

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 KALYAN Main Branch 1st Floor Near LIC Office M Urbad Road Kalyan West Pin Code-421301 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-5853/22-23 Dated 21-Mar-23 Delivery Note Mode/Terms of Payment Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 30385 / 46202 Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
Bill Details:				
	New Ref PG-5853/22-23	2,950.00	Dr	
Total				₹ 2,950.00

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

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:
 "Shri. Mangesh Shivram Dhuri & Sau. Amita Mangesh Dhuri - Residential Flat No. 101, 1st Floor, Wing - B, ""Balaji Aangan "Sundaram" Co-op. Hsg. Soc. Ltd. "" , Balaji Aangan Complex, 90 Feet New Thakurli Road, Kanchan Gaon, Village - Chole, Thakurli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, 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 : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code : **THANE CHARAI & ICIC0003405**


 UPI Virtual ID : **VASTUKALATHANE@icici**

for Vastukala Consultants (I) Pvt Ltd

Patil
 Authorized Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Mangesh Shivram Dhuri & Sau. Amita Mangesh Dhuri**

Residential Flat No. 101, 1st Floor, Wing – B, "Balaji Aangan "Sundaram" Co-op. Hsg. Soc. Ltd. ", Balaji Angan Complex, 90 Feet New Thakurli Road, Kanchan Gaon, Village - Chole, Thakurli (East), Taluka - Kalyan, District - Thane, PIN Code – 421 201, State - Maharashtra, Country – India.

Longitude Latitude: 19°13'17.9"N 73°06'13.8"E

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Valuation Prepared for:

State Bank of India

RACPC Kalyan

1st floor, Near LIC office, Murbad Road, Kalyan (West),
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, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org

			950 Mtr. walkable distance from nearest railway station Thakurli.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Old Survey No. 242/A, 1/1 (P), New Survey No. 28, Hissa No. 1/1 (P) of Village - Chole & Old Survey No. 128/4 (P), New Survey No. 90, Hissa No. 4A & 4B , 2 of Kanchangaon.
	b) Door No.	:	Residential Flat No. 101
	c) C.T.S. No. / Village	:	Village – Chole
	d) Ward / Taluka	:	Taluka – Kalyan
	e) Mandal / District	:	District – Thane
	f) Date of issue and validity of layout of approved map / plan	:	As occupancy certificate is available it may be assumed that the construction is as per sanctioned plan.
	g) Approved map / plan issuing authority	:	
	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. 101, 1 st Floor, Wing – B, "Balaji Angan "Sundaram" Co-op. Hsg. Soc. Ltd. ", Balaji Angan Complex, 90 Feet New Thakurli Road, Kanchan Gaon, Village - Chole, Thakurli (East), Taluka - Kalyan, District - Thane, PIN Code – 421 201, State - Maharashtra, Country – India.
8.	City / Town	:	Thakurli (East), Thane
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Semi Urban Area
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Chole Kalyan Dombivali Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		
			As per Site
	North	:	Satyam building Chamunda Residency & Vasant Park Building
	South	:	Internal Road 18 Meters wide KDMC Road

	East	:	Shivam Building	Dazle Residential Project & Property of Shri. Suresh Gaikwad
	West	:	90 Feet Road	24 Meters Wide KDMC Road
13	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 374.00 Balcony Area in Sq. Ft. = 101.00 Total Carpet Area in Sq. Ft. = 475.00 (Area as per actual site measurement)</p> <p>Carpet Area in Sq. Ft. = 420.00 Open Terrace Area in Sq. Ft. = 60.00 Total Carpet Area in Sq. Ft. = 480.00 (Area as per Agreement for Sale)</p> <p>Built up Area in Sq. Ft. = 576.00 (Carpet Area + 20%)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°13'17.9"N 73°06'13.8"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p>Carpet Area in Sq. Ft. = 420.00 Open Terrace Area in Sq. Ft. = 60.00 Total Carpet Area in Sq. Ft. = 480.00 (Area as per Agreement for Sale)</p>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Old Survey No. 242/A, 1/1 (P), New Survey No. 28, Hissa No. 1/1 (P) of Village - Chole & Old Survey No.	

		128/4 (P), New Survey No. 90, Hissa No. 4A & 4B , 2 of Kanchangaon.
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Chole Kalyan Dombivali Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 101, 1 st Floor, Wing – B, " Balaji Aangan "Sundaram" Co-op. Hsg. Soc. Ltd. " , Balaji Aangan Complex, 90 Feet New Thakurli Road, Kanchan Gaon, Village - Chole, Thakurli (East), Taluka - Kalyan, District - Thane, PIN Code – 421 201, State - Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2016 (As per Occupancy Certificate)
5.	Number of Floors	: Part Stilt + Part Ground + 7 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 4 Flats on 1 st Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 1 Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal sewer
	Car parking - Open / Covered	: Stilt + Open car parking space
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes

