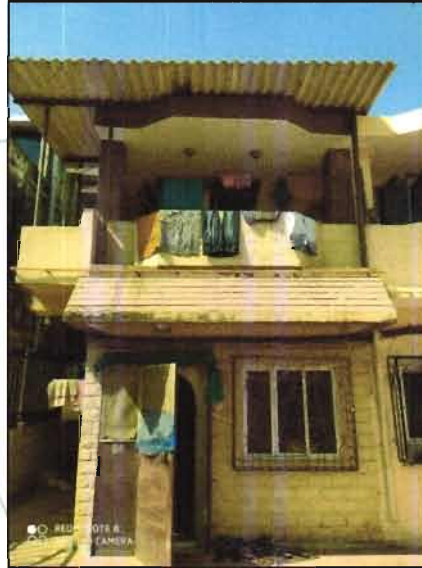


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Yogesh Vishwanath Shelar**

Residential Room No. C - 28, "Gorai (1) Shivshakti Co-Op. Hsg. Soc. Ltd.", Plot No. 54, RSC – 18,
Gorai Sector – 1, Gorai Link Road, Borivali (West), Mumbai – 400 091, State – Maharashtra, Country – India.

Longitude Latitude: 19°13'30.4"N 72°49'45.5"E

Valuation Prepare for: **Central Bank of India** **Seepz Branch**

M.I.D.C Marol, Andheri (East), Mumbai – 400 096,
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



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Room No. C - 28, "Gorai (1) Shivshakti Co-Op. Hsg. Soc. Ltd.", Plot No. 54, RSC - 18, Gorai Sector - 1, Gorai Link Road, Borivali (West), Mumbai - 400 091, State - Maharashtra, Country - India belongs to **Mr. Yogesh Vishwanath Shelar**.

Boundaries of the property.

North : Internal Road
South : Plot No. 40
East : Plot No. 53
West : Bungalow

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 ₹ **59,65,810.00 (Rupees Fifty Nine Lakh Sixty Five Thousand Eight Hundred Ten Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

C.M.D.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.06 15:38:30 +05'30'

Auth. Sign Think.Innovate



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

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



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Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
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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

Vastukala Consultants (I) Pvt. Ltd.121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,

**The Branch Manager,
Central Bank of India
Seepz Branch**M.I.D.C Marol, Andheri (East), Mumbai – 400 096,
State – Maharashtra, Country – India.**VALUATION REPORT (IN RESPECT OF ROOM)**

| I | General | | | | | | | |
|--------------|--|--|-------|-------------|--------------|---|-------------|------|
| 1. | Purpose for which the valuation is made | : To assess fair market value of the property for Bank Loan Purpose. | | | | | | |
| 2. | a) | Date of inspection : 05.04.2023 | | | | | | |
| | b) | Date on which the valuation is made : 06.04.2023 | | | | | | |
| 3. | List of documents produced for perusal: 1) Copy of Deed of Release dated 16.03.2022 between Smt. Ujawla Vishwanath Shelar & Mrs. Sushma Rahul Kamble Nee Name Sushma Vishwanath Shelar (the Releasors) AND Mr. Yogesh Vishwanath Shelar (the Realesee). 2) Copy of MHADA Letter No. MV / W / MM / 1861 / 22 dated 10.06.2022 issued by MHADA. 3) Copy of Previous Valuation Report dated 06.03.2023 issued by Khandekar Architects & Surveyors. | | | | | | | |
| 4. | Name of the owner(s) and his / ther address (es) with Phone no. (details of share of each owner in case of joint ownership) | : Mr. Yogesh Vishwanath Shelar Address: Residential Room No. C - 28, "Gorai (1) Shivshakti Co-Op. Hsg. Soc. Ltd.", Plot No. 54, RSC – 18, Gorai Sector – 1, Gorai Link Road, Borivali (West), Mumbai – 400 091, State – Maharashtra, Country – India. Contact Person: Mr. Sagar Shinde (Tenant) Contact No. 8928987372 Sole Ownership | | | | | | |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : The property is a Residential Room is of Ground + 1 Floor. The property is at 3.5 Km. travelling distance from nearest railway station Borivali. The composition of residential room is as under: <table border="1"> <thead> <tr> <th>Floor</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>Living Room + Kitchen + WC & Bath + Passage</td> </tr> <tr> <td>First Floor</td> <td>Room</td> </tr> </tbody> </table> | Floor | Composition | Ground Floor | Living Room + Kitchen + WC & Bath + Passage | First Floor | Room |
| Floor | Composition | | | | | | | |
| Ground Floor | Living Room + Kitchen + WC & Bath + Passage | | | | | | | |
| First Floor | Room | | | | | | | |
| 6. | Location of property | : | | | | | | |
| | a) | Plot No. / Survey No. : Plot No. 54, RSC – 18 | | | | | | |
| | b) | Door No. : Residential Room No. C - 28 | | | | | | |

