

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	Invoice No. PG-60/23-24	Dated 12-Apr-23
Buyer (Bill to) STATE BANK OF INDIA KANPUR MAIN BRANCH 64-D, Industrial Estate, Kalpi Road, Farzalganj, Kanpur GSTIN/UIN : 09AAACS8577KAZE State Name : Uttar Pradesh, Code : 09	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 30855 / 2300062	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	50,000.00
	IGST			9,000.00
	TRAVELLING & OUT OF POCKET EXP.			3,200.00
Total				₹ 62,200.00


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

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	50,000.00	18%	9,000.00	9,000.00
Total	50,000.00		9,000.00	9,000.00

Tax Amount (in words) : **Indian Rupee Nine Thousand Only**

Remarks:
 M/s. Watermark Systems (INDIA) Pvt. Ltd. -
 Commercial Office No. 1 & 3, 6th Floor, North Wing,
 Building No. B3, "Cerebrum B3 Premises Co-op. Soc.
 Ltd.", Cybage Tower Road, Kalyani Nagar, Vadgaon
 Sheri, Pune - 411014, 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

Ratool
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Watermark Systems (INDIA) Pvt. Ltd.**

Commercial Office No. 1 & 3, 6th Floor, North Wing, Building No. B3, "Cerebrum B3 Premises Co-op. Soc. Ltd.", Cybage Tower Road, Kalyani Nagar, Vadgaon Sheri, Pune – 411014,
State - Maharashtra, Country – India.

Think.Innovate.Create

Latitude Longitude: 18°32'40.9"N 73°54'41.2"E

Valuation Done for:

State Bank of India

SME Branch Industrial Estate Kanpur

64-D, Industrial Estate, Kalpi Road, Fazalganj, Kanpur - 208012,
State – Uttar Pradesh, 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 Commercial Office No. 1 & 3, 6th Floor, North Wing, Building No. B3, "Cerebrum B3 Premises Co-op. Soc. Ltd.", Cybage Tower Road, Kalyani Nagar, Vadgaon Sheri, Pune – 411014, State - Maharashtra, Country – India belongs to **M/s. Watermark Systems (INDIA) Pvt. Ltd.**

Boundaries of the property.

North : Cybage Tower Road
South : Open Plot
East : Open Plot
West : Building No. B2

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 **₹ 38,43,12,000.00 (Rupees Thirty Eight Crore Forty Three Lakh Twelve Thousand Only).**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=CMD,
email=cm@vastukala.org, c=IN
Date: 2023.04.12 14:59:37 +05'30'



C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl. Valuation Report



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 Branch Manager,
State Bank of India
SME Branch Industrial Estate Kanpur
 64-D, Industrial Estate, Kalpi Road,
 Fazalganj, Kanpur - 208012,
 State – Uttar Pradesh, Country – India.

VALUATION REPORT (IN RESPECT OF OFFICE)

I	General	
1.	Purpose for which the valuation is made	: To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 08.04.2023
	b) Date on which the valuation is made	: 12.04.2023
3.	List of documents produced for perusal	:
	1. Copy of Agreement for Sale dated 15.03.2011. 2. Copy of Commencement Certificate No. CC / 1849 / 08 dated 24.09.2008 issued by Pune Municipal Corporation. 3. Copy of Approved Plan No. CC / 2539 / 19 dated 24.11.2019 issued by Pune Municipal Corporation. 4. Copy of Possession Letter dated 04.06.2010 issued by Kumar Housing Corporation Ltd. 5. Copy of Maintenance Bill Ref. No. 22-23 / 01077 dated 15.01.2023 in the name of M/s. Watermark Systems (INDIA) Pvt. Ltd. issued by Cerebrum B3 Premises Co-op. Soc. Ltd. 6. Copy of NOC dated 25.03.2023 issued by Cerebrum B3 Premises Co-op. Soc. Ltd.	
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)	M/s. Watermark Systems (INDIA) Pvt. Ltd. Address: Commercial Office No. 1 & 3, 6 th Floor, North Wing, Building No. B3, "Cerebrum B3 Premises Co-op. Soc. Ltd.", Cybage Tower Road, Kalyani Nagar, Vadgaon Sheri, Pune – 411014, State - Maharashtra, Country – India. Contact Person: Mr. Rahul (MST of UBISOFT) Contact No. 9022125955 Pvt. Ltd. Company Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	The property is a Commercial Office located on 6 th Floor. At the time of site inspection, Office No. 1 & 3 are internally amalgamated to form a single unit having single entrance. The composition of amalgamated office is Reception Area + Waiting Area + Café + Multiple Cabins + Server Room + Conference Room + Toilets + Passage. The property is at 5.3 Km. travelling

