

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA RACPC BORIVALI BRANCH MTNL BUILDING, DEVIDAS ROAD BORIVALI (W), MUMBAI GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-828/23-24 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 31640 / 2300829 Dispatched through Terms of Delivery	Dated 27-May-23 Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
	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:
 "Mr. Ashish Vijaykumar Pandey & Mrs. Shweta Ashish Pandey - Residential Flat No. 1603, 16th Habitable Floor, Tower – B, "Savana – Phase 2", Thakur Village, Kandivali (East), Mumbai, PIN Code – 400 101, 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

Rattul
 Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ashish Vijaykumar Pandey & Mrs. Shweta Ashish Pandey**

Residential Flat No. 1603, 16th Habitable Floor, Tower – B, “Savana – Phase 2”, Thakur Village, Kandivali (East), Mumbai, PIN Code – 400 101, State - Maharashtra, Country – India

Latitude Longitude: 19°12'50.5"N 72°52'20.1"E

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Valuation Prepared for:

State Bank of India

RACPC Borivali (West) Branch

MTNL Building, Devidas Road, Borivali (West), Mumbai, State - Maharashtra, Country - India.



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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



VALUATION OPINION REPORT

This is to certify that the Under-Construction property bearing Residential Flat No. 1603, 16th Habitable Floor, Tower – B, "Savana – Phase 2", Thakur Village, Kandivali (East), Mumbai, PIN Code – 400 101, State - Maharashtra, Country – India belongs to **Mr. Ashish Vijaykumar Pandey & Mrs. Shweta Ashish Pandey.**

Boundaries of the property.

North : Thakur Village Road
South : Viceroy Court
East : 120 Feet Road
West : Internal Road

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 **₹ 3,24,48,000.00 (Rupees Three Crore Twenty Four Lakh Forty Eight Thousand Only).** As per Site Inspection 58% Construction Work is Completed.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD. www.vastukala.org

Sharadkumar
B. Chalikwar

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: 2023.05.29 09:36:43 +05'30'

Auth. Sign.



Director

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.



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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

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking)	1,014.00 Sq. Ft.	32,000.00	3,24,48,000.00
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 / Realizable value of the property				3,24,48,000.00
Insurable value of the property				33,48,000.00
Guideline value of the property				1,95,90,264.00

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 ₹ 31,000.00 to ₹ 33,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 32,000.00 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	₹ 67,000.00 Expected rental income per month after building completion.
iii)	Any likely income it may generate	Rental Income

Actual site photographs



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Route Map of the property

Site u/r



Latitude Longitude: 19°12'50.5"N 72°52'20.1"E

Note: The Blue line shows the route to site from nearest metro station (Magethane – 900 Mts.)

Ready Reckoner Rate

DIVISION / VILLAGE : POISAR Commence From 1st April 2023 To 31st March 2024						
Type of Area			Local Body Type	Corporation "A" Class		
Local Body Name						
Land Mark	Terrain: Village Boundary to the North, National Park to the East, Village Boundary to the South, 36.6 m. wide D. P. Road to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
78	78/351	82650	171770	199000	247900	171770
809A/1/19A/1/7, 809A/1/19A/1A1/1A/3A/1/A, 809A/1/19A/2, 809A/1/19A/1/1C/2, 809A/1/19B, 809A/1/19C, 809A/1/4/1, 809A/1/4/2, 809A/1/6, 809A/14, 809A/3, 809A/4, 809A/5, 809A/7, 809A/8, 809A/9, 809PT, 809pt, 810, 818A/1/1, 818A/1/2, 818A/1/4/2, 818A/1B, 818A/2, 818A/4, 818A/5, 818A/6, 818A/7, 819, 819A/1/4/1, 820, 821, 823, 824, 824A/2, 824A/3, 824A/4, 825, 826, 827, 828, 829, 830, 831, 833, 834, 835, 843, 844, 845, 846, 847, 847C/5, 848, 849, 850, 851, 852, 852A, 852APT, 852B, 852B/1, 852C, 853, 854, 855, 855/1, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 867/20, 867C, 868, 869, 870, 871, 872, 873, 874, 874A, 874A/1, 874B/1, 874B/2, 874C/1, 874C/10, 874C/11, 874C/12, 874C/13, 874C/14, 874C/15, 874C/3, 874C/4, 874C/5, 874C/6, 874C/7, 874C/8, 874C/9, 874D/1, 874D/2PT, 874D/2pt						
⇌ Compare With Previous Year						


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Price Indicators

magicbricks
Post Property

₹2.69 Cr Get ₹80,700 cashback on Home Loan PREMIUM PROJECT

2 BHK 1000 Sq-ft Flat For Sale **Thakur Village, Mumbai**



2 Beds 2 Baths 1 Covered Parking Unfurnished
Bat/Lounge Fingerprint A.

Carpet Area: 780 sqft ~ ₹34.48/sqft	Developer: Viceroy Properties	Project: Viceroy SAVANA	Floor: 22 (Out of 36 Floors)
Transaction Type: New Property	Status: Ready to Move	Facing: East	Lift: 1

✔ East Facing Property ✔ Near Rahenja Circle, Thakur Village

Contact Agent
Get Phone No.

