PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer (Bill to) RACPC, Voltas House, 1st Floor, Dr. Ambedkar Marg, Chinchpokali (East),

STATE BANK OF INDIA - RACPC CHINCHPOKALI

Mumbai - 400 033

: 27AAACS8577K2ZO GSTIN/UIN State Name : Maharashtra, Code: 27

Invoice No.	Dated
PG-5448/22-23	28-Feb-23
Delivery Note	Mode/Terms of Payment
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No. 30017 / 45796	Delivery Note Date
Dispatched through	Destination
Terms of Delivery	

Terms	of	Del	iverv
-------	----	-----	-------

SI No.	Particulars	/	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	CGST SGST		18 %	5,000.00 450.00 450.00
			1		
		Total	7		₹ 5,900.00

Amount Chargeable (in words)

Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable	Cen	tral Tax	Sta	te Tax	Total
	Value	Rate	Amount	Rate	Amount	Tax Amount
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

Tax Amount (in words): Indian Rupee Nine Hundred Only

Remarks:

M/s. Swayam Realtors & Traders LLP. Name of Proposed Purchaser is Mr. Vinit Basant Kumar Jain -Residential Flat No. 5707, 57th Floor, Tower - A, "Monte South", Byculla Division, Khatau Mill Compound, Bapurao Jagtap Marg, Near Fire Brigade, Byculla (West), Mumbai- 400 008, State - Maharashtra, Country India

Company's PAN

: AADCV4303R

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE. MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : State Bank of India

A/c No. 32632562114

Branch & IFS Code: MIDC Andheri (E) & SBIN0007074



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

E. & O.E

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company





Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: M/s. Swayam Realtors & Traders LLP.

Name of Proposed Purchaser: Akshit Vinit Jain, Snigdha Sudhesh Shahi, Vinit Basantkumar Jain & Daksha Vinit Jain

Residential Flat No. 5707, 57th Floor, Tower - A, "Monte South", Byculla Division, Khatau Mill Compound, Bapurao Jagtap Marg, Near Fire Brigade, Byculla (West), Mumbai- 400 008, State – Maharashtra, Country – India.

Think.Innovate.Create

Latitude Longitude: 18°58'26.2"N 72°49'49.3"E

Valuation Prepared for:

State Bank of India

RACPC - Chinchpokli

Retail Assets Centralised Processing Centre, Mumbai South Voltas House, 'A', 1st Floor, Dr. Ambedkar Road, Chinchpokli (East), Mumbai - 400 033, State - Maharashtra, Country - India.





CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: SBI / RACPC - Chinchpokli / Akshit Vinit Jain (30017/45796)

Page 2 of 27

Vastu/Mumbai/02/2023/30017/45796 28/37-645-PRSH Date: 28.02.2023

VALUATION OPINION REPORT

This is to certify that the under-construction property bearing Residential Flat No. 5707, 57th Floor, Tower - A, "Monte South", Byculla Division, Khatau Mill Compound, Bapurao Jagtap Marg, Near Fire Brigade, Byculla (West), Mumbai- 400 008, State – Maharashtra, Country – India belongs to M/s. Swayam Realtors & Traders LLP. Name of Proposed Purchaser is Akshit Vinit Jain, Snigdha Sudhesh Shahi, Vinit Basantkumar Jain & Daksha Vinit Jain.

Boundaries of the property.

North : Tank Pakhadi Road
South : Meghraj Sethi Marg
East : Monte South Road
West : 3rd Cross Lane

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 ₹ 5,63,20,000.00 (Rupees Five Crore Sixty Three Lakh Twenty Thousand Only). As per Site Inspection, 80% work is completed.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR Director Digitally signed by MANOI BABI FRAD CHALOWAR DRE-CHALOWASTIRGALA CONSULTANTS INFORMAT LIMITES, CONTROLONIA 1,54 A DI-WIZZEDOCK PROSTO DIRECTOR (NO MANOI PARCOTAS CHALOWASTIRCA (NO MANOI PARCOTAS CHALOWASTIRCA) pp. MANOI WASTIRCA (NO MANOI PARCOTAS CHALOWASTIRCA) pp. MANOI PARCOTAS CHALOWASTIRCA (NO MANOI PARCOTAS CHALOWASTIRCA) pp. MANOI PARCOTAS CHALOWASTIRCA (NO MANOI PARCOTAS CHALOWASTIRCA) partial partners of a solidad disable ce find de Chalowastirca (No MANOI PARCOTAS CHALOWASTIRCA)

