

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) STATE BANK OF INDIA - RACPC CHINCHPOKALI RACPC, Voltas House, 1st Floor, Dr. Ambedkar Marg, Chinchpokali (East), Mumbai - 400 033 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-5447/22-23 Dated 28-Feb-23 Delivery Note Mode/Terms of Payment Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 30016 / 45795 Delivery Note Date Dispatched through Destination Terms of Delivery
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Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	5,000.00
	CGST			450.00
	SGST			450.00
	Total			₹ 5,900.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	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. Kalpesh Jain - Residential Flat No. 5606, 56th 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

Rathod
 Authorised Signatory

This is a Computer Generated Invoice



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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: **Kalpesh Shantilal Jain, Jyotsana Kalpesh Jain & Shantilal Jain**

Residential Flat No. 5606, 56th 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.

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.



Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
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)

I		General	
1.	Purpose 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	:	28.02.2023
3.	List of documents produced for perusal:		
	1. Copy of RERA Registration Certificate No. P51800001779 dated 09.09.2021. (As downloaded from RERA site).		
	2. Copy of Approved layout plan No. EB / 5709 / E / A dated 24.09.2016 issued by Municipal Corporation of Greater Mumbai. (As downloaded from RERA site).		
	3. Copy of Commencement Certificate No. EB / 5709 / E / A / FCC / 3 amend dated 07.02.2019 issued by Municipal Corporation of Greater Mumbai. (As downloaded from RERA site).(C.C. is further extended upto 58 th floor for A – Wing Valid upto dated 04.01.2023)		
	4. Copy of Flat Reservation application form issued by M/s. Swayam Realtors & Traders LLP.		
	5. Copy of Cost Sheet.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p><u>Name of Owner:</u> M/s. Swayam Realtors & Traders LLP</p> <p><u>Name of Proposed Purchaser:</u> Kalpesh Shantilal Jain, Jyotsana Kalpesh Jain & Shantilal Jain</p> <p><u>Address:</u> Residential Flat No. 5606, 56th 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.</p> <p><u>Contact Person:</u> Mr. Sardul Alwin (Assistant Sales Manager) Contact No. 8104942587</p> <p>Sole Ownership</p>
5.	Brief description of the property (Including	:	The property is a residential Flat No. 5606 in under

Leasehold / freehold etc.)		construction building. The flat is located on 56 th floor in the said under construction building. The composition of flat will be 3 Bedrooms + Living Room + Dining Room + Kitchen + 2 Toilets (i.e., 3BHK with 2 Toilets). The property is at 500 Mtr. walking distance from nearest railway Byculla. At the time of visit building was under construction. Extent of completion are as under:	
Stage of Construction			
If under construction, extent of completion			
Foundation	Completed	RCC Plinth	Completed
3 Basements	Completed	Ground / Stilt Floors	Completed
7 Podiums	Completed	RCC Floors	Completed upto 54 Floors
Internal & External Brick Work	Completed upto 54 Floors	Internal & External Plastering	Completed upto 47 Floors
Flooring, Tiling, Kitchen,	Completed upto 47 Floors	Internal & External Painting	Completed upto 47 Floors
Doors and Windows	Completed upto 47 Floors	Electrification, Plumbing, Sanitary	Completed upto 47 Floors
Total	80% work completed		
6.	Location of property	:	
a)	Plot No. / Survey No.	:	C.T.S. No. 1798 (Part) & 1841 (Part) of Byculla Division
b)	Door No.	:	Residential Flat No. 5606
c)	C.T.S. No. / Village	:	Byculla Division
d)	Ward / Taluka	:	Ward - E
e)	Mandal / District	:	District - Mumbai
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved layout plan No. EB / 5709 / E / A dated 24.09.2016 issued by Municipal Corporation of Greater Mumbai. (As downloaded from RERA site).
g)	Approved map / plan issuing authority	:	Greater Mumbai. (As downloaded from RERA site).
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N. A
7.	Postal address of the property	:	Residential Flat No. 5606, 56 th 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.
8.	City / Town	:	Byculla (West), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	