			distance from nearest railway station Pune.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 14, Survey No. 13B, Hissa No. 1+2+3 of Village – Vadgaon Sheri
	b) Door No.	:	Commercial Office No. 1 & 3
	c) C. T.S. No. / Village	:	Village – Vadgaon Sheri
	d) Ward / Taluka	:	Taluka – Haveli
	e) Mandal / District	:	District - Pune
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. CC / 2539 / 19 dated 24.11.2019 issued by Pune Municipal Corporation.
	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	:	Commercial Office No. 1 & 3, 6 th Floor, North Wing, Building No. B3, "Cerebrum B3 Premises Co-op. Soc. Ltd.", Cybage Tower Road, Kalyani Nagar, Vadgaon Sheri, Pune – 411014, State - Maharashtra, Country – India.
8.	City / Town	:	Vadgaon Sheri, Pune
	Residential area	:	No
	Commercial area	:	Yes
	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 – Vadgaon Sheri Pune 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 actual site As per document
	North	:	Cybage Tower Road Details not available
	South	:	Open Plot Details not available
	East	:	Open Plot Details not available
	West	:	Building No. B2 Details not available
13	Dimensions of the site		N. A. as property under consideration is an Office in an apartment building.
			A B
			As per the Deed Actual
	North	:	- -

	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 24,000.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 28,800.00 (Carpet + 20%)	
14.	Latitude, Longitude & Co-ordinates of Office	:	18°32'40.9"N 73°54'41.2"E	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	Carpet Area in Sq. Ft. = 24,000.00 (Area as per Agreement for Sale)	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied – UBISOFT	
II APARTMENT BUILDING				
1.	Nature of the Apartment	:	Commercial	
2.	Location	:		
	C.T.S. No.	:	Survey No. 14, Survey No. 13B, Hissa No. 1+2+3 of Village – Vadgaon Sheri	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Vadgaon Sheri Pune Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Commercial Office No. 1 & 3, 6 th Floor, North Wing, Building No. B3, "Cerebrum B3 Premises Co-op. Soc. Ltd.", Cybage Tower Road, Kalyani Nagar, Vadgaon Sheri, Pune – 411014, State - Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Commercial	
4.	Year of Construction	:	2010 (As per Possession Letter)	
5.	Number of Floors	:	2 Basement + Ground + 1 st to 8 th Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	9 Offices on 6 th Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	4 Lifts	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	30 Nos. Car Parking's on Basement Floor	
	Is Compound wall existing?	:	Yes	
	Is pavement laid around the building	:	Yes	

III	OFFICE		
1	The floor in which the Office is situated	:	6 th Floor
2	Door No. of the Office	:	Commercial Office No. 1 & 3
3	Specifications of the Office	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Wooden + Italian Marble + Vitrified tiles flooring
	Doors	:	Teak Wood door framed with solid flush doors + Glass Doors
	Windows	:	Powdered Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed.
	Finishing	:	Cement Plastering with POP false ceiling
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 Office?	:	Good
7	Sale Deed executed in the name of	:	M/s. Watermark Systems (INDIA) Pvt. Ltd.
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Office?	:	Built Up Area in Sq. Ft. = 28,800.00 (Carpet + 20%)
10	What is the floor space index (app.)	:	As per PMC norms
11	What is the Carpet Area of the Office?	:	Carpet Area in Sq. Ft. = 24,000.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Tenant Occupied – UBISOFT
15	If rented, what is the monthly rent?	:	₹ 11,21,000.00 Expected rental income per month.
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring 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 Office with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with	:	₹ 15,000.00 to ₹ 17,000.00 per Sq. Ft. on Carpet Area

