025. Key features include a built-up area of 600.00 sq.ft, an average price of 5.83 K/sq.ft, and a 10-year-old property. The house is ready to move, east-facing, and unfurnished. A 'Request Photos' button is visible as no images are available. The location is noted as 'Assamese Nice neighbourhood around MHB Colony, Satpur, Nashik'. Navigation tabs for Overview, Promotions, Popular Properties Nearby, Furnishings, Amenities, Ratings and Reviews, and Price Trends are present at the bottom of the listing card.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.


An ISO 9001 : 2015 Certified Company



Agreement For Sale

1 नसन-१

सं.क्र. 1999E / 2022



मौजे सातपुर, ना.म.न.पा.इए, तालुका व जिल्हा नाशिक
 मुल्यांकन तक्का क्रमांक - 22.6
 प्लॉट क्षेत्र 53.37 चौ. मी. सरकारी भाव 6800/- प्रती चौ. मी.
 बांधकाम कार्पेट क्षेत्र 98.09 चौ.मी. बांधीव / विल्टअप क्षेत्र 145.9 चौ. मी.
 सरकारी भाव 24,200/- प्रती चौ.मी.
 सरकारी मुल्यांकन रुपये - 38,94,000/-
 खरेदीची किंमत रुपये - 45,00,000/-
 मुद्रांक शुल्क रुपये - 2,25,000/-
 एल.बी.टी./सेस / अधिभार - 45,000/-
 एकूण मुद्रांक शुल्क रुपये - 2,70,000/-
 नोंदणी फी रुपये- 30,000/-

कायमचे फरोक्त खरेदीखत

कायमचे फरोक्त खरेदीखत आज दिनांक 02 माहे फेब्रुवारी इसवी सन 2024 ते दिवशी नाशिक मुद्दामी -


1) अबिनाश सुकदेव पवार)	
उ.व.30, धंदा - व्यापार)	
पॅन नं. CEIPP4463E)	
आधार नं. 3707 6067 9891)	
2) अबनी अबिनाश पवार)	लिहून देणार
उ.व.30, धंदा - गृहिणी)	
पॅन नं. AWFV5305A)	
आधार नं. 2634 7790 9386)	
दोघे रा. प्लॉट नं.3, विनायक अपार्टमेंट, प्लॉट नं. 18,)	
चुंचाळे शिवार, अंबड लिंक रोड, नाशिक - 10)	

यांसी

मे. प्रविण विल्डकॉन भागीदारी फर्म)	
पॅन नंबर - AAZFP4397A तर्फे भागीदार)	
1) संतोष कचरू धानक)	लिहून देणार
उ.व. 40, धंदा - व्यापार)	
पॅन नं. AHJPD9567B)	
आधार नं. 7369 4626 7979)	

नसन-१

सं.क्र. 2014 / 2022



2

2) रमेश दगडू धानक)	
उ.व- 60, धंदा - व्यापार)	
पॅन नं. AOGPD4949F)	
आधार नं. 8031 1193 9790)	लिहून देणार
3) गोरख पंढरीनाथ नागरे)	
उ.व. 36, धंदा - व्यापार)	
पॅन नं. ANTPN6434F)	
आधार नं. 4867 9367 6980)	
पत्ता. प्लॉट नंबर पी 21, हॉटेल संतोष, एम. आय.)	
डी. सी., सातपुर, नाशिक 422007)	

कारणे कायमचे फरोक्त खरेदीखत लिहून देतो ते असे जे की,





1) मिळकतीचे वर्णन - महाराष्ट्र राज्यातील महसुल विभाग नाशिक, तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका, नाशिक हद्दीतील मौजे सातपुर या गांवचे शिवारातील विनशेती प्लॉट मिळकत यांसी भूमापन क्रमांक व उपविभाग / गट नंबर / सर्व्हे नंबर 72 यातील विनशेती प्लॉट मिळकत यांसी लेखी 7/12 उता-या प्रमाणे विनशेती प्लॉट नंबर 21+27+32/5 यांसी ऑन लाईन 7/12 उता-या प्रमाणे विनशेती प्लॉट नंबर 21/27/32/5 यांसी क्षेत्र 56.00 चौ. मी. या विनशेती प्लॉट मिळकती पैकी नाशिक महानगरपालिका नाशिक यांचेकडे रस्ता रुंदीकरणसाठी संपादित क्षेत्र 2.63 चौ. मी. वयळता उर्वरीत स्वतंत्र क्षेत्र 53.37 चौ. मी. हि विनशेती प्लॉट मिळकत या विनशेती प्लॉट मिळकतीवरील बांधिव श्री समर्थ रो-बंगलो या नावाने ओळखल्या जाणारा बंगला यांसी बांधकाम क्षेत्र 98.09 चौ. मी. कार्पेट म्हणजेच बांधीव क्षेत्र 145.9 चौ. मी. विल्टअप यांसी नगरभूमापन / सिटी सर्व्हे क्रमांक 1583 हि मिळकत यांसी चतुःसिमा खालीलप्रमाणे-

