

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-231/23-24 | Dated 24-Apr-23 |
| Buyer (Bill to) STATE BANK OF INDIA- RASMECCC Panvel RASMECCC Panvel Sharda Terrace, Shop No 5, Ground Floor, Plot No 65, Sector-11, CBD Belapur GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. Dispatched through Terms of Delivery | Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination |

| SI No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------------|--|---------|----------|-------------------|
| 1 | VALUATION FEE <i>(Technical Inspection and Certification Services)</i> | 997224 | 18 % | 2,500.00 |
| | CGST | | | 225.00 |
| | SGST | | | 225.00 |
| Total | | | | ₹ 2,950.00 |


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

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

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

Remarks:
 " Mrs. Swati Ramesh Arjugade. - Residential Flat No. 206, 2nd Floor, Wing - C, ""Urban Life"", Village - Kaatavi, Talegaon, Gut No. 81, Taluka - Maval, District - Pune, Pune, PIN-410507, State - Maharashtra, 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

Pagore
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Swati Ramesh Arjugade**

Residential Flat No. 206, 2nd Floor, Wing - C, "Urban Life", Village - Kaatavi, Talegaon, Gut No. 81,
Taluka - Maval, District - Pune, Pune, PIN-410507, State - Maharashtra, India.

Latitude Longitude : 18°44'34.7"N 73°39'39.9"E

Think.Innovate.Create

Valuation Prepared for:

State Bank of India




RASMECCC Panvel

Shop No 5, Ground Floor, Sharda Terrace, Plot No 65, Sector-11, CBD Belapur,
Navi Mumbai, Taluka & District - Thane, 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 Flat No. 206, 2nd Floor, Wing - C, "Urban Life", Village - Kaatavi, Talegaon, Gut No. 81, Taluka - Maval, District - Pune, Pune, PIN-410507, State - Maharashtra, India belongs to **Mrs. Swati Ramesh Arjugade**.

| Boundaries of the property | |
|----------------------------|----------------------|
| North | : Open Plot |
| South | : Open Plot |
| East | : Open Plot |
| West | : Talegaon MIDC Road |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 30,30,300.00 (Rupees Thirty Lakh Thirty Thousand Three Hundred 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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar B.
Chalikwar**
Director

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: 2023.04.24 12:02:01 +05'30'

Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

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

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 India Pvt. Ltd.1

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai

To,

The Branch Manager,**State Bank of India****RASMECCC Panvel**

Shop No 5,Ground Floor,Sharda Terrace, Plot No

65,Sector-11,CBD Belapur, Navi Mumbai, Taluka & District -

Thane, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF FLAT)

| 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 : 19.04.2023 |
| | b) Date of which the valuation is made : 24.04.2023 |
| 3 | List of documents produced for perusal: I) Copy of Agreement For Sale Dated 29.09.2018 between Kakade VTP Associates(The The Promoter) And Mrs. Swati Ramesh Arjugade (The The Purchasers). II) Copy of Commencement Certificate Document No.BOMA / PR.KR. 593 / MOU. KATVI / G.No. 81 Dated 25.10.2016 issued by Pune Metropolitan Reginal Development Authority. III) Copy of RERA Certificate Document No.P52100001269 Dated 31.12.2021 issued by Maharashtra Real Estate Regulatory Authority. IV) Copy of Part Occupancy Certificate Document No.NPVMN/PO/2022/APL/00006 Dated 18.10.2022 issued by Vadgaon Maval Panmchayat. |
| 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) : Mrs. Swati Ramesh Arjugade Residential Flat No. 206, 2 nd Floor, Wing - C, "Urban Life", Village - Kaatavi, Talegaon, Gut No. 81, Taluka - Maval, District - Pune, Pune, PIN-410507, State - Maharashtra, India. <u>Contact Person :</u> Mrs. Swati Ramesh Arjugade (Owner) Mobile No. 8169202571 sole ownership |
| 5 | Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 2 nd Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + 2 Passage. (1 BHK). The property is at 2.9 Km distance from railway station Talegaon. |
| 6 | Location of property |
| a) | Plot No. / Survey No. |