	respect to adjacent properties in the areas)		
2	Assuming it is a new construction, what is the adopted basic composite rate of the Office under valuation after comparing with the specifications and other factors with the Office under comparison (give details).	:	₹ 16,500.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 14,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 83,173.00 per Sq. M. i.e. ₹ 7,727.00 per Sq. Ft.
	Guideline rate (after depreciation)		₹ 76,575.00 per Sq. M. i.e. ₹ 7,114.00 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 Office with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	13 Years
	Life of the building estimated	:	47 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	19.50%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,013.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 14,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 16,013.00 per Sq. Ft. (Including Car Parking)
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Office	24,000.00 Sq. Ft.	16,013.00	38,43,12,000.00
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			
Total value of the property			38,43,12,000.00	
Realizable value of the property			34,58,80,800.00	
Distress value of the property			30,74,49,600.00	
Insurable value of the property (28,800.00 Sq. Ft. X ₹ 2,500.00)			7,20,00,000.00	
Guideline value of the property (28,800.00 Sq. Ft. X ₹ 7,114.00)			20,48,83,200.00	

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

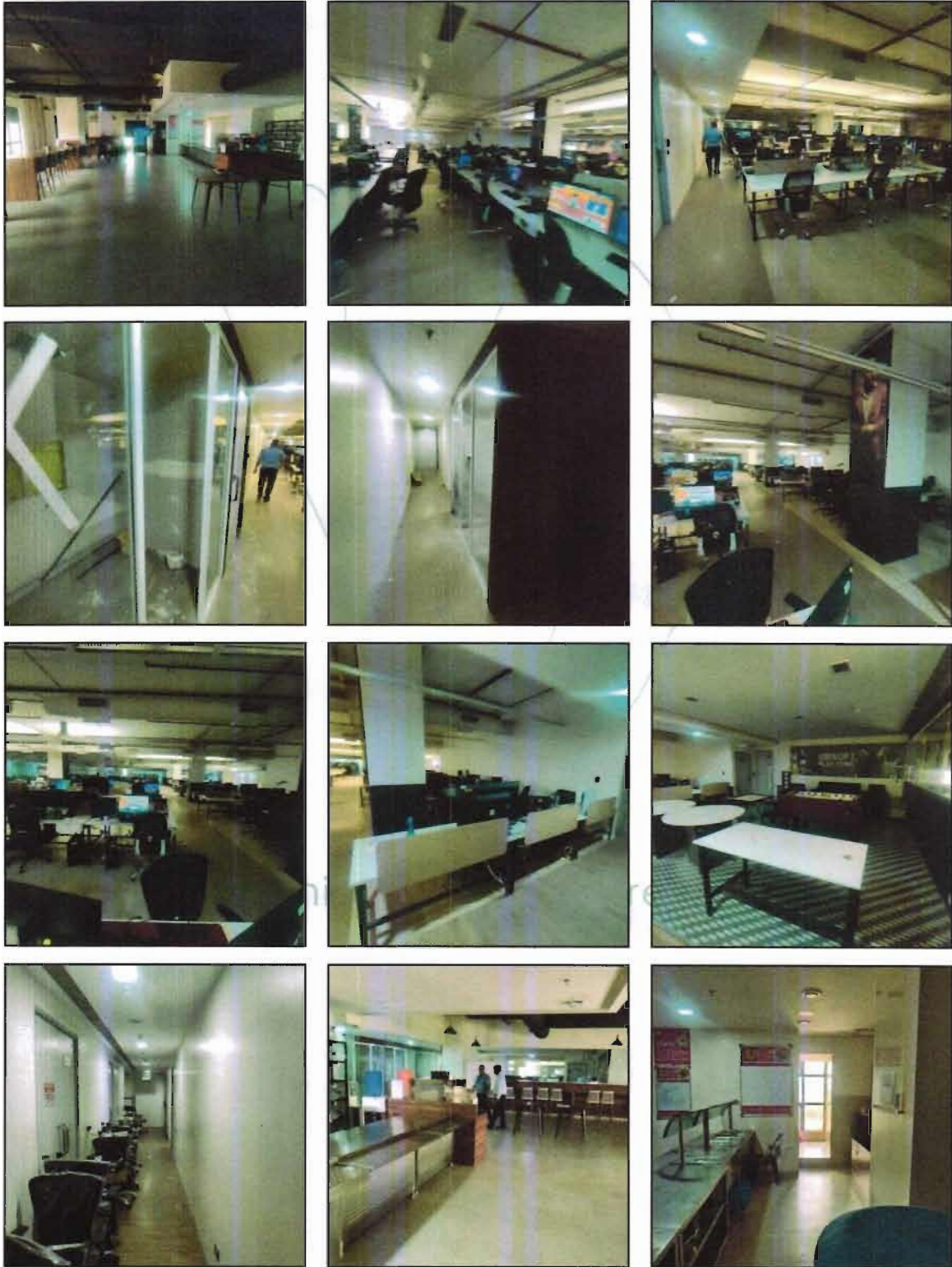
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 Commercial Office, where there are typically many comparables available to analyze. As the property is a Commercial Office, 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 ₹ 15,000.00 to ₹ 17,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of commercial and residential application in the locality etc. We estimate ₹ 16,013.00 per Sq. Ft. on 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		
i)	Saleability	Good
ii)	Likely rental values in future in	₹ 11,21,000.00 Expected rental income per month
iii)	Any likely income it may generate	Rental Income