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.





mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,
The Assistant General Manager,
State Bank of India
RACPC – Chinchpokli
Retail Assets Centralised Processing Centre,
Mumbai South Voltas House, 'A', 1st Floor,
Dr. Ambedkar Road, Chinchpokli (East),
Mumbai - 400 033, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

	Gene	ral			
1.	Purpo	se for which the valuation is made	:	To assess realizable value of the property for Bank Loan Purpose.	
2.	a)	Date of inspection	:	28.02.2023	
	b)	Date on which the valuation is made	1:	28.02.2023	
3.	1. C F 2. C 3. C	RERA site). Copy of Approved layout plan No. EB / 57 of Greater Mumbai. (As downloaded from the Copy of Commencement Certificate No. Enduricipal Corporation of Greater Mumbai upto 58th floor for A – Wing Valid upto date	09 / RER B / 5 . (As	5709 / E / A / FCC / 3 amend dated 07.02.2019 issued by a downloaded from RERA site).(C.C. is further extended	
	5. Copy of Cost Sheet.				
4.	(es) w	of the owner(s) and his / their address with Phone no. (details of share of each in case of joint ownership)	: O V	Name of Owner: M/s. Swayam Realtors & Traders LLP. Name of Proposed Purchaser: Akshit Vinit Jain, Snigdha Sudhesh Shahi, Vinit Basantkumar Jain & Daksha Vinit Jain Address: Residential Flat No. 5707, 57th Floor, Tower - A, "Monte South", Byculla Division, Khatau Mill Compound, Bapurao Jagtap Marg, Near Fire Brigade, Byculla (West), Mumbai- 400 008, State – Maharashtra, Country – India. Contact Person: Mr. Sardul Alwin (Assistant Sales Manager) Contact No. 8104942587 Sole Ownership	
5.	Briof	description of the property (Including	1.	The property is a residential Flat No. 5707 in under	
Э.	Dilei	description of the property (including	•	i the property is a residential rial No. 3707 in under	



	Leasehold / freehold etc.)				the said under construct flat will be 3 Bedrooms + Kitchen + 2 Toilets (i.e property is at 500 Mtr. railway Byculla.	ne flat is located on 57th floor in ion building. The composition of Living Room + Dining Room + e., 3BHK with 2 Toilets). The walking distance from nearest ding was under construction. re as under:	
	Stage	e of Constructio	n		-		
2000	If unc	der construction	, extent of completion				
	Fou	ndation	Completed		RCC Plinth	Completed	
	3 Ba	asements	Completed		Ground / Stilt Floors	Completed	
	7 Pc	odiums	Completed	1	RCC Floors	Completed upto 54 Floors	
	I	rnal & External k Work	Completed upto 54 Floo	rs	Internal & External Plastering	Completed upto 47 Floors	
	Floo Kitcl	oring, Tiling, hen,	Completed upto 47 Floo	rs	Internal & External Painting	Completed upto 47 Floors	
	Doo Win	rs and dows	Completed upto 47 Floo	rs	Electrification, Plumbing, Sanitary	Completed upto 47 Floors	
	Tota		80% work completed				
6.	Locat	ion of property	7.7	:			
	a)	Plot No. / Surv	vey No.		C.T.S. No. 1798 (Part) & 1841 (Part) of Byculla Division		
	b)	Door No.		:	Residential Flat No. 570	7	
	c)	C.T.S. No. / Vi	llage	:	Byculla Division		
	d)	Ward / Taluka		1	Ward - E		
	e)	Mandal / Distri		T.	District - Mumbai		
	f)	approved map		i	dated 24.09.2016 issue	out Plan No. EB / 5709 / E / A ed by Municipal Corporation of	
	g)		/ plan issuing authority	:	Greater Mumbai. (As do	wnloaded from RERA site).	
	h)		uineness or authenticity	:			
		+ ''	ap/ plan is verified) V		е	
	i) Any other comments by our empanelled valuers on authentic of approved plan			N. A			
7.	Posta	al address of the	property	:	Residential Flat No. 5707, 57th Floor, Tower - A		
						culla Division, Khatau Mill	
						agtap Marg, Near Fire Brigade,	
					Byculla (West), Mumbai Country – India.	- 400 008, State – Maharashtra,	
8.	City /	Town		;	Byculla (West), Mumbai		
		dential area		:	Yes		
		mercial area		:	No		
		trial area		÷	No		
9.	Class	ification of the ar	ea	:			