| | | | | |
|----|---|---|--|-----------------------------|
| b) | Door No. | : | Residential Flat No. 206 | |
| c) | C.T.S. No. / Village | : | Village - Kaatavi | |
| d) | Ward / Taluka | : | Taluka - Maval | |
| e) | Mandal / District | : | District - Pune | |
| f) | Date of issue and validity of layout of approved map / plan | : | As Part Occupancy Certificate is received it may be assumed that the construction is as per sanctioned plan. | |
| g) | Approved map / plan issuing authority | : | | |
| h) | Whether genuineness or authenticity of approved map/ plan is verified | : | | |
| i) | Any other comments by our empanelled valuers on authentic of approved plan | : | No | |
| 7 | Postal address of the property | : | Residential Flat No. 206, 2 nd Floor, Wing - C, "Urban Life", Village - Kaatavi, Talegaon, Gut No. 81, Taluka - Maval, District - Pune, Pune, PIN-410507, State - Maharashtra, India. | |
| 8 | City / Town | : | City - Pune | |
| | Residential area | : | Yes | |
| | Commercial area | : | No | |
| | Industrial area | : | No | |
| 9 | Classification of the area | : | | |
| | i) High / Middle / Poor | : | Middle Class | |
| | ii) Urban / Semi Urban / Rura | : | Semi Urban | |
| 10 | Coming under Corporation limit / Village Panchayat / Municipality | : | Village - Kaatavi 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 site | As per Document |
| | North | : | Open Plot | By Land Bearing Gat No. 71 |
| | South | : | Open Plot | By Land Bearing Gat No. 132 |
| | East | : | Open Plot | By Land Bearing Gat No. 79 |
| | West | : | Talegaon MIDC Road | By Land Bearing Gat No. 83 |
| 13 | Dimensions of the site | : | N. A. as property under consideration is a Residential Flat in a building. | |
| | | : | As per the Deed | As per Actuals |
| | North | : | - | - |

| | | | | |
|-----------|--|---|--|---|
| | South | : | - | - |
| | East | : | - | - |
| | West | : | - | - |
| 14 | Extent of the site | : | Carpet Area in Sq. Ft. = 438.22 (Area as per Site measurement) Carpet Area in Sq. Ft. = 481.00 (Area As Per Agreement For Sale) Built Up Area in Sq. Ft. = 577.20 (Carpet Area + 20%) | |
| 14.1 | Latitude, Longitude & Co-ordinates of Flat | : | 18°44'34.7"N 73°39'39.9"E | |
| 15 | Extent of the site considered for Valuation (least of 13A& 13B) | : | Carpet Area in Sq. Ft. = 481.00 (Area As Per Agreement For Sale) | |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Vacant | |
| II | APARTMENT BUILDING | | | |
| 1. | Nature of the Apartment | : | Residential | |
| 2. | Location | | | |
| | C.T.S. No. | : | | |
| | Block No. | : | - | |
| | Ward No. | : | - | |
| | Village / Municipality / Corporation | | Village - Kaatavi, Pune Municipal Corporation | |
| | Door No., Street or Road (Pin Code) | : | Residential Flat No. 206, 2 nd Floor, Wing - C, " Urban Life ", Village - Kaatavi, Talegaon, Gut No. 81, Taluka - Maval, District - Pune, Pune, PIN-410507, State - Maharashtra, India | |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential | |
| 4. | Year of Construction | : | 2022 (As Per Part Occupancy Certificate) | |
| 5. | Number of Floors | : | Stilt + 12 Upper Floors | |
| 6. | Type of Structure | : | R.C.C. Framed Structure | |
| 7. | Number of Dwelling units in the building | : | 2 nd Floor is having 2 Flats | |
| 8. | Quality of Construction | : | Good | |
| 9. | Appearance of the Building | : | Good | |
| 10. | Maintenance of the Building | : | Good | |
| 11. | Facilities Available | | | |

| | | | |
|------------|--|---|---|
| | Lift | : | 2 Lifts |
| | Protected Water Supply | : | Municipal Water Supply |
| | Underground Sewerage | : | Connected to Municipal Sewerage System |
| | Car parking - Open / Covered | : | Stilt Parking |
| | Is Compound wall existing? | : | No |
| | Is pavement laid around the Building | : | Yes |
| III | Residential Flat | | |
| 1. | The floor in which the Flat is situated | : | 2 nd Floor |
| 2. | Door No. of the Flat | : | Residential Flat No. 206 |
| 3. | Specifications of the Flat | | |
| | Roof | : | R. C. C. Slab |
| | Flooring | : | Vitrified Tile Flooring |
| | Doors | : | Teak Wood Door frame with Solid flush door |
| | Windows | : | Powder Coated Aluminium Sliding |
| | Fittings | : | Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring |
| | Finishing | : | Good |
| 4. | House Tax | | |
| | Assessment No. | : | Details not available |
| | Tax paid in the name of | : | Details not available |
| | Tax amount | : | Details not available |
| 5. | Electricity Service connection No. | : | Details not available |
| | Meter Card is in the name of | : | Details not available |
| 6. | How is the maintenance of the Flat? | : | Good |
| 7. | Sale Deed executed in the name of | : | Mrs. Swati Ramesh Arjugade |
| 8. | What is the undivided area of land as per Sale Deed? | : | Details not available |
| 9. | What is the plinth area of the Flat? | : | Built Up Area in Sq. Ft. = 577.00 (Carpet Area + 20%) |
| 10. | What is the floor space index (app.) | : | as per local norms |