पुर्वेस - 7.5 मी. रोड(नियोजित 9 मी रोड)
 पश्चिमेस - प्लॉट नं. 20 व 26
 दक्षिणेस - प्लॉट नं. 21/27/32/4
 उत्तरेस - प्लॉट नं. 21/27/32/6

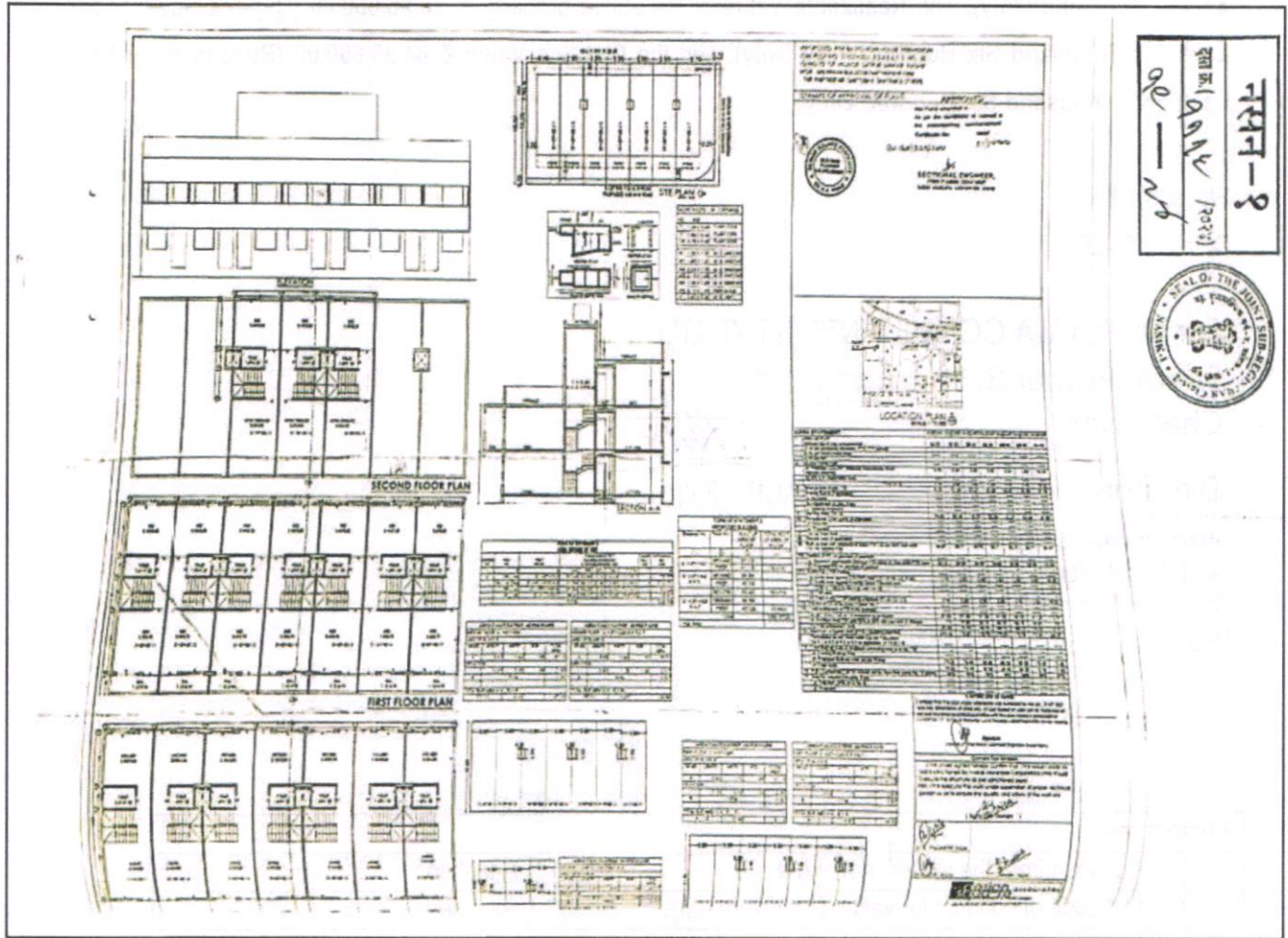
येणेप्रमाणे विनशेती प्लॉट मिळकत व यावरील बांधिव मिळकत यातील जल, तरू, काट, पाषाण, निधी, निक्षेपासह तदंगभूत वस्तुसह तसेच जाणे-येणेचे वागवहिवाटीचे हक्कासह तसेच मिळकतीतील कॉलनी रोड, ओपन स्पेस वापरण्याचे हक्कासह यातील स्वतंत्र विज मिटर व पाणी मीटर सह, हवा, पाणी, उजेड वापरण्याच्या तसेच जाणे-येणेचे वागवहिवाटीचे हक्कासह मिळकत दरोबस्त.