	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village	:	Village - Byculla Division	
	Panchayat / Municipality		Municipal Corporation of Gre	eater Mumbai
11.	Whether covered under any State / Central	:	No	_
	Govt. enactments (e.g., Urban Land Ceiling			
	Act) or notified under agency area/ scheduled			
	area / cantonment area			
12.	Boundaries of the property		As per actual Site	As per Documents
	North	:	Tank Pakhadi Road	Details not available
	South	:	Meghraj Sethi Marg	Details not available
	East	:	Monte South Road	Details not available
	West	2	3 rd Cross Lane	Details not available
13	Dimensions of the site	1	N. A. as property under compartment building.	onsideration is a flat in an
			A	В
	\ \	1	As per the Deed	Actual
	North	:	-	<u> </u>
	South	:		-
	East	:	- /	-
	West	:		<u> </u>
14.	Extent of the site	:	RERA Carpet Area in Sq. F	
			Deck Area in Sq. Ft. = 56.0	
			Total Carpet Area in Sq. F	t. = 1408.00
		-	(Area as per Documents)	
			Built Up Area in Sq. Ft. = 14	87.00
			(RERA Carpet Area + 10%)	
14.	Latitude, Longitude & Co-ordinates of flat	:	18°58'26.2"N 72°49'49.3"E	
15.	Extent of the site considered for Valuation		RERA Carpet Area in Sq. F	
	(least of 13A& 13B)) \	Deck Area in Sq. Ft. = 56.0	
			Total Carpet Area in Sq. Ft (Area as per Documents)	1. = 1400.00
16	Whether occupied by the owner / tenant? If		Building is under construction	
10	occupied by tenant since how long? Rent		building is under construction	41
	received per month.			
	APARTMENT BUILDING			
1.	Nature of the Apartment		Residential	
2.	<u> </u>		- 100idorniai	
۷.	C.T.S. No.	:	C.T.S. No. 1798 (Part) & 18	41 (Part) of Byoulla Division
	Block No.		-	The training of Dyodila Division
	Ward No.		Ward – E	
	71010 1101			
	Village / Municipality / Corporation		Village - Byculla Division	





	Door No., Street or Road (Pin Code)	•	Residential Flat No. 5707, 57th Floor, Tower - A, "Monte South", Byculla Division, Khatau Mill Compound, Bapurao Jagtap Marg, Near Fire Brigade, Byculla (West), Mumbai- 400 008, State - Maharashtra, Country - India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	Proposed 3 Basements + Stilt + 7 Podiums + 1 Amenity Floor + 9th to 64th Upper Floors
6.	Type of Structure	:	Proposed R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 8 Flats on 57th Floor
8.	Quality of Construction	3/	Building is under construction
9.	Appearance of the Building	1	Building is under construction
10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available	ं	
	Lift	1	Proposed 9 Lifts
	Protected Water Supply		Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed 1 Car Parking Space
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the building		Proposed, Yes
III	FLAT		
1	The floor in which the flat is situated	1	57th Floor
2	Door No. of the flat	:	Residential Flat No. 5707
3	Specifications of the flat	1	1
	Roof	1	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door framed with flush doors
	Windows	:	Proposed Powder coated aluminum sliding windows
	Fittings Think, Inno).V	Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Proposed Cement Plastering
4	House Tax	:	
-	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
i i	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	Name of Owner:
			M/s. Swayam Realtors & Traders LLP
			Name of Proposed Purchaser:
		2	Akshit Vinit Jain, Snigdha Sudhesh Shahi,