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	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Byculla Division Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	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	:	3 rd Cross Lane Details not available
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
			A B
			As per the Deed Actual
	North	:	- -
	South	:	- -
	East	:	- -
	West	:	- -
14.	Extent of the site	:	RERA Carpet Area in Sq. Ft. = 941.00 (Area as per Documents) Built Up Area in Sq. Ft. = 1035.00 (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 (least of 13A & 13B)	:	RERA Carpet Area in Sq. Ft. = 941.00 (Area as per Documents)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	C.T.S. No. 1798 (Part) & 1841 (Part) of Byculla Division
	Block No.	:	-
	Ward No.	:	Ward – E
	Village / Municipality / Corporation	:	Village - Byculla Division Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 5606, 56 th 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 + 9 th to 64 th Upper Floors
6.	Type of Structure	: Proposed R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: Proposed 8 Flats on 56 th Floor
8.	Quality of Construction	: Building is under construction
9.	Appearance of the Building	: Building is under construction
10.	Maintenance of the Building	: Building is under construction
11.	Facilities Available	:
	Lift	: 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	: 56 th Floor
2	Door No. of the flat	: Residential Flat No. 5606
3	Specifications of the flat	:
	Roof	: 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	: 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
	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: Kalpesh Shantilal Jain, Jyotsana Kalpesh Jain & Shantilal 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. = 1035.00 (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. = 941,00 (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?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 1,00,000.00 Expected rental income per month after building completion
IV	MARKETABILITY	:	
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
V	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 adjacent properties in the areas)	:	₹ 39,000.00 to ₹ 42,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 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 office (an evidence thereof to be enclosed)	:	₹ 1,78,128.00 per Sq. M. i.e. ₹ 16,548.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstin. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.



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	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 Value (₹)
1	Present value of the flat	941.00 Sq. Ft.	40,000.00	3,76,40,000.00
2	Wardrobes			
3	Showcases			
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			
	Fair Market Value of the property			3,76,40,000.00
	Insurable value of the property (1035.00 X 3,000.00)			31,05,000.00
	Guideline value of the property (1035.00 X 16,548.00)			1,71,27,180.00

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.

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	There is no threat of acquisition by Govt. CRZ Provisions not applicable
i) Saleability	Good
ii) Likely rental values in future in	₹ 1,00,000.00 Expected rental income per month after building completion.
iii) Any likely income it may generate	Rental Income

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Actual site photographs



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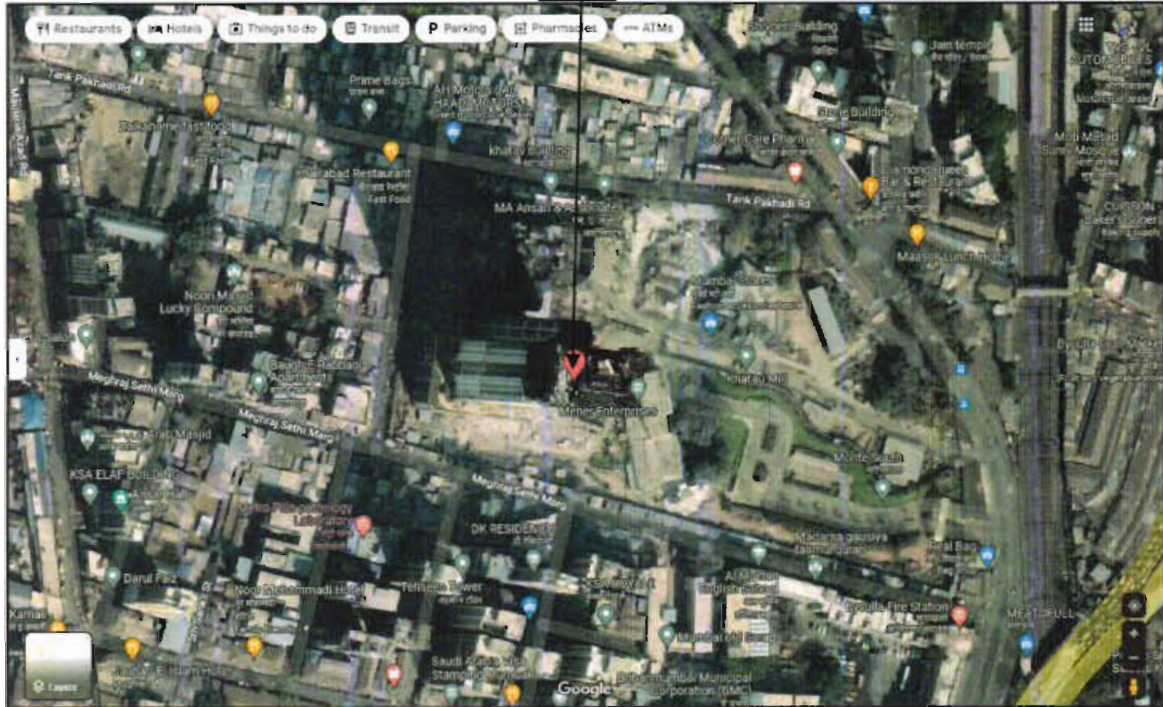
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Route Map of the property