| | | | | | |
|-----|-----|---|---|---|-------------------------|
| | c) | C.T.S. No. / Village | : | CTS No. 19/382 of Village Borivali | |
| | d) | Ward / Taluka | : | Taluka – Borivali | |
| | e) | Mandal / District | : | District – Mumbai Suburban | |
| | f) | Date of issue and validity of layout of approved map / plan | : | Since the property is allotted by MHADA, issuing authority is MHADA itself. | |
| | 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 Room No. C - 28, "Gorai (1) Shivshakti Co-Op. Hsg. Soc. Ltd.", Plot No. 54, RSC – 18, Gorai Sector – 1, Gorai Link Road, Borivali (West), Mumbai – 400 091, State – Maharashtra, Country – India. | |
| 8. | | City / Town | : | Borivali (West), Mumbai Suburban | |
| | | Residential area | : | Yes | |
| | | Commercial area | : | No | |
| | | Industrial area | : | No | |
| 9. | | Classification of the area | : | | |
| | i) | High / Middle / Poor | : | Middle Class | |
| | ii) | Urban / Semi Urban / Rural | : | Urban | |
| 10. | | Coming under Corporation limit / Village Panchayat / Municipality | : | Village – Borivali MHADA / 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 Site | As per Documents |
| | | North | : | Internal Road | Details not available |
| | | South | : | Plot No. 40 | Details not available |
| | | East | : | Plot No. 53 | Details not available |
| | | West | : | Bungalow | Details not available |
| 13. | | Dimensions of the site | | N. A. as property under consideration is a Residential Room in a building. | |
| | | | | A As per the Deed | B Actuals |
| | | North | : | - | - |
| | | South | : | - | - |
| | | East | : | - | - |
| | | West | : | - | - |
| 14. | | Extent of the site | : | Ground Floor Carpet Area in Sq. Ft. = 266.00 First Floor Carpet Area in Sq. Ft. = 279.00 Total Carpet Area in Sq. Ft. = 545.00 | |

| | | |
|------------|--|--|
| | | (Area as per actual site measurement) Built Up Area in Sq. Ft. = 323.00 (Area as per Index II) |
| 14.1 | Latitude, Longitude & Co-ordinates of Room : | 19°13'30.4"N 72°49'45.5"E |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) : | Built Up Area in Sq. Ft. = 323.00 (Area as per Index II) |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. : | Tenant Occupied – Mr. Sagar Shinde Occupied Since – 1 Year ₹ 12,000.00 Present rental income per month |
| II | APARTMENT BUILDING | |
| 1. | Nature of the Apartment : | Residential |
| 2. | Location : | |
| | C.T.S. No. : | CTS No. 19/382 of Village Borivali |
| | Block No. : | - |
| | Ward No. : | - |
| | Village / Municipality / Corporation : | Village – Borivali MHADA / Municipal Corporation of Greater Mumbai |
| | Door No., Street or Road (Pin Code) : | Residential Room No. C - 28, " Gorai (1) Shivshakti Co-Op. Hsg. Soc. Ltd. ", Plot No. 54, RSC – 18, Gorai Sector – 1, Gorai Link Road, Borivali (West), Mumbai – 400 091, State – Maharashtra, Country – India. |
| 3. | Description of the locality Residential / Commercial / Mixed : | Residential |
| 4. | Year of Construction : | 1989 (As per Agreement) |
| 5. | Number of Floors : | Ground + 1 Floor |
| 6. | Type of Structure : | R.C.C. Framed Structure with A.C. Sheet Roofing |
| 7. | Number of Dwelling units in the building : | 46 Rooms on Ground Floor |
| 8. | Quality of Construction : | Normal |
| 9. | Appearance of the Building : | Normal |
| 10. | Maintenance of the Building : | normal |
| 11. | Facilities Available : | |
| | Lift : | No Lift |
| | Protected Water Supply : | Municipal Water supply |
| | Underground Sewerage : | Connected to Municipal Sewerage System |
| | Car parking - Open / Covered : | Open Car Parking |
| | Is Compound wall existing? : | Yes |
| | Is pavement laid around the building : | Yes |
| III | Residential Room | |
| 1 | The floor in which the Room is situated : | Ground Floor |
| 2 | Door No. of the Room : | Residential Room No. C -28 |
| 3 | Specifications of the Room : | |
| | Roof : | R.C.C. Slab with A.C. Sheet Roofing |
| | Flooring : | Kota & Ceramic tiles flooring |
| | Doors : | Wooden door frame with solid flush shutters |