			Vinit Basantkumar Jain & Daksha Vinit Jain
8	What is the undivided area of land as per Sale Deed?	;	Details not available
9	What is the plinth area of the flat?	:	Built Up Area in Sq. Ft. = 1487.00
			(RERA Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the flat?	:	RERA Carpet Area in Sq. Ft. = 1352.00 Other Area in Sq. Ft. = 56.00
			Total Carpet Area in Sq. Ft. = 1408.00
	× 1		(Area as per Documents)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	1	Building is under construction
15	If rented, what is the monthly rent?	. 82	₹ 1,50,000.00 Expected rental income per month after building completion
IV	MARKETABILITY		3 1
1	How is the marketability?	-	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
٧	Rate	:	/
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to		₹ 39,000.00 to ₹ 42,000.00 per Sq. Ft. on Carpet Area
2	adjacent properties in the areas) Assuming it is a new construction, what is the		¥40,000,00 pag Cr. Ft. as DEDA Correct Avec
2	adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).) V	₹ 40,000.00 per Sq. Ft. on RERA Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others		₹ 37,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's	:	₹ 1,78,128.00 per Sq. M.
	office (an evidence thereof to be enclosed)		i.e. ₹ 16,548.00 per Sq. Ft.
5	In case of variation of 20% or more in the	:	It is a foregone conclusion that market value is always
	valuation proposed by the Valuer and the		more than the RR price. As the RR Rates area Fixed by
	Guideline value provided in the State Govt.		respective State Government for computing Stamp Duty
	notification or Income Tax Gazette justification		/ Rgstn. Fees. Thus the differs from place to place and
	on variation has to be given	1 I	Location, Amenities per se as evident from the fact than





	_	Τ	even RR Rates Decided by Government Differs.
			even NN Nates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
а	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years after completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	•	N.A. as building is under construction
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 37,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 40,000.00 per Sq. Ft. (Including Car parking)
	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated		
NO.	Described in of the flet	1100 00 0 5		Value (₹)		
1	Present value of the flat	1408.00 Sq. Ft.	40,000.00	5,63,20,000.00		
2	Wardrobes	/				
3	Showcases	1				
4	Kitchen arrangements	7				
5	Superfine finish	1/		_		
6	Interior Decorations	/-		_		
7	Electricity deposits / electrical fittings, etc.					
8	Extra collapsible gates / grill works etc.	o Crod	0			
9	Potential value, if any	0.0100		_		
10	Others					
	Fair Market Value of the property			5,63,20,000.00		
	Insurable value of the property (1487.00 X 3,000.00)	rable value of the property (1487.00 X 3,000.00)				
	Guideline value of the property (1487.00 X 16,548.00)		2,46,06,876.00			

Justification for price /rate

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

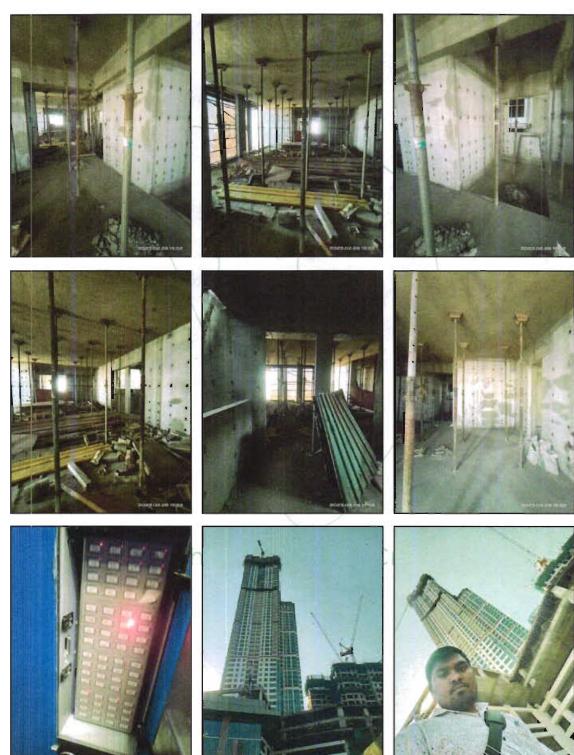
Method of Valuation / Approach

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 Flat, where there are typically many comparables available to analyze. As the property is a residential 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 ₹ 39,000.00 to ₹ 42,000.00 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 Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 40,000.00 per Sq. Ft. on RERA Carpet Area for valuation.

Impend	ding threat of acquisition by government for road	There is no threat of acquisition by Govt. CRZ
widenir	ng / publics service purposes, sub merging &	Provisions not applicable
applica	bility of CRZ provisions (Distance from sea-cost /	
tidal lev	vel must be incorporated) and their effect on	
i)	Saleability Think Innov	Good Create
ii)	Likely rental values in future in	₹ 1,50,000.00 Expected rental income per month
ļ		after building completion.
iii)	Any likely income it may generate	Rental Income