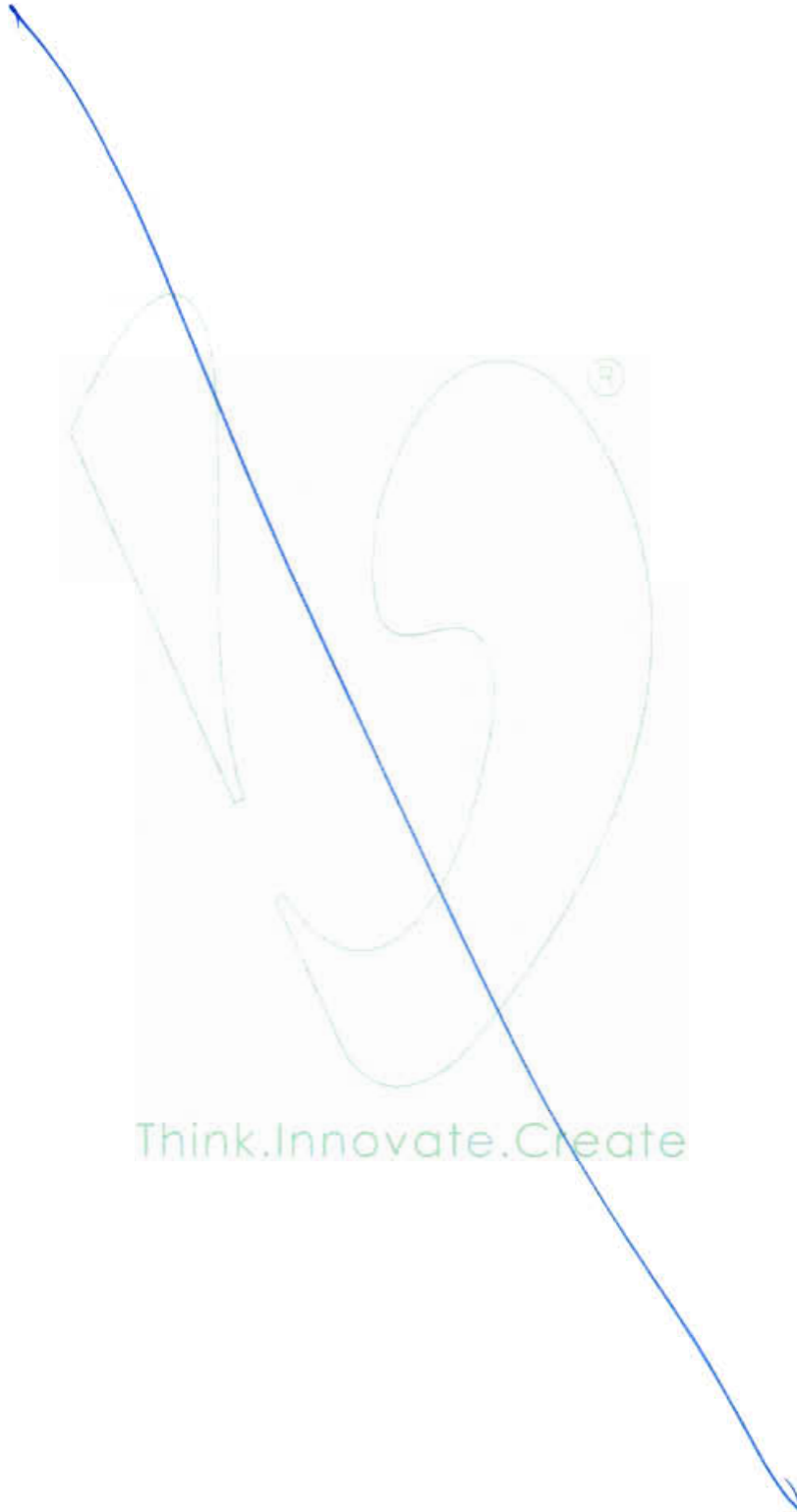
| | | | |
|-----------|--|---|--|
| 11. | What is the Carpet area of the Flat? | : | Carpet Area in Sq. Ft. = 438.22 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 481.00 (As Per Area Agreement For Sale) RERA Carpet Area in Sq. Ft. = 356.00 Enclosed Balcony Area in Sq. Ft. = 49.00 Terrace Area in Sq. Ft. = 49.00 Open Balcony Area in Sq. Ft. = 49.00 Total Carpet Area in Sq. Ft. = 481.00 |
| 12. | Is it Posh / I Class / Medium / Ordinary? | : | Middle Class |
| 13. | Is it being used for Residential or Commercial purpose? | : | Residential Purpose |
| 14. | Is it Owner-occupied or let out? | : | Vacant |
| 15. | If rented, what is the monthly rent? | : | ₹ 7,500/- (Expected rented income as 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 Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas) | : | ₹ 5,700/- to ₹ 9,200/- per Sq. Ft. on Carpet Area ₹ 4,700/- to ₹ 8,400/- per Sq. Ft. on Built Up Area |
| 2. | Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details). | : | ₹ 6,300/- per Sq. Ft. |
| 3. | Break – up for the rate | : | |
| | I. Building + Services | : | ₹ 2,500/- per Sq. Ft. |
| | II. Land + others | : | ₹ 3,800/- per Sq. Ft. |
| 4. | Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed) | : | ₹ 42,180/- per Sq. M. i.e. ₹ 3,919/- per Sq. Ft. |
| | Guideline rate obtained from the Registrar's Flat after depreciate (an evidence thereof to be enclosed) | : | ₹ 42,180/- per Sq. M. i.e. ₹ 3,919/- 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 / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs. |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | | |
| a | Depreciated building rate | | |
| | Replacement cost of Flat with Services (v(3)i) | : | ₹ 2,500/- per Sq. Ft. |
| | Age of the building | : | 1 year |
| | Life of the building estimated | : | 59 years Subject to proper, preventive periodic maintenance & structural repairs. |
| | Depreciation percentage assuming the salvage value as 10% | : | N.A. Age of Property below 5 year |
| | Depreciation Ratio of the building | | - |
| b | Total composite rate arrived for Valuation | | |
| | Depreciated building rate VI (a) | : | ₹ 2,500/- per Sq. Ft. |
| | Rate for Land & other V (3) ii | : | ₹ 3,800/- per Sq. Ft. |
| | Total Composite Rate | : | ₹ 6,300/- per Sq. Ft. |
| | Remarks | : | At the time of site visit interior work is in progress |