| | | | |
|-----------|--|---|---|
| | Windows | : | Aluminum Sliding Windows |
| | Fittings | : | Open plumbing with C.P. fittings. Electrical wiring with Casing capping. |
| | 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 Room? | : | Good |
| 7 | Sale Deed executed in the name of | : | Mr. Yogesh Vishwanath Shelar |
| 8 | What is the undivided area of land as per Sale Deed? | : | Details not available |
| 9 | What is the plinth area of the Room? | : | Built Up Area in Sq. Ft. = 323.00 (Area as per Index II) |
| 10 | What is the floor space index (app.) | : | As per MHADA norms |
| 11 | What is the Carpet Area of the Room? | : | Ground Floor Carpet Area in Sq. Ft. = 266.00 First Floor Carpet Area in Sq. Ft. = 279.00 Total Carpet Area in Sq. Ft. = 545.00 (Area as per actual site measurement) |
| 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? | : | Tenant Occupied – Mr. Sagar Shinde Occupied Since – 1 Year |
| 15 | If rented, what is the monthly rent? | : | ₹ 12,000.00 Present rental income per month |
| IV | MARKETABILITY | : | |
| 1 | How is the marketability? | : | Good |
| 2 | What are the factors favoring for an extra Potential Value? | : | Located in developed area |
| 3 | Any negative factors are observed which affect the market value in general? | : | No |
| V | Rate | : | |
| 1 | After analyzing the comparable sale instances, what is the composite rate for a similar Room 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) | : | ₹ 18,000.00 to ₹ 21,000.00 per Sq. Ft. on Built Up Area |
| 2 | Assuming it is a new construction, what is the adopted basic composite rate of the Room under valuation after comparing with the | : | ₹ 20,000.00 per Sq. Ft. on Built Up Area ₹ 18,470.00 per Sq. Ft. (After Depreciation) |

| | | | |
|--|---|---|---|
| | specifications and other factors with the Room under comparison (give details). | | |
| 3 | Break – up for the rate | : | |
| | I. Building + Services | : | ₹ 3,000.00 per Sq. Ft. |
| | II. Land + others | : | ₹ 17,000.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's Office | : | ₹ 1,41,110.00 per Sq. M. i.e. ₹ 13,109.00 per Sq. Ft. |
| | Guideline rate.(After Depreciated) | : | ₹ 1,15,280.00 per Sq. M. i.e. ₹ 10,710.00 per Sq. Ft. |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | | |
| a | Depreciated building rate | : | |
| | Replacement cost of Room with Services (v(3)i) | : | ₹ 3,000.00 per Sq. Ft. |
| | Age of the building | : | 34 Years |
| | Life of the building estimated | : | 26 years Subject to proper, preventive periodic maintenance & structural repairs. |
| | Depreciation percentage assuming the salvage value as 10% | : | 51.00% |
| | Depreciated Ratio of the building | : | |
| b | Total composite rate arrived for Valuation | : | |
| | Depreciated building rate VI (a) | : | ₹ 1,470.00 per Sq. Ft. |
| | Rate for Land & other V (3) ii | : | ₹ 17,000.00 per Sq. Ft. |
| | Total Composite Rate | : | ₹ 18,470.00 per Sq. Ft. |
| Remarks: As per Agreement, the property is of Ground Floor only. But as per site inspection the Property is of Ground + 1 upper floor. Construction permission for the 1 st floor is not provided, hence same is not considered for the purpose of valuation. The said valuation is only for ground floor. | | | |

Details of Valuation:

| Sr. No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|---------|---|----------------|-------------------|---------------------|
| 1 | Present value of the Room | 323.00 Sq. Ft. | 18,470.00 | 59,65,810.00 |
| 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 | | | |
| | Total value of the property | | | 59,65,810.00 |
| | Realizable value of the property | | | 53,69,229.00 |
| | Distress Value of the property | | | 47,72,648.00 |
| | Insurable value of the property (323.00 X 3,000.00) | | | 9,69,000.00 |
| | Guideline value of the property (323.00 X 10,710.00) | | | 34,59,330.00 |

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.