Site/ur




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

Note: The Blue line shows the route to site from nearest railway station (Byculla – 600 Mtr.)



Ready Reckoner Rate

Department of Registration & Stamps Government Of Maharashtra		नोंदणी व मूद्रांक विभाग महाराष्ट्र शासन	
			
Location Details			
Select Type	<input type="radio"/> Development Agreement <input checked="" type="radio"/> Tenant Occupied <input type="radio"/> Other	Division Name	Mumbai
District Name	पुणे (पुणे)	Zone Name	९-भायखळा इंडियन
Attribute	सि.टी.एस. नगर	SubZone Name	प्राथमिक पौ. अक्षा
Open Land	Residence	Office	Shop
63058	148448	210408	227308
Industry	Unit		
148448	Square Meter		

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,48,440.00			
20% Increase on Flat Located on 56 th Floor	29,688.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,78,128.00	Sq. Mtr.	16,548.00	Sq. Ft.

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 the building	Rate
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	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

₹7.88 Cr Call ₹ 2.36 Lakh deposits on Home Loan

2 BHK, 2284 Sq-ft Flat For Sale in **Byculla West, Mumbai**

Contact Agent
 Certified Agent
Mehavir Sharma

Your Name: _____
 Name field can't be left blank. Please enter your name!

Email: _____
 Email ID field can't be left blank. Please enter!

Pin + City: _____ Mobile Number: _____
 Please enter a 10-digit Mobile number!

More Details

Price Breakup: ₹ 7.88 Cr | ₹ 39,40,000 (Appts. Registration Charges) | ₹ 16 / Per sq. Unit Monthly

Booking Amount: ₹ 1.0 Lac

RERA ID: p51800001779

Address: Monte South, Khatau Mills Compound Near Y Bridge, Next to Byculla Fire Brigade.

₹5.3 Cr 3BHK 3Baths

99acres

Property (1) Society (5)

Bedroom: 3
 Bathrooms: 3
 Balcony: 1

Carpet Area: 1354 sqft

Price: ₹ 34,755 per sqft. All inclusive

Floor: 43 of 64 Floors

Developer: Marathon Realty & Adani Group

Location: Monte South, Byculla, Mumbai Harbour

Orientation: West

Project Height: 1 to 5 Year Old

Places nearby
 405 Byculla, Mumbai Harbour, Mumbai

Byculla Phoenix Palladium Villa Theresa High School Sophia Polytechnic College Maharashtra College



Price Indicators

The screenshot displays a property listing on the 99acres website. The main heading is "₹5.15 Cr" with a sub-heading "3BHK 3Baths". Below this, it lists "Carpet Area: 1300 sq.ft." and "20th of 64 Floors". The location is identified as "Byculla, Mumbai Harbour". A "Places nearby" section lists several educational institutions: Byculla, Phoenix Palladium, Villa Theresa High School, Sophia Polytechnic College, Maharashtra College, and S.A. The listing also includes a "Society (63)" and "Property (8)" section. The overall layout is clean and professional, typical of a real estate portal.