Actual Site Photographs



Actual Site Photographs



Actual Site Photographs

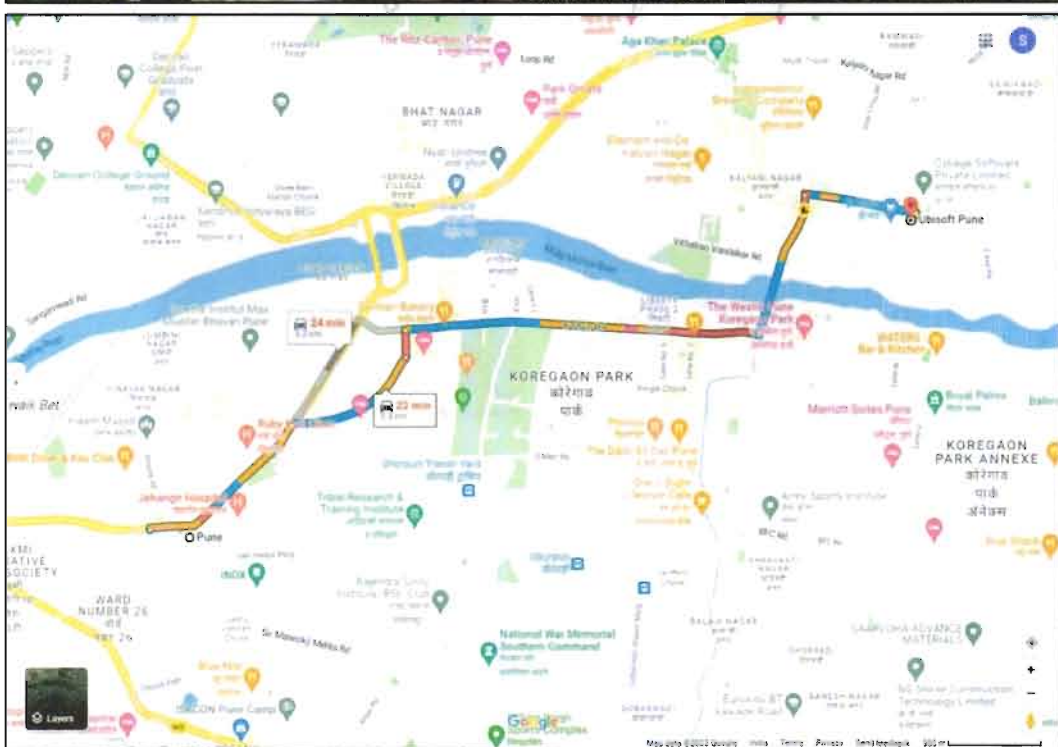


Actual Site Photographs



Route Map of the property

Site,u/r



Latitude Longitude: 18°32'40.9"N 73°54'41.2"E


Note: The Blue line shows the route to site from nearest railway station (Pune – 5.3 KM.)



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org



Ready Reckoner


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 Feedback

Year 20232024 **Language** English

Annual Statement of Rates

Selected District पुणे
Select Taluka दूबेरी
Select Village अडगाव शेरी (रामवाडी)
Search By Survey No Location

Select	उपविभाग	प्लॉट नं.सं.	निवासी संपत्तिका	खंडीय	दुकाने	शेजोनिफ	एकक (Rsq.)
SurveyNo	28/442.1 - प्लॉट क्रमांकानुसार, येदीगोकड, सतसिटी, इन्फोसिस अ इतर वाळणूक परिसर	32420	93190	119660	176620	0	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Commercial office (93,190.00 (-)13,978.00 = 79,212.00) (Reduce 15% for bigger area)	79,212.00			
Increase by 5% on Office Located on 6 th Floor	3,961.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	83,173.00	Sq. Mtr.	7,727.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	32,420.00			
The difference between land rate and building rate (A – B = C)	50,753.00			
Depreciation Percentage as per table (D) [100% - 13%] (Age of the Building – 13 Years)	87%			
Rate to be adopted after considering depreciation [B + (C x D)]	76,575.00	Sq. Mtr.	7,114.00	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 Office / 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