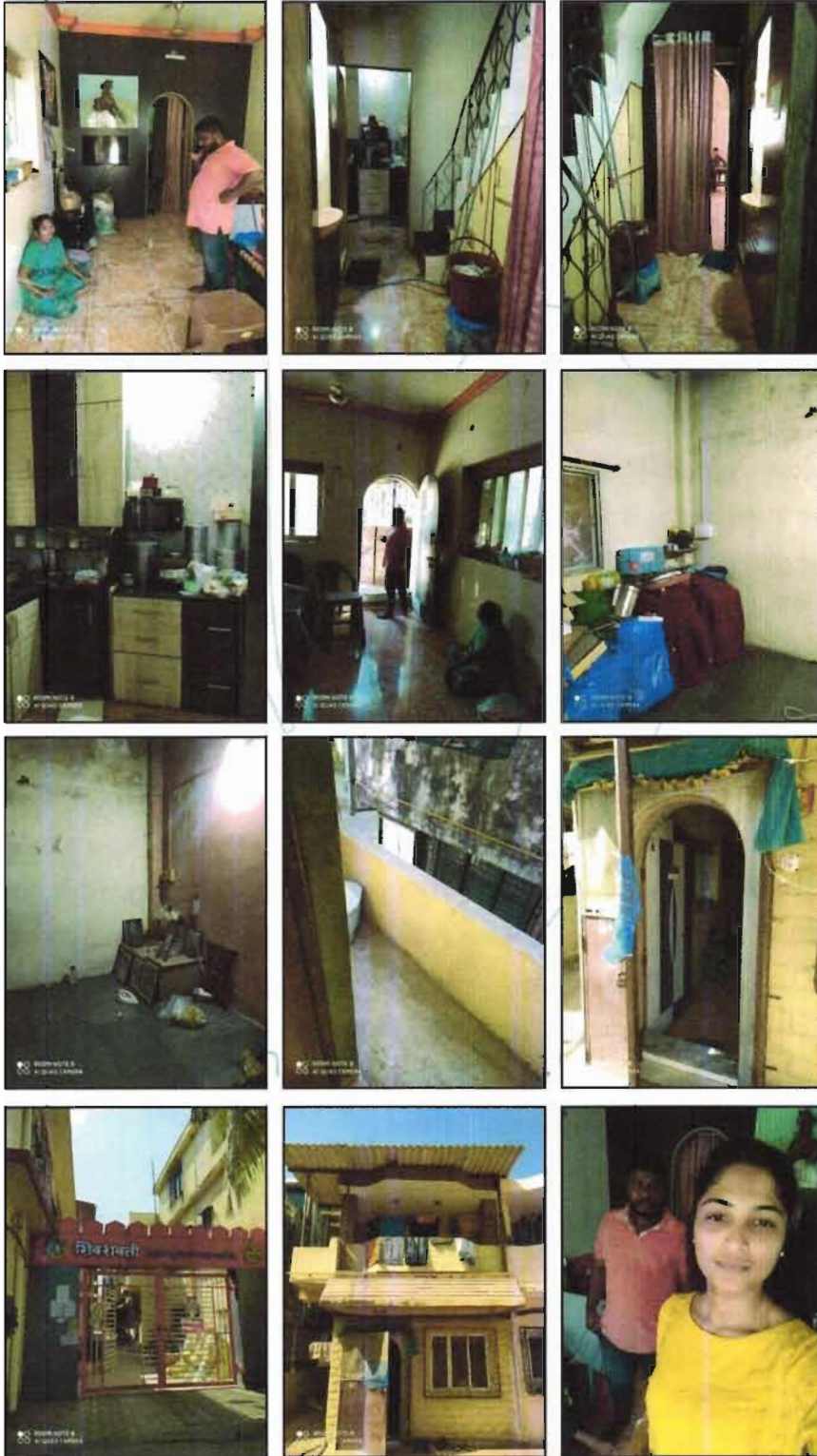
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

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 Room, where there are typically many comparables available to analyze. As the property is a residential Room, 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 ₹ 18,000.00 to ₹ 21,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Room size, location, upswing in real estate prices, sustained demand for Residential Room, all round development of commercial and residential application in the locality etc. We estimate ₹ 18,470.00 per Sq. Ft. on Built Up Area (After Depreciation) for valuation.