Details of Valuation:

| Sr. No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|--|--|----------------|-------------------|---------------------|
| 1 | Present value of the Flat | 481.00 Sq. Ft. | 6,300.00 | 30,30,300.00 |
| 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 / Realizable value of the property | | | | 30,30,300.00 |
| Insurable value of the property (577.20 X 2,500.00) | | | | 14,43,000.00 |

| | |
|--|---------------------|
| Guideline value of the property (577.20 X 3,919.00) | 22,62,047.00 |
|--|---------------------|



Justification for Price / Rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 5,700.00 to ₹ 9,200.00 per Sq. Ft. on Carpet Area / ₹ 4,700.00 to ₹ 8,400.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹6,300.00 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 | |
| Saleability | Good |
| Likely rental values in future | ₹ 7,500/- (Expected rented income as per month) |
| Any likely income it may generate | Rental Income |

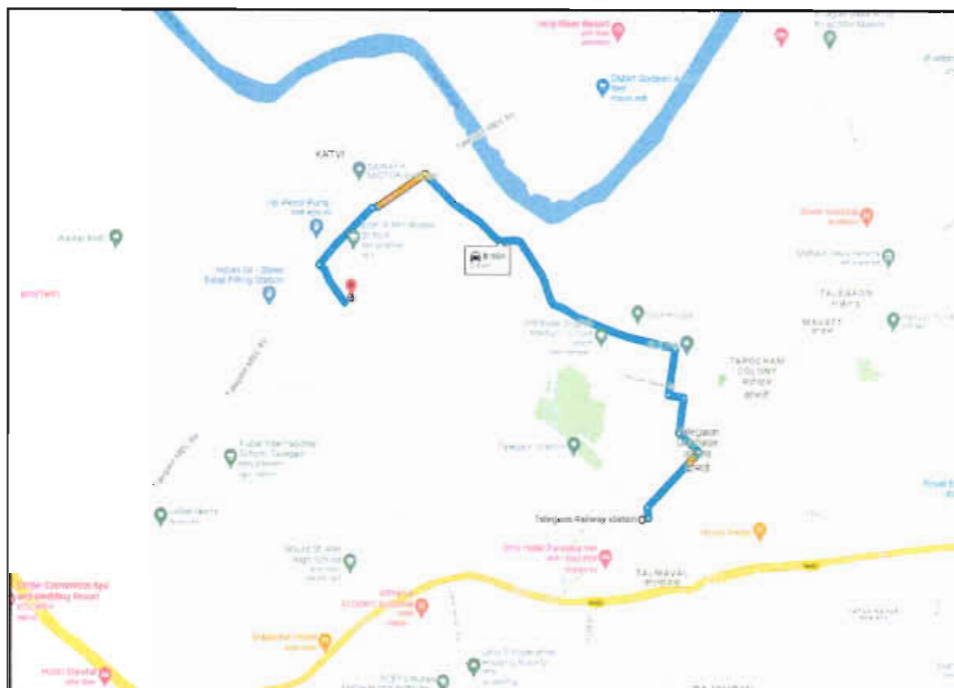
Actual Site Photographs



Route Map of the property




Note: Red marks shows the exact location of the property



Longitude Latitude: 18°44'34.7"N 73°39'39.9"E

Note: The Blue line shows the route to site distance from nearest railway station (Talegaon - 2.9 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

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Year **Language**

2023/2024 English

Annual Statement of Rates

Selected District: पुणे

Select Taluka: नांदेड

Select Village: कातवी

Search By: Survey No Location

Select Location: इतर विकसनशिल विभाग

| Select | विषय नं. | व्यवस्थापक | दर | एकक (Rs. /) |
|----------|----------|--------------|-------|-------------|
| SurveyNo | 27/27.2 | निवासी इमारत | 42180 | चौ. मीटर |
| SurveyNo | 27/27.4 | दुकाने | 50040 | चौ. मीटर |
| SurveyNo | 27/0 | - | 0 | NA |

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Price Indicator

| | |
|---------------------------------|---|
| Property | Flat |
| Source | https://www.99acres.com/ |
| Area Type | Carpet |
| Area | 456 Sq. Ft. |
| Percentage | 20% |
| Rate / Sq. feet on BuiltUp area | ₹ 4,934/- |
| Floor | 8thth |

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 1BHK flat with a carpet area of 456 sqft, located on the 8th floor of a 12-story building. The price is ₹27.0 Lac. The listing includes details such as 1 bed, 1 bath, 1 balcony, and 1 covered parking. The developer is VTP Realty, and the project is VTP Urban Life. The transaction type is 'New Property' and the status is 'Ready to Move'. The facing is East, and there are 2 lifts. The furnished status is 'Semi-Furnished'. The listing was posted on Mar 31, 2023, and the last contact was made 5 days ago. The price breakup is ₹27 Lac | ₹1,62,000 Approx. Registration Charges | ₹1,500 Monthly.

| Property | Price | Area | Floor | Transaction Type | Status |
|--|-----------|----------|----------------------|------------------|---------------|
| 1 BHK 456 Sq. Ft. Flat For Sale, Katsa, Pune | ₹27.0 Lac | 456 sqft | 8 (Out of 12 Floors) | New Property | Ready to Move |

| | |
|---------------------------------|--------------------------|
| Property | Flat |
| Source | https://www.99acres.com/ |
| Area Type | Carpet |
| Area | 574.91 Sq. Ft. |
| Percentage | 20% |
| Rate / Sq. feet on BuiltUp area | ₹ 5,144/- |
| Floor | 11thth |