Occupancy Certificate

	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="font-size: 1.2em; margin: 0;">नसन-१</p> <p style="margin: 0;">दात क्र. (१११६/२०२४)</p> </div> <p style="margin: 0;">Nashik Municipal Corporation FULL OCCUPANCY CERTIFICATE</p>	 <p style="font-size: 0.8em; margin: 0;">श्रीकाशीवा इत्यत्र साधारण Right to Public Services Act आजारी दया करणे बर्जेण</p>				
<p>Approval No. : NMCB/FO/2023/APL/04404 Proposal Code : NMCB-23-ENTRY-106818</p>		<p style="text-align: right;">Building Proposal Number - 230399 Date : 14/12/2023</p>				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Building Name :</td> <td style="width: 30%;">SHREE SAMARTH ROW BUNGLOW(Residential)</td> <td style="width: 10%;">Floor :</td> <td style="width: 40%;">GROUND(34.94 Sq.m),FIRST(40.55 Sq.m),SECOND(22.60 Sq.m)</td> </tr> </table>			Building Name :	SHREE SAMARTH ROW BUNGLOW(Residential)	Floor :	GROUND(34.94 Sq.m),FIRST(40.55 Sq.m),SECOND(22.60 Sq.m)
Building Name :	SHREE SAMARTH ROW BUNGLOW(Residential)	Floor :	GROUND(34.94 Sq.m),FIRST(40.55 Sq.m),SECOND(22.60 Sq.m)			
<p>To, (M/s Pravin Buildcon Partnership Firm Thr Partner Mrsanilosh Kacharu Dhrak Others, P. NO. 21+27+32/5, G. NO. 55, S. NO. 72, SATPUR SHIWAR, NASHIK M Hemant Pawar (Engineer)</p>						
<p>Sir/Madam,</p> <p>The FULL development work / erection re-erection / or alteration in of building / part building No / Name SHREE SAMARTH ROW BUNGLOW(Residential) Plot No 21+27+32/5, Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. 72, Village Name/Mouje SATPUR, Sector No. , completed under the supervision of Engineer, License No as per approved plan vide Permission No. LND/BP/B1/BP/223/2021 Date 21/12/2021 may be occupied on the following conditions.</p> <ol style="list-style-type: none"> 1. Authority will supply only drinking water as per availability 2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding. 3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable) 4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable) 						
<p>Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No LND/BP/B1/BP/223/2021 Date 21/12/2021</p>						
		<p>Signature valid</p> <p style="font-size: 0.7em;">Digitally signed by GOKUL CHANDRAK PAGARE Date: 2023.12.14 12:36:15 IST Reason: Approved Certificate Location: Nashik Municipal Corporation Project Code : NMCB-23-ENTRY-106818 Application Number : PSL/2023/230399/0481 Proposal Number : 230399 Certificate Number : NMCSFO/2023/APL/04404</p>				
		<p>Yours faithfully, Junior Engineer. Nashik Municipal Corporation,</p>				
<p>can QR code for verification of authenticity.</p>		<p>Scan QR code for Building Details.</p>				

Approved Plan



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is **₹ 80,07,000.00 (Rupees Eighty Lakh Seven Thousand Only)**. The **Realizable Value** of the above property **₹ 76,06,650.00 (Rupees Seventy Six Lakh Six Thousand Six Hundred Fifty Only)**. and the **Distress Value** **₹ 64,05,600.00 (Rupees Sixty Four Lakh Five Thousand Six Hundred Only)**.

Place: Nashik

Date: 15.03.2025

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

Sharadkumar B. Chalikwar
Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.co.in, c=IN
Date: 2025.03.15 18:01:34 +05'30'

Director

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

Auth. Sign.

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees

_____ only).

Date

Signature
(Name Branch Official with seal)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Avinash Sukdev Pawar & Avani Avinash Pawar. From M/s. Pravin Buildcon vide Agreement For Sale Sr. No. 1116/ 2024 Dated.02.02.2024.
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Head Swapnil Wagh– Site Engineer 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 – 14.03.2025 Valuation Date - 15.03.2025 Date of Report - 15.03.2025
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 14.03.2025
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;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **15th March 2025** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Row House, admeasuring **1570.00 Sq. Ft. Built Up Area** in the Name of Owner: **Avinash Sukdev Pawar & Avani Avinash Pawar**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Property Title

Based on our discussion with the Client, we understand that the subject property is being purchased by For the purpose of this appraisal exercise, we have assumed that the Name of Owner: **Avinash Sukdev Pawar & Avani Avinash Pawar**. Subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client, we understand that the Residential Row House, admeasuring **1570.00 Sq. Ft. Built Up Area**

Condition & Repair

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

Valuation Methodology

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

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

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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Row House, admeasuring **1570.00 Sq. Ft. Built Up Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.co.in, c=IN
Date: 2025.03.15 18:01:26 +05'30'

Auth. Sign.

Director

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