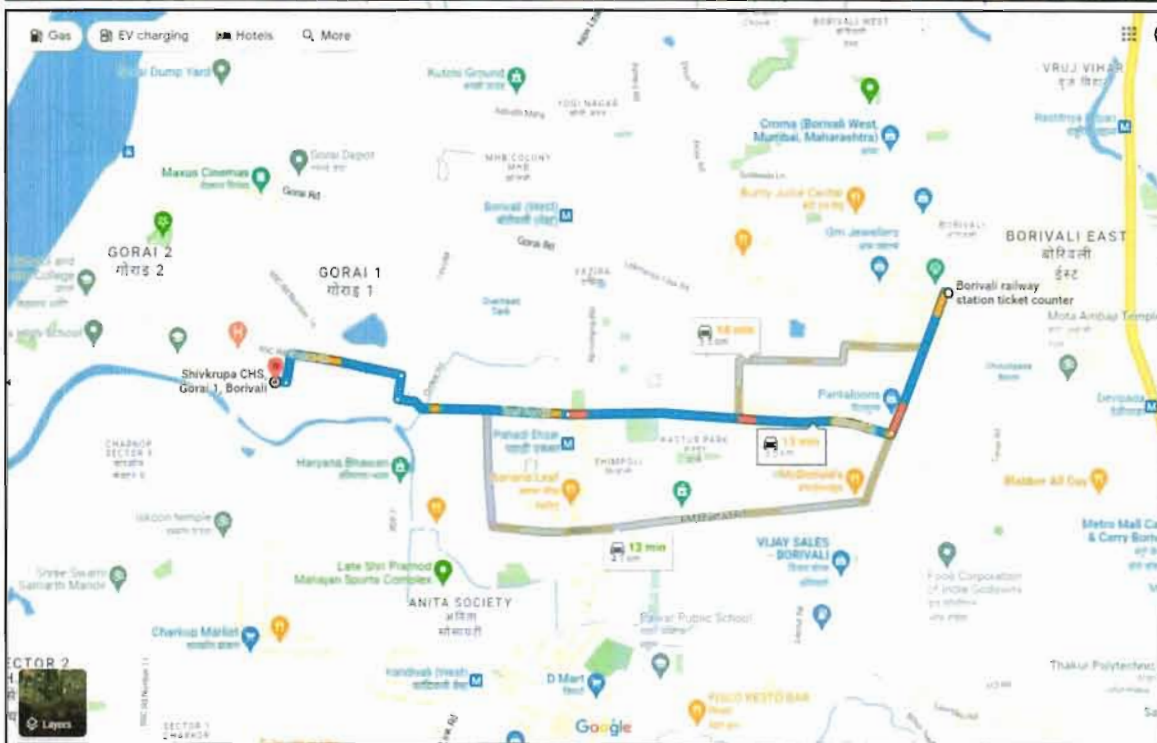
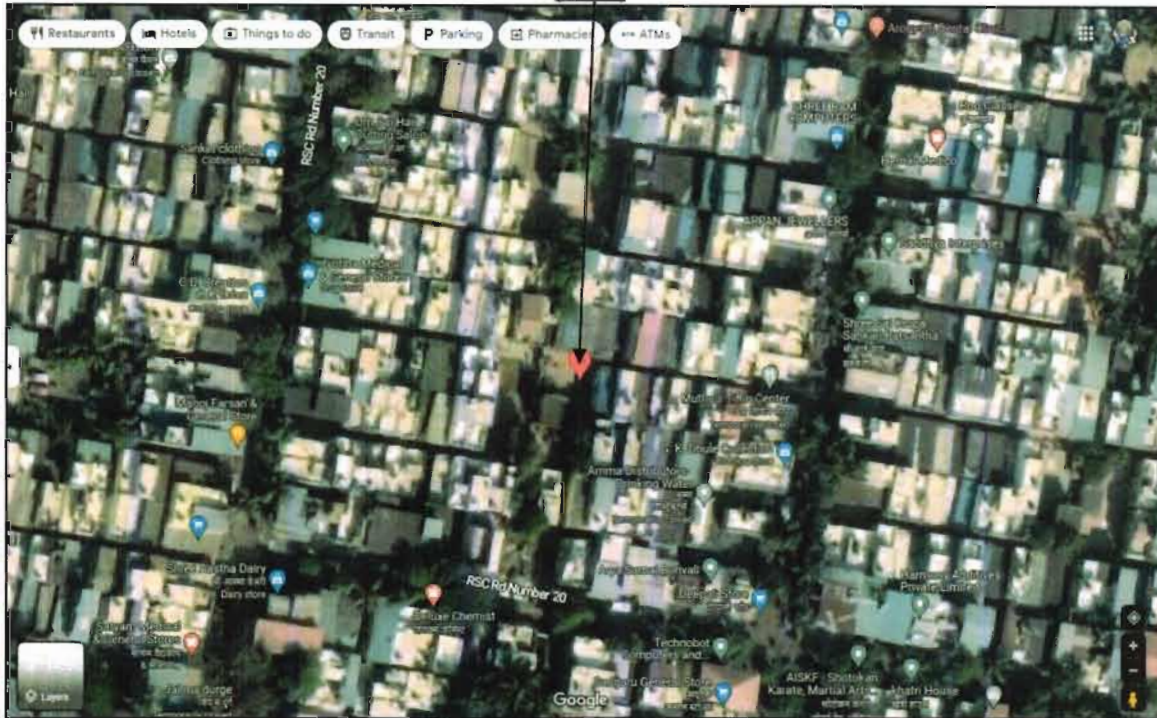
| | |
|--|--|
| Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on | - |
| i) Saleability | Good |
| ii) Likely rental values in future in | ₹ 82,000.00 Expected rental income per month |
| iii) Any likely income it may generate | Rental Income |

Actual Site Photographs



Route Map of the property

(Site,ur)



Longitude Latitude: 19°13'30.4"N 72°49'45.5"E

Note: The Blue line shows the route to site from nearest railway station (Borivali – 3.5 Km.)