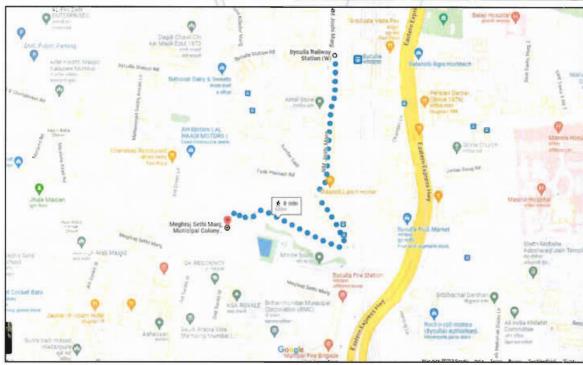


Actual site photographs



Route Map of the property Site u/r



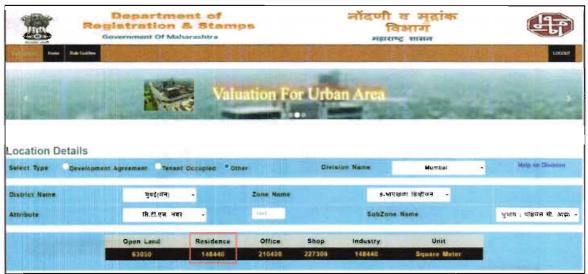


 $\underline{\text{Latitude Longitude: 18°58'26.2"N 72°49'49.3"E}} \\ \textbf{Note: The Blue line shows the route to site from nearest railway station (Byculla – 500 M.)} \\$





Ready Reckoner Rate



Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,78,128.00	Sq. Mtr.	16,548.00	Sq. Ft.
20% Increase on Flat Located on 57th Floor	29,688.00			
Stamp Duty Ready Reckoner Market Value Rate for Flat	1,48,440.00			

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

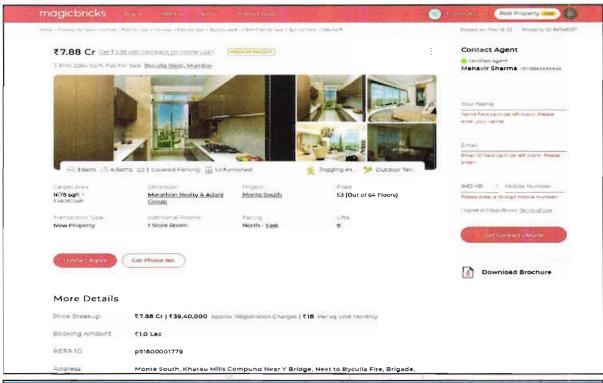
	Location of Flat / Commercial Unit in	Rate	
	the building		
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors	
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors	
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors	
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors	
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors	

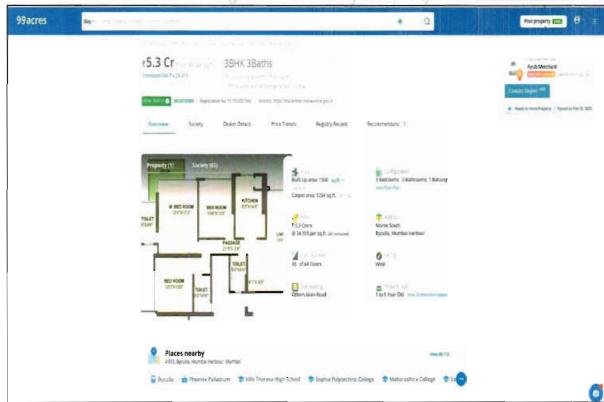
Table - D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation		
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.	
0 to 2 Years	100%	100%	
Above 2 & up to 5 Years	95%	95%	
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	1.5	