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Sales Instance

18816508	सूची क्र.2	दुकान निबंधक : सह दु.नि.मुंबई शहर 4
21-02-2023		दस्ता क्रमांक : 18816/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सोपणी :
		Regn:63m
गावाचे नाव : भायखळा		
(1) विलेखाचा प्रकार	कारणनामा	
(2) सोपवला	39307269	
(3) बाजारभावात(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकाराची देणे वी पट्टेदार ते नसूद करावे)	21584992.11	
(4) पृ-मापन,पॉटॅलिसा व धातूक्रमांक(अमान्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ए 1401, माळा नं: 14 वा मजला, इमारतीचे नाव: टिटलिस,मॉन्टे साउथ-टिटलिस,ए-विंग, ब्लॉक नं: खटाव मिल्स कंपाऊंड,फायर ट्रिगेडच्या जवळ, रोड : बासुराव जगतप मार्ग,भायखळा-पश्चिम,मुंबई-400008, इतर माहिती: सदनिका क्षेत्र 111.58 चौ.मी.कारपेट(रा प्रमाणे),एक कार पाकींग सहीत.नोटोफीकेशन क्रमांक- शासन आदेश क्र मुद्रांक-2021/अनी.स.क.12 /प्र.क्र.107 /म-1 (धोरण)दि.31.3.2021 अन्वये महिलासाठी 1 टक्के सुट((C.T.S. Number : 1798-part,16/1840,1841-part ;))	
(5) क्षेत्रफळ	111.58 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असलेला क्षेत्र.		
(7) दस्तऐवज करन देणा-या/सिद्धन देणा-या पत्रकाराचे काय किंवा विकारी न्यायालयाचा हुकुमनामा किंवा आदेश अमान्यास,प्रतिबंधिते नाव व पत्ता.	1): नाव:-स्वल्प रिपब्लिक आणि ट्रेडर्स एलाएलपी यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत ज्येष्ठ ट्रान्झॅक्शन के. राव बप:-56 पत्ता:-प्लॉट नं: 801, माळा नं: 8 , इमारतीचे नाव: सिद्धार कॉम्प्लेक्स,श्रीमंजरी सोसायटी, ब्लॉक नं: मिडाखाती सिव्हा रोडच्या जवळ, रोड नं: नारायण,अहमदाबाद,गुजरात-380009, गुजरात, AHMEDABAD. पिन कोड:-380009 फोन नं:-ACEFS2816A 2): नाव:-स्वल्प रिपब्लिक आणि ट्रेडर्स एलाएलपी यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत ज्येष्ठ असेज गंगे बप:-41 पत्ता:-प्लॉट नं: 801, माळा नं: 8 वा मजला, इमारतीचे नाव: सिद्धार कॉम्प्लेक्स,श्रीमंजरी सोसायटी, ब्लॉक नं: मिडाखाती सिव्हा रोडच्या जवळ, रोड नं: नारायण,अहमदाबाद,गुजरात-380009, गुजरात, AHMEDABAD. पिन कोड:-380009 फोन नं:-ACEFS2816A	
(8)दस्तऐवज करन देणा-या पत्रकाराचे व किंवा विकारी न्यायालयाचा हुकुमनामा किंवा आदेश अमान्यास,प्रतिबंधिते नाव व पत्ता	1): नाव:-सारा अफजल गझलाल सोब्यावतीने कुलसुखाच्या मध्यम धनसुख रजिस्टार कंपनी बप:-69; पत्ता:-प्लॉट नं: 12/50, माळा नं: 3 वा मजला , इमारतीचे नाव: मजली मॅसन , ब्लॉक नं: टोपरी पानवून दोंगीच्या जवळ , रोड नं: नकोजी हिल रोड नं.1,मुंबई-400009, महाराष्ट्र, पुणेई. पिन कोड:-400009 फोन नं:-BCKPG4283J	
(9) दस्तऐवज करन दिल्याचा दिनांक	30/11/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	05/12/2022	
(11)अनुक्रमांक,संदे व पृष्ठ	18816/2022	
(12)बाजारभावातल्याने मुद्रांक शुल्क	1965400	
(13)बाजारभावातल्याने नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		