Ready Reckoner - Guideline

7.	<p>दवाखाना, बँक, गोडाऊन, माहिती तंत्रज्ञान पार्कमधील नोंदणीकृत माहिती तंत्रज्ञान (IT) / माहिती तंत्रज्ञान सहाय्यभूत सेवा (ITES) करिताचे गाळे (Units), शाळा, महाविद्यालये, हॉटेल व धार्मिक इमारतीचे मूल्यांकन:-</p> <p>अ) तळमजल्यावरील रस्त्यासन्मुख गोडाऊन, खाजगी दवाखाने व बँकांचे मूल्यांकन वार्षिक मूल्य दर तक्त्यातील संबंधित मूल्यविभागातील दुकानांसाठीच्या दराने करण्यात यावे व रस्त्यासन्मुख नसल्यास मूल्यांकन, दुकानदराच्या 70% दराने करण्यात यावे. सदर दोन्ही मूल्यांकनासाठी सूचना क्र.8 (क) नुसार क्षेत्रासाठी वजावट अनुज्ञेय राहिल.</p> <p>ब) वरच्या मजल्यावरील दवाखाना / रुग्णालय / बँकेचे मूल्यांकन मार्गदर्शक सूचना क्र.8 मधील क) व 9 नुसार करावे.</p> <p>क) माहिती तंत्रज्ञान पार्कमधील नोंदणीकृत माहिती तंत्रज्ञान / माहिती तंत्रज्ञान सहाय्यभूत सेवा करिताच्या गाळ्यांचे मूल्यांकन वार्षिक मूल्य दर तक्त्यातील वाणिज्य दराने न करता निवासी इमारत / सदनिका दर विचारात घेऊन करावे.</p> <p>ड) बालवाडी, प्राथमिक शाळा, माध्यमिक शाळा व धार्मिक इमारतीचे मूल्यांकन वार्षिक मूल्य दर तक्त्यामध्ये निवासी इमारतीचा दर दिला असल्यास बांधकाम क्षेत्राचे मूल्य वार्षिक मूल्य दर तक्त्यामधील संबंधित मूल्य विभागातील निवासी इमारत दराने परिगणित करून मंजूर बांधकाम नकाशानुसार शिल्लक चटई क्षेत्राचे (एकूण अनुज्ञेय बांधकाम क्षेत्र - अस्तित्वातील बांधकाम क्षेत्र) जमीन दराने येणारे मूल्य समाविष्ट करून एकत्रित मूल्यावर मुद्रांक शुल्क आकारणी करावी. मात्र मूल्य दर दिला नसल्यास सूचना क्र.6 (i) (अ) नुसार मूल्यांकन करावे.</p> <p>सर्व महाविद्यालयांच्या (अभियांत्रिकी / वैद्यकीय / व्यवस्थापन इ.) इमारतीचे मूल्यांकन वार्षिक मूल्य दर तक्त्यामधील वरील मजल्यावरील व्यावसायिक / कार्यालयासाठी मूल्य दर दिला असल्यास बांधकाम क्षेत्राचे मूल्यसंबंधित मूल्य विभागातील वरील मजल्यावरील व्यावसायिक / कार्यालयासाठीच्या दराने परिगणित करून मंजूर बांधकाम नकाशानुसार शिल्लक चटई क्षेत्राचे (एकूण अनुज्ञेय बांधकाम क्षेत्र - अस्तित्वातील बांधकाम क्षेत्र) जमीन दराने येणारे मूल्य समाविष्ट करून एकत्रित मूल्यावर मुद्रांक शुल्क आकारणी करावी. मात्र मूल्य दर दिला नसल्यास सूचना क्र.6 (ii) (क) नुसार मूल्यांकन करावे.</p> <p>फ) निवासी हॉटेल (लॉजिंग व रेस्टॉरंट) इमारतीमधील, तळमजल्याचे मूल्य, वार्षिक मूल्य दर तक्त्यातील तळमजल्यावरील दुकाने / व्यावसायिक दराने व त्यावरील सर्व मजल्यांचे मूल्य, वरच्या मजल्यावरील कार्यालये / व्यावसायिक दराने (मजला वाढ / घट न करता) परिगणित करून त्यामध्ये मंजूर बांधकाम नकाशानुसार शिल्लक चटई क्षेत्राचे (एकूण अनुज्ञेय बांधकाम क्षेत्र - अस्तित्वातील बांधकाम क्षेत्र) जमीन दराने येणारे मूल्य समाविष्ट करून एकत्रित मूल्यावर मुद्रांक शुल्क आकारणी करावी. मात्र मूल्य दर दिला नसल्यास सूचना क्र.6 (ii) नुसार मूल्यांकन करावे.</p>
8.	<p>दुकानगाळ्याचे मूल्यांकन :-</p> <p>अ) रस्ते सन्मुख असलेली दुकाने: तळमजल्यावरील दुकानांसाठी वार्षिक मूल्यदर तक्त्यातील दुकानाच्या दराने मूल्यांकन करावे.</p> <p>ब) रस्ते सन्मुख नसलेली दुकाने : तळ मजल्यावरील दुकानांसाठी वार्षिक मूल्यदर तक्त्यातील दुकान दराच्या 80% दराने मूल्यांकन करावे. तथापि यानुसार</p>