Ready Reckoner Rate

| Department of Registration & Stamps Government of Maharashtra | | नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन | | | | | |
|--|---|--|---------------------|--------|---------|-----------|------------------|
| नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन बाजारमूल्य दर पत्रक | | | | | | | |
| Home | Valuation Rules | User Manual | Close | | | | |
| Year 2022/2023 | Annual Statement of Rates | | Language English | | | | |
| Selected District | मुंबई(उपनगर) | | | | | | |
| Select Village | बोरीवली (बोरीवली) | | | | | | |
| Search By | <input checked="" type="radio"/> Survey No <input type="radio"/> Location | | | | | | |
| Enter Survey No | 19 | Search | | | | | |
| उपविभाग | पुणे नमोन | निवासी उपनिष्ठा | बॉडींग | दुकाने | बीडोपिच | एकर (Sq.) | Attribute |
| 83/364 -पुभाग: उत्तरेस गावानी हद्द, पूर्वेस एकसर रोड, पश्चिमेस लोकमान्य टिळक रोड, पश्चिमेस विक रोड. | 58220 | 131450 | 151170 | 178500 | 131450 | बोच मीटर | अंतीम प्लॉट नंबर |
| 83/370-पस्ता: लोकमान्य टिळक मार्ग (विक रोड ते बाडी) | 85140 | 141110 | 182280 | 207600 | 141110 | बोच मीटर | वि.टी.एम. नंबर |
| 83/375-पुभाग: उत्तरेस देवीदास मार्ग, पूर्वेस गाव सीमा, पश्चिमेस लोकमान्य टिळक मार्ग व पश्चिमेस एकसर मार्ग. | 67500 | 157310 | 180900 | 223100 | 157310 | बोच मीटर | अंतीम प्लॉट नंबर |

| | | | | |
|---|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 1,41,110.00 | | | |
| No increase as Room of Ground +1 upper Floor | - | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A) | 1,41,110.00 | Sq. Mtr. | 13,109.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 65,140.00 | | | |
| The difference between land rate and building rate (A – B = C) | 75,970.00 | | | |
| Depreciation Percentage as per table (D) [100% - 34%] (Age of the Building – 34 Years) | | | 66% | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 1,15,280.00 | Sq. Mtr. | 10,710.00 | Sq. Ft. |

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

| | Floor on which flat is Located | Rate to be adopted |
|----|--------------------------------|--------------------|
| a) | Ground Floor / Still / Floor | 100% |
| b) | First Floor | 95% |
| c) | Second Floor | 90% |
| d) | Third Floor | 85% |
| e) | Fourth Floor and above | 80% |

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

magicbricks
Post Property

₹ 61.5 Lac Get ₹ 10-20 Lakh Back on Home Loan

1 BHK for Sale in Corai 1, Mumbai



1 Bed • 1 Bath • Unfurnished

Super Built-up Area: 300 sqft - ₹20,300/sqft

Flooring: North - East

Type Of Ownership: Freehold

Age Of Construction: 15 to 20 years

Transaction Type: Resale

Furnished Status: Unfurnished

Age Of Construction: 15 to 20 years

Status: Ready to Move

Car Parking: 1 Open

[Contact Owner](#) [Get Phone No.](#) Last contact made 2 days ago

More Details

| | |
|---------------|---|
| Price Breakup | ₹ 61.5 Lac |
| Address | Sai Krupa Housing Society, Plot No 42, Corai 1, Borivli West, Mumbai, Corai 1, Mumbai - North Mumbai, Maharashtra |
| Furnishing | Unfurnished |
| Flooring | Ceramic Tiles, Marble, Vitrified |

Contact Owner

Swarnjeet 91-9800000007

Your Name

IND-91 Mobile Number

I Agree to Helpdesk [Terms of Use](#)

[Get Contact Details](#)

We can visit this property on your behalf

Simply tell us the details you wish to know

- LIVE video tour
- Verified Property details
- Verified Photos & videos

[See How it Works](#)

NOBROKER
My Listings

1 BHK in Independent House For Sale in Corai 1, Borivli

₹ 60 Lacs ₹ 54,389/Month **300** Sq Ft


1 BHK • 1 Bath • Unfurnished

Age of Construction: 15 to 20 years

Car Parking: 1 Open

Status: Ready to Move

[Get Owner Details](#)



1 Bedroom

1 Bathroom

15A

1 BHK

15 to 20 years

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker
 Sold Out
 Wrong Info

Overview


| | | | |
|---------------------|----------------------|-------------------|-----------------|
| Age of Building | 15 to 20 years | Ownership Type | Sell Owned |
| Maintenance Charges | ₹ 1,147 Per Sq.Ft. M | Flooring | Vitrified Tiles |
| Buildup Area | 300 Sq.Ft. | Carpet Area | 200 Sq.Ft. |
| Plot Area | 250 Sq.Ft. | Furnishing Status | Unfurnished |

Activity On This Property


246 0

Similar Properties

Price Indicators



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[My Rent](#)
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1 BHK in Independent House For Sale in Borivali West

Independent House, 1000 sq.ft, 2 BHK, 21, 2014 (21) Near Project: Madhav...

₹ 55 Lacs

₹ 51,522 /Month

252

Views

₹ 51,522 /Month

₹ 51,522 /Month

252

Views

₹ 55 Lacs

₹ 51,522 /Month

252


Views


₹ 51,522 /Month

₹ 51,522 /Month

252

Views





1 Bedroom

1 Bathroom

NA

Bike

Jul 25, 2022

Immediately

Independent House

None

Get Owner Details

Report what was not correct in this property


[Listed by Broker](#)
[Sold Out](#)
[Wrong Info](#)

Overview


| | | | |
|---------------------|-------------------|----------------|------------|
| Age of Building | Newly Constructed | Ownership Type | Self Owned |
| Maintenance Charges | ₹ 2.7 Per Sq.Ft | Flooring | Carpet |

Activity On This Property

142
5
7



[My Bookings](#)
[My Rent](#)
[Post Your Property](#)



1 RK in Independent House For Sale in Borivali West

Independent House, 1000 sq.ft, 2 BHK, 21, 2014 (21) Near Project: Madhav...