Sales Instance

13733319	सूची क्र.2	दुकान निबंधक : सह दु.नि.मुंबई शहर 2
21-02-2023		दल क्रमांक : 13733/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नेटवो : Regn:63m
गावाचे नाव : भायखळा		
(1)विलेखाचा प्रकार	कारानामा	
(2)मोबदला	33625651	
(3) बाजारभाव(भाडेवट्टाच्या बाबतिलवट्टाकार आकारणी देतो की घट्टेला ते नमुद करावे)	26193514.35	
(4) पृ-भाषण,पेट्टीसमा व परक्रमांश(अवाल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सटनिका न: 1304, माळा न: 13, इमारतीचे नाव: टिटलिस मॉन्टे सारूथ - टिटलिस ए विंग, ब्लॉक न: खटाव मिल कंपाऊंड,बापूराव जगताप मार्ग, रोड : भायखळा पश्चिम मुंबई 400008, इतर माहिती: मूळ कारानामा दस्त क्र वबई-4/13517/2022, दिनांक 23/08/2022 रोजी निष्पादित असून मोबदला रु. 33625651/- व बाजारमुल्य रु.26193514.35/- यावर मुद्रांक शुल्क रु.2017600/- भरलेले आहे. सबब दम्त्यावर मु. मु. अधिनियम 1958 आर्टिकल 5 जी ए (2) नुसार रु.338000/- हि एकक नवीन दम्त्यावर समाविष्ट करण्यात आली आहे.((C.T.S. Number : 1798-part, 16/1840, 1841-part ;))	
(5) क्षेत्रफळ	136.01 चौ.मीटर	
(6)आकारणी किंवा जुटी देण्यात असलेले ताला.		
(7) दस्तऐवज बनव देणा-या/निवृत्त ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अवाल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-फैयाज अहमद मोहम्मद इब्राहिम शेख वय:-63 पत्ता:-पलीट नं: 1507, माळा नं: 15, इमारतीचे नाव: भाग कलाधिक को ओपेरेटिव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: 62 सी मिर्बा गल्लीव मार्ग , रोड न: मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400008 फोन नं:-AAYP50524K 2): नाव:-सबबु फैयाज अहमद शेख वय:-59 पत्ता:-पलीट नं: 1506, माळा नं: 15, इमारतीचे नाव: भाग कलाधिक को ओपेरेटिव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: 62 सी मिर्बा गल्लीव मार्ग, रोड न: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400008 फोन नं:-AJWPS0912J 3): नाव:-सुनील फातिमा मोहम्मद कारीम शेख वय:-58 पत्ता:-पलीट नं: 501-ए विंग , माळा नं: 5, इमारतीचे नाव: शिवा अपार्टमेंट, ब्लॉक नं: 264 वेलासिस रोड, रोड न: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400008 फोन नं:-AJWPS0911M	
(8)दस्तऐवज बनव देणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अवाल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-तबरेझ रीफ टवलेटाकाला वय:-40; पत्ता:-पलीट नं: 803, माळा नं: 8, इमारतीचे नाव: क्रेमेट विला, ब्लॉक नं: डी ए आर सागर रोड, रोड न: मुंबई वेट्टल, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400008 फोन नं:-AANPU6325R 2): नाव:-आलिया तबरेझ टवलेटाकाला वय:-33; पत्ता:-पलीट नं: 803, माळा नं: 8, इमारतीचे नाव: क्रेमेट विला, ब्लॉक नं: डी ए आर सागर रोड, रोड न: मुंबई वेट्टल, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400008 फोन नं:-ADSPU9340A	
(9) दस्तऐवज बनव दिव्याचा दिनांक	13/09/2022	
(10)दस्त नेटवो देण्याचा दिनांक	13/09/2022	
(11)अनुक्रमांक,संद व पृथ	13733/2022	
(12)बाजारभावाच्यामुळे मुद्रांक शुल्क	338000	
(13)बाजारभावाच्यामुळे नेटवो शुल्क	30000	