8.	<p>येणारा दर वरच्या मजल्यावरील कार्यालय / व्यावसायिक गाळ्यांच्या दरापेक्षा कमी असू नये. सदर सवलत ही रस्त्यासन्मुख नसणाऱ्या केवळ तळमजला / लोअर ग्राऊंड फ्लोअर / अप्पर ग्राऊंड फ्लोअर मधील केवळ दुकान गाळ्यासच अनुज्ञेय राहिल. दस्तात नमूद इमारतीचा बांधकाम नकाशा अवलोकन करून संबंधित दुय्यम निबंधक यांनी दुकान गाळा रस्त्यासन्मुख आहे किंवा कसे याची खात्री करावी व मंजूर नकाशाची प्रत दस्ताचा भाग म्हणून जोडण्यात यावी.</p> <p>क) 450 चौ.मी. बांधकाम क्षेत्रापेक्षा जास्त क्षेत्राची दुकाने/कार्यालये/औद्योगिक गाळा / आय.टी. युनिट: -</p> <p>450 चौ.मी. बांधकाम क्षेत्रापेक्षा जास्त क्षेत्राची दुकाने / कार्यालये/ औद्योगिक गाळा/ आय.टी. युनिटसचे मूल्यांकन करताना वार्षिक मूल्य दर तक्त्यातील संबंधित मूल्य विभागातील दुकान / कार्यालये / औद्योगिक दरामध्ये खालीलप्रमाणे वजावट देण्यात यावी. सदर दुकाने / कार्यालये / आय.टी. युनिटसचे विक्री करारनामा / अभिहस्तांतरण दस्तातील एकत्रित क्षेत्र, एकापेक्षा जास्त मजल्यावर स्थित असल्यास, मजलानिहाय स्प्लू क्षेत्रासाठी देखील खालीलप्रमाणे वजावट देण्यात यावी.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>बांधकाम क्षेत्रफळ</th> <th>मूल्यदरामध्ये द्यावयाची वजावट</th> </tr> </thead> <tbody> <tr> <td>450 चौ.मी. पेक्षा जास्त व 700 चौ.मी. पर्यंत</td> <td>5%</td> </tr> <tr> <td>700 चौ.मी. पेक्षा जास्त व 900 चौ.मी. पर्यंत</td> <td>10%</td> </tr> <tr> <td>900 चौ.मी. पेक्षा जास्त व 2300 चौ.मी. पर्यंत</td> <td>15%</td> </tr> <tr> <td>2300 चौ.मी. पेक्षा जास्त</td> <td>20%</td> </tr> </tbody> </table> <p>टीप :-</p> <ol style="list-style-type: none"> रस्त्यासन्मुख नसलेल्या मोठ्या क्षेत्राच्या दुकानासाठी सूचना क्र. 8(ब) प्रमाणे येणारा दर विचारात घेऊन सदर वजावट अनुज्ञेय राहिल. मात्र अशी वजावट रस्ते सन्मुख नसलेल्या मोठ्या क्षेत्राच्या कार्यालयास अनुज्ञेय असणार नाही. वरीलप्रमाणे मूल्यांकन करताना टप्पानुसार मूल्यांकन न करता त्याक्षेत्रासाठी थेट अनुषंगिक वजावट विचारात घ्यावी. सदर सूचना इमारतीमधील औद्योगिक गाळे (युनिटस्) साठी लागू असून स्वतंत्र भूखंडावरील औद्योगिक शेड/ इमारतीसाठी लागू नाही. 	बांधकाम क्षेत्रफळ	मूल्यदरामध्ये द्यावयाची वजावट	450 चौ.मी. पेक्षा जास्त व 700 चौ.मी. पर्यंत	5%	700 चौ.मी. पेक्षा जास्त व 900 चौ.मी. पर्यंत	10%	900 चौ.मी. पेक्षा जास्त व 2300 चौ.मी. पर्यंत	15%	2300 चौ.मी. पेक्षा जास्त	20%
बांधकाम क्षेत्रफळ	मूल्यदरामध्ये द्यावयाची वजावट										
450 चौ.मी. पेक्षा जास्त व 700 चौ.मी. पर्यंत	5%										
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900 चौ.मी. पेक्षा जास्त व 2300 चौ.मी. पर्यंत	15%										
2300 चौ.मी. पेक्षा जास्त	20%										