₹ 55 Lacs

₹ 51,522 /Month

250

Views

₹ 51,522 /Month

₹ 51,522 /Month

250

Views

₹ 55 Lacs

₹ 51,522 /Month

250


Views


₹ 51,522 /Month

₹ 51,522 /Month

250

Views





1 Bedroom

1 Bathroom

NA

Bike

Aug 14, 2022

Immediately

Independent House

None

Get Owner Details

Report what was not correct in this property

[Listed by Broker](#)
[Sold Out](#)
[Wrong Info](#)

Overview

| | | | |
|---------------------|-----------------|----------------|------------|
| Age of Building | +18 Years | Ownership Type | Self Owned |
| Maintenance Charges | ₹ 2.7 Per Sq.Ft | Flooring | NA |
| Burthal Area | 200 Sq.Ft | Plot Area | 200 Sq.Ft |
| Furnishing Status | None | Facing | South West |

Activity On This Property

72
2
5

Similar Properties

Price Indicators

HOUSING.COM Search Mumbai

1 BHK Independent House ₹62.0 L LHM starts at ₹32.85 K

300 sq ft Build Up Area ₹20.67 k/sq ft Avg. Price 10 Year Old Age of property Ready to move Possession status Unfurnished Furnishing

Overview POPULAR PROPERTIES NEARBY LOCALITY RATINGS AND REVIEWS CALCULATOR

Overview

| | |
|-------------|---------------|
| Ownership | Ready |
| No Charge | ₹62.0 L |
| Legal Title | ... |
| 300 sq ft | ... |
| 10 Year Old | ... |
| 1st Parking | 2nd Block/... |

Contact Seller

Santosh Shinde
+91 98210 1093

Please share your contact

Think.Innovate.Create

Sales Instance

| | | |
|--|--|---|
| 1911324 06-04-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | सूची क्र . २ | दुयाम निबंधक :सह दु.नि. बोरीवली । दस्तावेज क्रमांक.:1911/2023 नोंदणी: Regn.63m |
| गाव: बोरीवली | | |
| (1)दस्तावेज प्रकार | सेल सर्टिफिकेट | |
| (2)मोबदला | 3950000 | |
| (3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे) | 4719300 | |
| (4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास) | इतर माहिती: रूम नं सि -25,गोराई । सुविधा को ऑप हौ सोसा ली,प्लॉट नं 67 म्हाडा लेआऊट,गोराई,आरएससी 14,बोरिवली पश्चिम मुंबई 400091.Mumbai Ma.na.pa. | |
| (5)क्षेत्रफळ | 30चौ.मीटर | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा | | |
| (7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता | 1) पंजाब नॅशनल बँक तर्फे मॅनेजर अखिल प्रताप सिंग 31 प्लॉट नं: -, माळा नं: २रा मजला अमन चेम्बर्स , इमारतीचे नाव: मुंबई वेस्टर्न सर्कल शास्त्र, ब्लॉक नं: प्रभादेवी मुंबई, रोड नं: वीर सावरकर मार्ग , महाराष्ट्र, मुंबई. 400025 AAACP0165G | |
| (8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता | 1) हर्यद भानजी वडगामा 62 प्लॉट नं: सि -२३०३४, माळा नं: -, इमारतीचे नाव: सि -२३०३/४, ब्लॉक नं: कादिवली वेस्ट मुंबई , रोड नं: न्यू लिंक रोड , महाराष्ट्र, MUMBAI.400057 AAAPV8662R | |
| (9)दस्तावेज करून दिल्याचा दिनांक | 07/02/2023 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 07/02/2023 | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 1911/2023 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 283500 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 100 | |
| (14)शेरा | | |
| मूल्यांकनासाठी विचारात घेतलेला तपशील :- | | |