III	Residential Flat	
1	The floor in which the Flat is situated	: 1 st Floor
2	Door No. of the Flat	: Residential Flat No. 101
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring
	Doors	: Teak Wood door frame, Flush doors shutters
	Windows	: Powder Coated Aluminum Sliding windows
	Fittings	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	: 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?	:	Good
7	Sale Deed executed in the name of	:	Shri. Mangesh Shivram Dhuri & Sau. Amita Mangesh Dhuri
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. = 576.00 (Carpet Area + 20%)
10	What is the floor space index (app.)	:	As per KDMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 374.00 Balcony Area in Sq. Ft. = 101.00 Total Carpet Area in Sq. Ft. = 475.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 420.00 Open Terrace Area in Sq. Ft. = 60.00 Total Carpet Area in Sq. Ft. = 480.00 (Area as per Agreement for Sale)
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?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 11,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developing 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)	:	₹ 11,000.00 to ₹ 12,000.00 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).	:	₹ 11,300.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,600.00 per Sq. Ft.
	II. Land + others	:	₹ 8,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office for new property (an evidence thereof to be enclosed)	:	₹ 72,500.00 per Sq. M. i.e. ₹ 6,735.00 per Sq. Ft.

Ready Reckoner Rate

District		Taluka		Zone	
District: ३८		Taluka: १५०-१५१		Zone: १५०-१५१	
Attribute: ३८		Subzone: १५०-१५१		Municipal Corporation: Kalyan/Dombival	
		Open: २९४००		Residence: ७२५००	
		Office: ३२४००		Shop: ३०६००	
		Industry: ३३४००		Unit: Square Meter	

Stamp Duty Ready Reckoner Market Value Rate for Flat	72,500.00			
No increase for all floors from ground to 4 floors	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	72,500.00	Sq. Mtr.	6,735.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	29,400.00			
The difference between land rate and building rate (A – B = C)	43,100.00			
Depreciation Percentage as per table (D) [100% - 7%] (Age of the Building – 7 Years)	93%			
Rate to be adopted after considering depreciation [B + (C x D)]	69,483.00	Sq. Mtr.	6,455.00	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

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1 BHK Flat For Sale in Balaji Aangan, **Thakurli, Thane**

1 Bed | 1 Bath | 2 Balconies | Unfurnished

Carpet Area: 490 sqft • ₹10,833/sqft

Floor: 6 (Out of 7 Floors)

Facing: West

Developer: **SS Life Spaces**

Project: **Balaji Aangan**

Transaction Type: Resale

Lift: 1

Project: **Balaji Aangan**

Status: **Ready to Move**

Furnished Status: **Unfurnished**

Contact Owner
Shahu Kulkarni • 91-9600000012

Your Name:

Email:

IND +91 | Mobile Number:

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Price Breakup: **₹52 Lac | ₹800 Monthly**

Booking Amount: **₹1.0 Lac**

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2 BHK Flat For Sale in Balaji Aangan, **Thakurli, Thane**

2 Beds | 2 Baths | Semi-Furnished

Super Built-Up Area: 735 sqft • ₹81,769/sqft

Floor: Ground (Out of 7 Floors)

Additional Rooms: 1 Store Room

Developer: **SS Life Spaces**

Project: **Balaji Aangan**

Transaction Type: Resale

Facing: East

Project: **Balaji Aangan**

Status: **Ready to Move**

Furnished Status: **Semi-Furnished**

Contact Owner
bhagyashree • 91-9600000012

Your Name:

Email:

IND +91 | Mobile Number:

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Get Phone No.

Last contact made 18 days ago

More Details

Price Breakup: **₹60 Lac**

Address: **A-003, Sundaram, Balaji Aangan Complex, 90ft Road, Thakurli East, 421201, Thakurli, Thane - Beyond Thane, Maharashtra**

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Shri. Mangesh Shivram Dhuri & Sau. Amita Mangesh Dhuri from M/s. Shree Sai Balaji Enterprises vide Agreement for Sale dated 31.10.2015.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Kalyan 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. Chalkwar – Regd. Valuer Nikhil Sonawane – Valuation Engineer Prajakta Patil– Technical Manager Girish Agre – 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 – 17.03.2023 Valuation Date – 21.03.2023 Date of Report – 21.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 17.03.2023
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



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An ISO 9001:2015 Certified Company

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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **21st March 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 advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **480.00 Sq. Ft. Total Carpet Area** in the name of **Shri. Mangesh Shivram Dhuri & Sau. Amita Mangesh Dhuri**. 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 **Shri. Mangesh Shivram Dhuri & Sau. Amita Mangesh Dhuri**. 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's representative, we understand that the Residential Flat, admeasuring **480.00 Sq. Ft. Total Carpet Area**.

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the 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



(Annexure - V)

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=AC/0001,
2.5.4.20=8E2360AF48540564C78920855134907611041E5311
3.2.791/FA/MS0002, postalCode=400040, st=Maharashtra,
serialNumber=1, cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=AC/0001, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.23 12:21:56 +05'30'



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

Encl: Valuation report.

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