| | | |
|--|---|---|
| 136317 22-04-2023 Note-Generated Through eSearch Module.For original report please contact concern SRO office. | सूची क्र.2 | दुबळ निवडून घेणे मागण दस्तावेज क्र. 1883/2023 पंजीय Regn:63m |
| गावाचे नाव : कातवी | | |
| (1) विक्रीचा प्रकार | करारनामा | |
| (2) मीटरवटा | 314864R | |
| (3) बाजारभावाअंदाजेरचणाचा बाबीतचढावकर आकारणी देणे की परदेशी नं-मनुष्य करणे | 342945R | |
| (4) भू-मालक (पंजीयना व प्रत्येकक (अवस्थान)) | 1) पाकिस्ताने नाव पुणेइतर वर्गन . इतर माहिती. नाव मोजे कातवी ता माठव जि पुणे येथील प्ल नं 81 पार्त येथे बांधण्यात येण. या अर्जन लाईक या गृह धरणासाठी ही सिंग मशीत आकाराच्या मजकनावरील सदनािका नंबर 5101 पॉसी कारपेट क्षेत्र 53.41 चौ मी ,टोस क्षेत्र 5.40 चौ मी ,पुनर्वालेन बातकनी क्षेत्र 8.51 चौ मी त ओपन बातकनी क्षेत्र 2.09 चौ मी. नव्ही मिळकत. ((GAT NUMBER : 81 ;)) | |
| (5) क्षेत्रफळ | 53.41 चौ मीटर | |
| (6) आकारणी किंवा कुडी देण्यात असेल किंवा | | |
| (7) इतरांचेच करण देण-या किटून देण-या पद्धतकारणे नाव किंवा टिकणी न्यायालयया बहुमनामा किंवा अंदेश अवस्थान, प्रिक्विरिंये नाव व टला | 1) नाव .देखवण बाकडे झोटीये अंमिस्तरन (तुने नाव बाकडे अंमिस्तरन तुने 8) तसे आंमिस्तरन की अंमिस्तरन बाकडे बाकडे तसे अ त वे कु पु बाकडे की शीक बाकडेबाकी वेन . ददा .-12 टला .-वर्दि नं . , बाक नं . , इतरांचेच नाव . , करि नं . , रीक नं . रीक नं रीक नं रीक नं रीक नं रीक नं . प्लान नं .-411000 टोन नं .-AAJIFSL112P 2) नाव .देखवण झोटीये अंमिस्तरन बाकडे तसे अंमिस्तरन की भूदान विनासकृपाया बाकडेना तसे अ त वे कु पु बाकडे की शीक बाकडेबाकी वेन . ददा .-12 टला .-वर्दि नं . , बाक नं . , इतरांचेच नाव . , करि नं . , रीक नं . रीक नं रीक नं रीक नं रीक नं . प्लान नं .-411000 टोन नं .-AAJIFSL112P 3) नाव .देख मालक पुणेइतर वर्गन . इतर माहिती. नाव मोजे कातवी ता माठव जि पुणे येथील प्ल नं 81 पार्त येथे बांधण्यात येण. या अर्जन लाईक या गृह धरणासाठी ही सिंग मशीत आकाराच्या मजकनावरील सदनािका नंबर 5101 पॉसी कारपेट क्षेत्र 53.41 चौ मी ,टोस क्षेत्र 5.40 चौ मी ,पुनर्वालेन बातकनी क्षेत्र 8.51 चौ मी त ओपन बातकनी क्षेत्र 2.09 चौ मी. नव्ही मिळकत. ((GAT NUMBER : 81 ;)) | |
| (8) इतरांचेच करण देण-या किटून देण-या पद्धतकारणे व किंवा टिकणी न्यायालयया बहुमनामा किंवा अंदेश अवस्थान, प्रिक्विरिंये नाव व टला | 1) नाव .देख मालक पुणेइतर वर्गन . इतर माहिती. नाव मोजे कातवी ता माठव जि पुणे येथील प्ल नं 81 पार्त येथे बांधण्यात येण. या अर्जन लाईक या गृह धरणासाठी ही सिंग मशीत आकाराच्या मजकनावरील सदनािका नंबर 5101 पॉसी कारपेट क्षेत्र 53.41 चौ मी ,टोस क्षेत्र 5.40 चौ मी ,पुनर्वालेन बातकनी क्षेत्र 8.51 चौ मी त ओपन बातकनी क्षेत्र 2.09 चौ मी. नव्ही मिळकत. ((GAT NUMBER : 81 ;)) | |
| (9) इतरांचेच करण देण-या किटून देण-या पद्धतकारणे | 10/03/2023 | |
| (10) इतरांचेच करण देण-या किटून देण-या पद्धतकारणे | 10/03/2023 | |
| (11) अंमिस्तरन करण व पुढे | 1883/2023 | |
| (12) बाजारभावाअंदाजेरचणाचे मुल्य | 231000 | |
| (13) बाजारभावाअंदाजेरचणाचे पंजीय मुल्य | 30000 | |
| (14) मोजे | | |
| मुद्रांकमालकी विवारात केलेला तपशील:- | | |
| मुद्रांक मुल्य आकारनामा निवडलेला अनुषंग :- | (a) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area assessed to A, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under | |

| | |
|---------------------------------|--------------|
| Property | Flat |
| Source | square yards |
| Area Type | Carpet |
| Area | 348 Sq. Ft. |
| Percentage | 10% |
| Rate / Sq. feet on BuiltUp area | ₹ 7,722/- |
| Floor | - |

square yards Pune ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ More Services ▾ Resources ▾ DATA Intelligence Sell or Rent Property Login

Home | New Projects in Pune | Property in Pune | Projects in Talegaon Dabhade | VTP Urban Life

VTP Urban Life
Talegaon Dabhade, Pune

₹ 29.56 Lac to 56.07 Lac Need Loan? Get Free Credit Score!