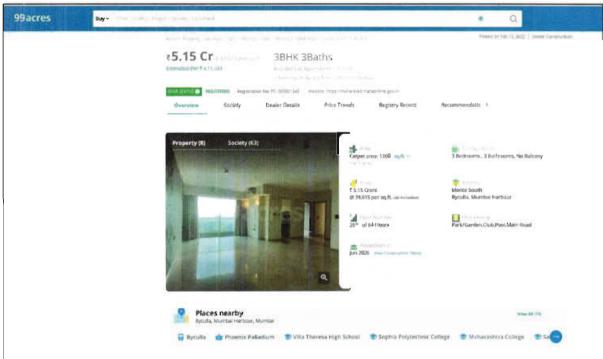
Price Indicators







Price Indicators





Think.Innovate.Create



Sales Instance

18816508	सूची क्र.2	कुनम निकास : सह दु.नि.मुंबई शहर 4	
21-02-2023		gra action : 18816/2022	
Note:-Generated Through eSearch		नारणी :	
Module, For original report please contact concern SRO office.		Regn:63m	
		regn.osiii	
	गाबाचे नाव : भायखळ		
(1)पिलेखाचा प्रकार	करारनामा		
(2)पोबदला	39307269		
(3) वाजारभाव(भाडेपटटपाच्या वावितवपटटाकार आकारणी देतो की पटटेवार ते नमुद करावे)	21584992.11		
(4) भू-मापन,पोर्टहिस्सा च परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ए 1401, माळा नं: 14 वा मजला, इमारतीचे नाव: टिटलिस,मान्टे साउथ-टिटलिस,ए-विग, ब्लॉक नं: खटाव मिल कंपाऊड,फायर ब्रिगेडच्या क्वळ, रोड: बापुराव जगताप मार्ग,भायखळा-पश्चिम,मुंबई-400008, इतर माहिती: सर्वनिका क्षेत्र 111.58 ची.मी.कारपेट(रेंग प्रमाणे),एक कार पार्कींग सहीत:बोटीफीकेशन क्रमांक- शासन आदेश क्र मुद्रांक-2021/अनी.सं.क.12 /प्र.क.107 /म-1 (धोरण)दि.31.3.2021 अन्वये महिलासाठी 1 टक्के सुट((C.T.S. Number : 1798-part,16/1840,1841-part;))		
(5) streat	111.58 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेला.			
(7) दानप्रेयत्र करून देगा-ना/लिहून ठेवणा-या पक्षकाराथे नाथ किंवा दिवाणी नायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाय व पता.	그 사람이 가장 하는 사람이 모든 사람이 집에 가장 되었다면 하는데		
(8)दरतऐतव करून येणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिये नाव व पत्ता	नाग:-मारा अकान गहवाला: पांच्यावतीने कुलपुखल्यार माणून धनमुख रितलाल वापाणी वय:-69; क्वा:-प्लीट नं: 12/50, माला नं: 3 रा मजला , इमारतीचे नाव: मध्यणी मेंशन , ब्लीक नं: होगरी चारतूल होगरीच्या जबक , रोह नं: नवरोबी हिल रोह नं.1.पुवर्य-400009, मारागण्ड, मुन्वई: चिन कोह:-400009 र्यन नं:-BCKPG4283J		
(9) व्यवस्था करन दिल्याचा दिनांक	30/11/2022		
(10)दस्त नोंदणी केल्याचा दिनांक	05/12/2022		
(11)अनुसमान,संह प पृष	18816/2022		
(12)बाजाभावसमाने मुद्राक शुल्क	1965400		
(13)वाजास्थानाप्रमाणे नॉदणी शुल्क	30000		
(14)ma			
पत्चोकनासाठी विचारात घेडालेला तपशील:-:			