Sale Instance

206601329 06-04-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक - सह दु.नि. हवेली 11 दस्त क्रमांक 20601/2022 नोंदणी : Regn:63m
गावाचे नाव : वडगांव शेरी		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोंबदला	472500000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	436901114.16	
(4) भू. मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.पा.इतर वर्णन : इतर माहिती: गांव मौजे वडगाव शेरी येथील स.नं.13 हिस्सा नं.112+3 व स.नं.14 या मिळकती वरील बांधलेल्या सेरेब्रम बी-1 कंडोमिनियम या इमारतीतील बिल्डिंग नं. बी -1 मधील दुसऱ्या मजल्या वरील ऑफिस नं.201 यांसी क्षेत्र 4033.22 चौ.मी. म्हणजेच 43951.78 चौ.फु. कार्पेट व 36 स्टील पार्किंग व 36 स्टील बेसमेंट पार्किंग बिल्डींग बी 1 मधील संह((Survey Number : 13))	
(5) क्षेत्रफळ	4083.22 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -मास्टेक लिमिटेड तर्फे वार्डस प्रेसिडेंट नयन झाड - वय -48 पत्ता -प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. 804,805 प्रेसिडेंट हाऊस सी एन विद्यालय समोर आंबेवाडी सर्कल जवळ अहमदाबाद. रोड नं. -, गुजरात. अहमदाबाद पिन कोड -380006 पॅन नं. -AAACM9908Q	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -श्रीवांश टेक्नॉजीस एल एल पी तर्फे अधिकृत स्वाक्षरीकरता श्री हरून काडी - वय -42; पत्ता - प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. को पा कबाना बिल्डिंग फ्लॉट नं सी 602 फोर्ट लिजा कल्याणी नगर पुणे, रोड नं. -, महाराष्ट्र, PUNE. पिन कोड:-411006 पॅन नं. -AACFZ1943R	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/09/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	29/09/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	20601/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	33075000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेंसा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -.		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Price Indicator

magicbricks

₹7.15 Cr

Kalyani Nagar, Pune

3100 sqft

1 (out of 7 Floors)

East

Call Contact Details

More Details

Price	₹7.15 Cr
ADDRESS	Kalyani Nagar, Pune, Kalyani Nagar, Pune East, Maharashtra
Whether a Project	No
AUTHORITY APPROVAL	Pune Metropolitan Region Development Authority
PROPERTY NO.	IT Park SEZ For Sale in Kalyani Nagar, Pune

NOBROKER

Office Space in Hinewalk, Central Business, Premtech Society

₹8.3 Crores

₹8.55 Lacs/Month

5,394 Sq Ft

15

Call Contact Details

NoBroker Services

- Home Appraisal
- Check Loan Eligibility
- Property Valuation
- Book Flight Tickets
- Book Reservations

Activity On This Property

₹ 12

Similar Properties

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is at ₹ 38,43,12,000.00 (Rupees Thirty Eight Crore Forty Three Lakh Twelve Thousand Only).

Place: Mumbai

Date: 12.04.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

C.M.D.

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.12 15:00:12 +05'30'

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl. Valuation Report

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- IV)	Attached
	Model code of conduct for valuer - (Annexure V)	Attached

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Sharadj B. 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 12.04.2023 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 08.04.2023. 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 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 registered under Section 34 AB of the Wealth Tax Act, 1957.
- 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 was owned by M/s. Watermark Systems (INDIA) Pvt. Ltd.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, SME Branch Industrial Estate Kanpur 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 Prayush Parekh – Sr. Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – 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 – 08.04.2023 Valuation Date – 12.04.2023 Date of Report – 12.04.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 08.04.2023
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, Commercial Office size, location, upswing in real estate prices, sustained demand for Commercial Office, 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 **12th 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 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 Commercial Office, admeasuring **Carpet Area in Sq. Ft. = 24,000.00** in the name of **M/s. Watermark Systems (INDIA) Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

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 Commercial Office, admeasuring **Carpet Area in Sq. Ft. = 24,000.00.**

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.

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

C.M.D.

Digitally signed by Sharadkumar B
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.12 15:00:18 +05'30'



Auth. Sign k.Innovate.Create

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl. Valuation Report