Status: Mid Stage Construction

Project Size: 378 units · 2.77 Acres

Configurations: 1,2 BHK Flat from 340 Sq. Ft. to 741 Sq. Ft. (Carpet)

85513 Views | 240 Enquiries

[Request a Call Back](#)

| | |
|---------------------------------|--------------------------|
| Property | Flat |
| Source | https://www.99acres.com/ |
| Area Type | Carpet |
| Area | 348 Sq. Ft. |
| Percentage | 10% |
| Rate / Sq. feet on BuiltUp area | ₹ 8,359/- |
| Floor | - |

The screenshot shows a real estate listing on the GharOffice.com website. The main heading reads: "Buy 348-Sq. Feet 1 BHK Flat in Vtp Urban Life Phase 1 at ₹ 32 Lacs in Talegaon Dabhade, Pune". The listing includes a project name "VTP URBAN LIFE PHASE 1", a sale price of "32 LACS" (₹ 9,105 per sq. foot), and a property ID of "21384". Amenities listed include 1 Balcony, 1 Bedroom, 1 Bathroom, 1 Kitchen, 1 Utilities, 1 Drawing/Living, and 1 Pooja Room. The listing also provides details on the project name, furnishing (Unfurnished), age of construction (Under Development), possession date (June 2022), type of ownership (Free Hold), transaction type (New Booking), address (Talegaon Dabhade, Pune), and the date it was posted (Sun, 20 Nov 2022 10:48 PM). On the right side, there is a "Seller Detail" section with a "VIEW SELLER" button and a "YES I AM INTERESTED" form with fields for Name, Mobile, Email, and a budget field, followed by a "SUBMIT" button.

| | |
|---------------------------------|----------------|
| Property | Flat |
| Source | Index_no.2 |
| Area Type | Carpet |
| Area | 574.91 Sq. Ft. |
| Percentage | 20% |
| Rate / Sq. feet on BuiltUp area | ₹ 5,981/- |
| Floor | 3rd |