Sales Instance

13733319	सूची क्र.2	दुष्यम निकंपक : सह दु.नि.मुंबई शहर 2	
21-02-2023		THE MARKS: 13733/2022	
Note:-Generaled Through eSearch Module,For original report please		नोरणी :	
contact concern SRO office.		Regn:63m	
- 150 ₁	गावाचे नाव : भायखळ		
(1)विलेखाचा प्रकार	करास्त्रामा		
(2)मोबदला	33625651		
(3) बाजारमान(भाडेपस्टबाच्या बाबतितपस्टाकार आकारणी देतो की परटेदार ते नमुद करावे)	26193514.35		
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असत्याम)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदिनका नं: 1304, माळा नं: 13, इमारतीचे नाव: टिटलिस मॉन्टे साऊथ - टिटलिस ए विंग, ब्लॉक नं: खटाव मिल कंपाऊड,बापूराव जगताप मार्ग, रोड : भावखळा पश्चिम मुंबई 400008, इतर माहिती: मूळ करारनामा दस्त क्र बवई-4/13517/2022, दिनांक 23/08/2022 रोजी निष्पादित असुन मोबदला रु. 33625651/- व बाबारमुल्य रु.26193514.35/- यावर मुद्रांक शुल्क रु.2017600/- भरलेले आहे. सबब दस्तावर मुं. मु. अधिनियम 1958 ऑर्टिकल 5 जी ए (2) नुसार रु.338000/- हि रक्कम नवीन दस्तावर समाविष्ट करण्यात आली आहे.((C.T.S. Number : 1798-part, 16/1840, 1841-part;))		
(5) खेशस्त्र	136.01 चौ.मीटर		
(6)आकारणी किंवा बुडी देखात अमेल तेला.			
(7) दस्तरेवज करन देगा-याःतिहृत ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी त्यावालयाचा हुक्मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	그 나를 가장 하는 이 이번 이렇게 하고 있었다. 이렇게 되었다. 이렇게 사용하는 사람이 이렇게 되었다. 그런 이렇게 되었다. 그런 이렇게 되었다. 그렇게 되었다. 그렇게 되었다.		
(8)क्षत्रपंत्रत करून येणाऱ्या पसकाराचे च किंवा दिवाणी न्यायात्याचा हुकुमनमा किंवा आदेश अमान्याम,प्रतिवादिचे नाव व पत्रा	1): नाव:-वर्षप्र रोफ उपलेशवाला वय:-40; पता:-पतीट नं: 803, माला नं: 8, हमाजीचे नाय: क्रेसेट पिला, ब्लॉक नं: इी ए आर नायर रोड, रोड नं: मुंबई सेंट्रल, मुंबई, माराराष्ट्र, मुंबई, पिल कोड:-400008 पैन नं:-AANPU6325R 2): नाव:-आलिया लब्बेड उपलेशावाला वय:-33; पता:-पतीट नं: 803, माला नं: 8, हमातीचे नाय: क्रेसेट पिला, ब्लॉक नं: इी ए आर नायर रोड, रोड नं: मुंबई सेंट्रल, मुंबई, माराराष्ट्र, मुंबई, ियन कोड:-400008 पैन नं:-ADSPU9340A		
(9) दस्तऐका करन दिल्याचा दिनाक	13/09/2022		
(10)दम्त नोंदणी बेरूयाचा दिनांक.	13/09/2022		
(11)अनुक्रमांक,संद व पृष्ठ	13733/2022	W.	
(12)वानारपानाप्रमाणे मुद्रोक शुल्क	338000		
(13)वाबारमावाप्रमाणे नोटची शुरूक	30000		







Sales Instance

19608508	सूची क्र.2	दृष्यम् निक्षमः : सह दु.नि.मुंबई शहर 4	
21-02-2023		see series: 19608/2022	
Note:-Generated Through eSearch Module, For original report please		Regn:63m	
contact concern SRO office.			
	गावाचे नाव: भायखळ	<u> </u>	
(1)पिलेखाचा प्रकार	करारनामा		
(2)योबदला	47581820		
(3) वाजाभाव(भाडेपटटपाच्या वावतितपटटाकार आक्रमणो देतो की पटटेशर ते नमुद करावे)	26061382.228		
(4) भू-मापन,पोटहिस्सा च परक्रमांक(असल्यास)	पिलाटस,मॉन्टे साउथ-पिलाटस,बी-विग, ब्लॉ जगताच मार्ग,भायखळा-पश्चिम,मुंबई-40000	निका नं: बी 3104, माळा नं: 31 वा मवला, इमारतीचे नाव: क नं: खटाव मिल कंपाऊंड,फायर ब्रिगेडच्या बवळ, रोड : बापुराव 08, इतर माहिती: सदिनका क्षेत्र 119.66 ची.मी. कारपेट(ररा व्यक्तिम सहीत.((C.T.S. Number : 1798-	
(5) ਵੇਸਤ	119.66 ची.मीटर		
(6)आकारणी किया बुडी देण्यात असेल तेव्हा.		1000	
(7) दस्तऐवज कान देणा-पा/सिद्धन देवणा-पा पक्षकाराधे नाव किया दिवाणी न्यायालयाचा ठुकुमनामा किया आदेश असल्यास,प्रतिवादिधे नाथ व पता.	1): वाव:-व्यव्य रियाट्सें आणि ट्रेड्से एलएल्से वाच्यावतीने विकित्त सैनक आणि अधिकृत व्यक्ती द्वाव्याताव के, राव वय:-56 पता:- प्लीट वं: 801, माला वं: 8 , इमारतीचे बाव: निराद कीम्पलेक्स,शीमाली सोमावटी, कर्ताक वं: स्टाव्याली विकस रोडसच्या वर्चल, रोड वं व्यापपुरा,अतम्बरामाद,गुलरात-380009, गुजरात, AHMEDABAD. चिन कोड:-380009 पेन व:-ACEFS2816A 2): बाव:-व्यव्य रियाल्टसं आणि ट्रेडसं एलएल्सी योज्यावतीने विकित्त आणि अधिकृत व्यक्ती अनीज एव. गयरे वय:-41 पता:- प्लीट वं: 801, बाला वं: 8 वा मजारा, इमारतीचे वाव: शिवार कीम्पलेक्स,शीमाली सीमावटी, व्यक्ति वं: विडाखाली सिक्स रोडसच्या व्यव्यक्त, रोड वं: व्यरणपुरा,आस्प्रदावाद,गुलरात-380009, गुजरात, AHMEDABAD. चिन कोड:-380009 पेन व:- ACEFS2816A		
(8)दम्त्रोपन करन येणाऱ्या पक्षकाराचे व किया दिवाणी न्यायालयाचा हुकुमनामा किया आदेश असल्यास,प्रतिवादिचे ताव व पता	ताव:-फटाट हर्नेफ प्रधार क्य:-34; प्रशा:-फ्संट नं: 1301, माला नं: 13 वा मकला , हमार्गीचे नाव: शक्रीक टीक्ट , क्लॉक नं: वी टी सी , गेड नं: 52/54;खाडिया स्ट्रीट,मुंबई पी ओ,मुंबई सेंट्रल,कुंबई-400008, महाराष्ट्र, मुन्बई . फिर कोड:-400008 फेन नं:-ATNPP7874R		
(9) दातऐवज करन दिल्याचा दिशंक	16/12/2022		
(10)दस्त नोंदणी केल्याचा दिनांक	21/12/2022		
(11)अनुक्रमांक,खंड व पृष्ठ	19608/2022		
(12)वाजास्थावाप्रमाणे मुझक सुल्क	2855000		
(13)वाजास्थानाद्रमाणे नोंदणी शुल्क	30000		
(14)शंच			
मुल्याकनासाठी विचायत पंतलेला तपशील:-:			