Last contact made 23 days ago

Contact Agent

Aniket - 91-22XXXXXXX

Your name: n test ✔

Email:

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

IND - 91 Mobile Number:

Please enter a 10-digit mobile number

Agree to MagicBricks Terms of Use


Get Contact Details

Download Brochure

magicbricks
Post Property

₹2.46 Cr Get ₹73,800 cashback on Home Loan PREMIUM PROJECT

2 BHK 1350 Sq-ft Flat For Sale **Kandivali East, Mumbai**



2 Beds 2 Baths 2 Balconies Unfurnished
Service/Goods ...

Carpet Area: 784 sqft ~ ₹31.37/sqft	Developer: Viceroy Properties	Project: Viceroy SAVANA	Floor: 19 (Out of 40 Floors)
Transaction Type: Resale	Additional Rooms: 1 Store Room	Facing: East	Furnished Status: Unfurnished

Contact Agent
Get Phone No.

Last contact made 23 days ago

Contact Agent

tofik - 91-98XXXXXXX

Your name: n test ✔

Email:

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

IND - 91 Mobile Number:

Please enter a 10-digit mobile number

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Price Indicators

magicbricks Buy Rent Sell Home Loans

₹2.60 Cr [Get ₹78,000 cashback on Home Loan](#) **PREMIUM PROJECT**

2 BHK 1350 Sq-ft Flat For Sale **Thakur Village, Mumbai**

2 Beds 2 Baths 1 Balcony 2 Covered Parking Smart Home Theme base...

Carpet Area: 785 sqft ₹33.12/sqft	Developer: Viceroy Properties	Project: Viceroy SAVANA	Floor: 15 (Out of 34 Floors)
Transaction Type: New Property	Facing: East	Lifts: 3	Furnished Status: Unfurnished

East Facing Property

Contact Agent Get Phone No. Last contact made 18 days ago

square yards Mumbai Buy Rent Projects Agents More Services Resources Intelligence Sell or Rent Prop

Viceroy Savana
2 Bedroom 764 Sq.Ft. Apartment In Kandivali East Mumbai
Listing ID #4480773

₹2.4 Cr. **Need Loan?** Get Free Credit Score

2 Bedrooms + Pooja Room + Study Room + Extra Room
Unfurnished
2 Bathroom
764 Sq Ft (Carpet Area)

2 Buyers interested in this Property

Get Instant Home Loan Request for Call

Key Highlights

- Prime Location
- Vastu compliant
- Investment Opportunity
- Family
- Practical Society

It's a 2 bhk flat at Kandivali east thakur village under construction project. It's very good and spacious flat with all modern amenities in the society. It's near by school, college, banks, market, street etc. It's near by western express Highway and metro station.

Contact our Real Estate Experts

Dharmender Yadav [View Profile](#)
+91 9820000000

Name: _____
Email ID: _____
+91 Phone Number: _____

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 ₹ 3,24,48,000.00 (Rupees Three Crore Twenty Four Lakh Forty Eight Thousand Only). As per Site Inspection 58% Construction Work is Completed.

Place: Mumbai

Date: 27.05.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.05.29 09:36:58 +05'30'



Auth. Sign.

Director

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

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 – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached



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(Annexure – I)

DECLARATION-CUM-UNDERTAKING

I, Sharad 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 27.05.2023 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 27.05.2023. 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

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mr. Ashish Vijaykumar Pandey & Mrs. Shweta Ashish Pandey from Simba Properties LLP vide Agreement for Sale dated 26.11.2020.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Borivali (West) Branch, Mumbai 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 Aniket Navale – Valuation Engineer Prajakta Patil – Technical Manager Nitesh Khedekar – 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 – 27.05.2023 Valuation Date - 27.05.2023 Date of Report - 27.05.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 27.05.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **27th May 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 and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 1,014.00** in the name **Mr. Ashish Vijaykumar Pandey & Mrs. Shweta Ashish Pandey**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 1,014.00.**

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.

independent in terms of association to the company.

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.05.29 09:27:05 +05'30'

Auth. Sign.

Director

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



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