| | | |
|---|--|---|
| 188417 22-04-2023 Note: -Generated Through eSearch Module.For original report please contact concern SRO office. | | सूची क्र.2 पुनरावलोकन - दुपि. माहण इकाई क्रमांक : 1884 2023 मंडळी: Regn-83m |
| गावाचे नाव : कातवी | | |
| (1) विविध प्रकारांचे मालमत्ता | कपातनामा | |
| (2) मालमत्ता | 3438750 | |
| (3) आवासाच्या/भाडेपट्टीच्या बाबतिलगतदारकास आकारणी देणे वी परतदार वी मसुदा करावे | 3224434 | |
| (4) मू.पापन, वेगवेगळे व अशाक्याक (असल्यास) | 1) पातिकाचे नाव पुणेइतर वर्णन : इतर माहिती : इतर माहिती: गाव मीचे कातवी ता माहण जि पुणे येथील गट नं 81 पार्श्व येथे बांधण्यात येणा.या अर्धन लाईफ या गृह प्रकल्पातील ही विंग मधील विसव्या मजल्यावरील सवनीका नंबर 302 चांती कारपेट क्षेत्र 59.41 चौ. मी. टारिफ क्षेत्र 9.40 चौ. मी. एनवलेज बातकनी क्षेत्र 8.51 चौ.मी. टा ओपन बातकनी क्षेत्र 2.03 चौ. मी. सह 11 मिककान (GAT NUMBER : 81 :) | |
| (5) क्षेत्रफळ | 59.41 चौ.मीटर | |
| (6) आकारणी किंवा पुन्ही देण्यात आलेले क्षेत्र | | |
| (7) प्रस्तावित करण देणा-या विद्वान देवळा,या पत्रकाराचे नाव किंवा विवाही नावातल्या बहुमुदनाया किंवा अर्धन असल्यास, प्रतिक्रियेचे नाव व पत्ता | 1) नाव -डेवदास काकडे श्रीटीपी असेमिटरस (पुणे नाव काकडे असेमिटरस (पुणे 4) एपी एमएडिस ही अर्धन आवासाचे काकडे वी क ज नं 81 पु पु अमुन वी वीरुड बावुलावनी क्षेत्र. 80.43 टार.पटि नं. , माका नं. , पुनारलीचे नाव. , जळि नं. , रींग नं वीरवराव, अर्धन, माका, पत्रकार, माका. विंग नंबर -411802 रीन नं.-AASMPK1122F 2) नाव -डेवदास श्रीटीपी असेमिटरस पत्रकाराचे नाव अर्धन ही अर्धन विंगकामास आकारणी करे क ज नं 81 पु पु अमुन वी वीरुड बावुलावनी क्षेत्र. 80.43 टार.पटि नं. , माका नं. , पुनारलीचे नाव. , जळि नं. , रींग नं वीरवराव, अर्धन, माका, पत्रकार, माका. विंग नंबर -411802 रीन नं.-AASMPK1122F 3) नाव -पुनर मालक पुनरमिड वी असेमिटरस वीरुड बावुलावनी विंगिटेड वी क ज नं 81 पु पु अमुन काकडे श्रीटीपी असेमिटरस (पुणे नाव काकडे असेमिटरस (पुणे 4) एपी एमएडिस ही अर्धन आवासाचे काकडे वी क ज नं 81 पु पु अमुन वी वीरुड बावुलावनी क्षेत्र 80.43 टार.पटि नं. , माका नं. , पुनारलीचे नाव. , जळि नं. , रींग नं वीरवराव, अर्धन, माका, पत्रकार, माका. विंग नंबर -411802 रीन नं.-AASMPK1122F | |
| (8) प्रस्तावित करण देणा-या वीरुड बावुलावनी व किंवा विवाही नावातल्या बहुमुदनाया किंवा अर्धन असल्यास, प्रतिक्रियेचे नाव व पत्ता | 1) नाव -महिन उदय कावळ - 80.43 टार.पटि नं. , माका नं. , पुनारलीचे नाव. , जळि नं. , रींग नं वीरवराव, अर्धन, माका, पत्रकार, माका. विंग नंबर -411802 रीन नं.-AASMPK1122F 2) नाव -पुनर मालक पुनरमिड - 80.43 टार.पटि नं. , माका नं. , पुनारलीचे नाव. , जळि नं. , रींग नं वीरवराव, अर्धन, माका, पत्रकार, माका. विंग नंबर -411802 रीन नं.-AASMPK1122F | |
| (9) प्रस्तावित करण देणा-या दिनांक | 10/09/2023 | |
| (10) इतर मंडळी वेगवेगळे दिनांक | 30/09/2023 | |
| (11) मालमत्ता रकम व पुन | 1884 2023 | |
| (12) आवासाच्या/भाडेपट्टीच्या मालमत्ता | 206900 | |
| (13) आवासाच्या/भाडेपट्टीच्या मालमत्ता | 30000 | |
| (14) मीट | | |
| पुनरावलोकनाची विवरात केलेले सदसिः | | |
| पुनरावलोकन आकारणी मालमत्ता अनुषंगीः | (a) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to A, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority as any other Urban area not mentioned in sub clause (a), or the Influence Area as per the Annual Statement of Rates published under | |



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 **₹30,30,300.00 (Rupees Thirty Lakh Thirty Thousand Three Hundred Only)**.

Place : Mumbai

Date : 24.04.2023

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar B.
Chalikwar**

Director

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

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

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: 2023.04.24 12:02:36 +05'30'

Auth. Sign.

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)

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| Enclosures | |
|---|----------|
| Declaration-cum-undertaking from the valuer (Annexure-IV) | Attached |
| Model code of conduct for valuer - (Annexure V) | Attached |

(Annexure-IV)**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 24.04.2023 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. My engineer Chandan Singh has personally inspected the property on 19.04.2023. 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 AEAPC7114Q
- 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.

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

www.vastukala.org



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **24th 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 Flat, admeasuring **481.00 Sq. Ft. Carpet Area** in the name of **Mrs. Swati Ramesh Arjugade**. 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 **Mrs. Swati Ramesh Arjugade**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free

from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **481.00 Sq. Ft. Carpet Area**.

Condition & Repair

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

Valuation Methodology

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

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

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

(Annexure-V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in 'mandate snatching' or offering 'convenience valuations' in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. 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**
Director

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

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

Digitally signed by Sharadkumar B. Chalikwar
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