As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications ₹ 5,63,20,000.00 (Rupees Five Crore Sixty Three Lakh Twenty Thousand Only). As per Site Inspection, 80% work is completed.

Place: Mumbai Date: 28.02.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

COSINIA SPINCE NANO INSCRIZO CHILINIARE

CHICANA CONSULTANTI DI PRIMATE LIMITED.

LIMINIARE LIMITED.

LIMINIARE LIMITED.

LIMINIARE LIMITED.

LIMINIARE LIMITED.

LIMINIARE LIMITED.

LIMI

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

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	Think.Innovate.Create			
	Signature			

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned (BRANCH MANAGER)

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





(Annexure – I)

DECLARATION-CUM-UNDERTAKING

- I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:
- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 28.02.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 28.02.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- I. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the





Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r 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.
- s. 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.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V A signed copy of same to be taken and kept along with this declaration)
- U. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration is being purchased by Akshit Vinit Jain, Snigdha Sudhesh Shahi, Vinit Basantkumar Jain & Daksha Vinit Jain from M/s. Swayam Realtors & Traders LLP.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC – Chinchpokli, to assess value of the property for Bank Loan purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Chandan Singh – Valuation Engineer Shobha Kuperkar – Technical Manager Pradnya Rasam – 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 – 28.02.2023 Valuation Date - 28.02.2023 Date of Report - 28.02.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 28.02.2023
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 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;	
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 February 2023 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 Flat, admeasuring Total Carpet Area in Sq. Ft. = 1408.00 in the name M/s. Swayam Realtors & Traders LLP. Name of Proposed Purchaser is Akshit Vinit Jain, Snigdha Sudhesh Shahi, Vinit Basantkumar Jain & Daksha Vinit Jain. Name of Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.





Property Title

Based on our discussion with the Client, we understand that the subject property is owned by M/s. Swayam Realtors & Traders LLP. Name of Proposed Purchaser is Akshit Vinit Jain, Snigdha Sudhesh Shahi, Vinit Basantkumar Jain & Daksha Vinit Jain. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client, we understand that the Residential Flat, **Total Carpet**Area in Sq. Ft. = 1408.00

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 *I* 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 flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the





subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

Not a Structural Survey

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

Other

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

Legal

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 Flat, admeasuring **Total Carpet Area in Sq. Ft. = 1408.00**.

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.

nink.Innovate.Create

- 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.



(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.
- 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.





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.

Miscellaneous

- 31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
- 32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

Director

Auth. Sign.

Think.Innovate.Create

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3