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Sales Instance

19608508 21-02-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुबय निबंधक : सह दु.नि.मुंबई शाहर 4 दाल क्रमांक : 19608/2022 नोंदणी : Regn:63m
गावाचे नाव : भायखळा		
(1) विलेखाचा प्रकार	करसनामा	
(2) मोबदला	47581820	
(3) बाजारभाज(भाडेपट्ट्याच्या बाबतिलपट्टाकर आकारणी ठेवो की पट्टेदार ते नमूद करावे)	26061382.228	
(4) घू-मापन,पेट्रोलिंग व पाऊळमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाद्वार वर्णन :सदनिका नं: वी 3104, माळा नं: 31 वा मजला, इमारतीचे नाव: पिलाटस,पॉन्टे साउथ-पिलाटस,बी-बिंग, ब्लॉक नं: खटाव मिल कपाऊंड,फायर ब्रिगेडच्या जवळ, रोड ; बापुराव जयताप मार्ग,भायखळा-पश्चिम,मुंबई-400008, इतर माहिती: सदनिका क्षेत्र 119.66 चौ.मी. कारपेट(रा प्रमाणे)च डेक क्षेत्र 4.78 चौ.मी.,गोन कार पार्कींग सहीत.((C.T.S. Number : 1798-part,16/1840,1841-part ;))	
(5) क्षेत्रफळ	119.66 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करम देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्देस असल्यास,प्रतिवारिचे नाव व पत्ता.	1): नाव:-नवम रिपल्टर्स आणि ट्रेडर्स सुलतानी पांचजाकीने सिविल एंजिन आणि अधिकृत व्यक्ती इतरकाय के. एच वग:-56 पत्ता:-प्लॉट नं: 801, माळा नं: 8 , इमारतीचे नाव: रिपल कॉम्प्लेक्स,श्रीवाजी सोसायटी, ब्लॉक नं: मिटाव्हाली विलस रोडमजला जवळ, रोड नं: नरसंगपुर,अहमदाबाद,गुजरात-380009, गुजरात, AHMEDABAD. फिन कोड:-380009 फोन नं:-ACEFS2816A 2): नाव:-नवम रिपल्टर्स आणि ट्रेडर्स सुलतानी पांचजाकीने सिविल एंजिन आणि अधिकृत व्यक्ती अशोक एम. एम्बे वग:-41 पत्ता:-प्लॉट नं: 801, माळा नं: 8 वा मजला, इमारतीचे नाव: रिपल कॉम्प्लेक्स,श्रीवाजी सोसायटी, ब्लॉक नं: मिटाव्हाली विलस रोडमजला जवळ, रोड नं: नरसंगपुर,अहमदाबाद,गुजरात-380009, गुजरात, AHMEDABAD. फिन कोड:-380009 फोन नं:-ACEFS2816A	
(8)दस्तऐवज करम देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्देस असल्यास,प्रतिवारिचे नाव व पत्ता	1): नाव:-फादर इरीक फायर वग:-34; पत्ता:-प्लॉट नं: 1301, माळा नं: 13 वा मजला , इमारतीचे नाव: शरीक टॉवर , ब्लॉक नं: वी टी सी , रोड नं: 52/54,साहिबा स्ट्रीट,मुंबई पी ओ,मुंबई सेंट्रल,मुंबई-400008, महाराष्ट्र, मुंबई. फिन कोड:-400008 फोन नं:-ATNPP7874R	
(9) दस्तऐवज करम दिल्याचा दिनांक	16/12/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	21/12/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	19608/2022	
(12)बाजारभाजप्रमाणे मुद्रांक गुणक	2855000	
(13)बाजारभाजप्रमाणे नोंदणी गुणक	30000	
(14)नोंद		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		

(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;
- l. 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 Kalpesh Shantilal Jain, Jyotsana Kalpesh Jain & Shantilal 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 Dashrath – 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;	<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 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.
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 **RERA Carpet Area in Sq. Ft. = 941.00** in the name **M/s. Swayam Realtors & Traders LLP**. Name of Proposed Purchaser is **Kalpesh Shantilal Jain, Jyotsana Kalpesh Jain & Shantilal 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 **Kalpesh Shantilal Jain, Jyotsana Kalpesh Jain & Shantilal 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, **RERA Carpet Area in Sq. Ft. = 941.00**

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 / 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 **RERA Carpet Area in Sq. Ft. = 941.00.**

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.
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.

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**Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.4.27=6822284414858d113d5f78a4886951442276e944555
f1d227e17a18a1512-2698a1c0d9894026e-59-44848e8e7e,
email=manojchalikwar@vstcl.com, cn=MANOJ BABURAO CHALIKWAR,
serial=20230301150851450786

Auth. Sign.

Director**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

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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.