Sales Instance

| | | |
|---|---|---|
| 757367 06-04-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office. | सूची क्र . २ | दुय्यम निबंधक :सह दु.नि. बोरीवली 2 दस्तावेज क्रमांक :757/2023 नोंदणी: Regn:63m |
| गाव: बोरीवली | | |
| (1)दस्तावेज प्रकार | करारनामा | |
| (2)मोबदला | 5500000 | |
| (3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे) | 3527750 | |
| (4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास) | सदनिका नं: रूम नं ए-19 प्लॉट नं 193, माळा नं: तळ मजला, इमारतीचे नाव: गोराई(2)सलोखा को ऑफ हो सो लि, ब्लॉक नं: गोराई रोड बोरीवली पश्चिम मुंबई 400091, रोड : आरएससी - 50 PUI: RC0211925710000 मुंबई मनपा | |
| (5)क्षेत्रफळ | 25चौ.मीटर | |
| (6)आकारणी किवा जुडी देण्यात असेल तेव्हा | | |
| (7)दस्तावेज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किवा दिवाणी न्यायालयाचा हुकूमनामा किवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता | 1) चंद्रविलास महादेव गांधी 53 प्लॉट नं. रूम नं ए-१९ प्लॉट नं १९३, माळा नं. - इमारतीचे नाव: गोराई (२) सलोखा को ऑफ हो सो लि, ब्लॉक नं: गोराई रोड बोरीवली पश्चिम मुंबई, रोड नं: आरएससी - ५०, महाराष्ट्र, मुंबई, 400091 ACPPG3329R 2) ज्योति चंद्रविलास गांधी ४९ प्लॉट नं. रूम नं ए-१९ प्लॉट नं १९३, माळा नं: - इमारतीचे नाव: गोराई (२) सलोखा को ऑफ हो सो लि, ब्लॉक नं: गोराई रोड बोरीवली पश्चिम मुंबई, रोड नं: आरएससी - ५०, महाराष्ट्र, मुंबई, 400091 BACPG9953M 3) सहल चंद्रविलास गांधी 22 प्लॉट नं. रूम नं ए-१९ प्लॉट नं १९३, माळा नं: - इमारतीचे नाव: गोराई (२) सलोखा को ऑफ हो सो लि, ब्लॉक नं: गोराई रोड बोरीवली पश्चिम मुंबई, रोड नं: आरएससी - ५०, महाराष्ट्र, मुंबई, 400091 CKHPG1771P | |
| (8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किवा दिवाणी न्यायालयाचा हुकूमनामा किवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता | 1) स्वती राजनाथ यादव 31 प्लॉट नं: ४०६, माळा नं: - इमारतीचे नाव: श्री स्वयंभू गावदेवी एसआरए को ऑफ हो सोसा लि, ब्लॉक नं: चिचपाडा बोरीवली पूर्व मुंबई, रोड नं: काटार रोड नं २, महाराष्ट्र, MUMBAI. 400066 AJJPY4543N | |
| (9)दस्तावेज करून दिल्याचा दिनांक | 16/01/2023 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 16/01/2023 | |
| (11)अनुक्रमीक खंड व पृष्ठ | 757/2023 | |
| (12)बाजारभावाप्रमाणे शुद्धीक शुल्क | 330000 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 100 | |
| (14)शेरा | | |

As a result of my appraisal and analysis, it is my considered opinion that the fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 59,65,810.00 (Rupees Fifty Nine Lakh Sixty Five Thousand Eight Hundred Ten Only). The Realizable Value of the above property is ₹ 53,69,229.00 (Rupees Fifty Three Lakh Sixty Nine Thousand Two Hundred Twenty Nine Only). The Distress Value is ₹ 47,72,648.00 (Rupees Forty Seven Lakh Seventy Two Thousand Six Hundred Forty Eight Only).

Place: Mumbai

Date: 06.04.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. ChalikwarDigitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
c=IN, email=cmid@vastukala.org, c=IN
Date: 2023.04.06 15:38:48 +05'30'

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

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

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

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

_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)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, Sharadkumar 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 06.04.2023 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 05.04.2023. 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 AEAPC0117Q
- 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 Chairman & Managing 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 was purchased by Mr. Yogesh Vishwanath Shelar from Smt. Ujawla Vishwanath Shelar & Mrs. Sushma Rahul Kamble Nee Name Sushma Vishwanath Shelar vide Deed of Release dated 16.03.2022. |
| 2. | purpose of valuation and appointing authority | As per the request from Central Bank of India, Seepz Branch to assess value of the property for Bank Loan Purpose |
| 3. | identity of the valuer and any other experts involved in the valuation; | Sharad B. Chalikwar – Regd. Valuer Sailee Shinde – Valuation Engineer Vaishali Sarmalkar – 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 – 05.04.2023 Valuation Date – 06.04.2023 Date of Report – 06.04.2023 |
| 6. | inspections and/or investigations undertaken; | Physical Inspection done on 05.04.2023 |
| 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 Room size, location, upswing in real estate prices, sustained demand for Residential Room, all round development of commercial and Commercial 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 **06th April 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 Room, admeasuring **Built Up Area in Sq. Ft. = 323.00** in the name of **Mr. Yogesh Vishwanath Shelar**. 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 **Mr. Yogesh Vishwanath Shelar**. 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 Room, admeasuring **Built Up Area in Sq. Ft. = 323.00**.

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 / Exiting 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 Room 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 Room, admeasuring **Built Up Area in Sq. Ft. = 323.00.**

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.

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.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
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C.M.D.

Auth. Sign

Think.Innovate.Create

Sharadkumar B. Chalikwar

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