

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 CHINCHPOKALI RACPC, Voltas House, 1st Floor, Dr. Ambedkar Marg, Chinchpokali (East), Mumbai - 400 033 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-878/23-24 Delivery Note	Dated 31-May-23 Mode/Terms of Payment	Reference No. & Date. Other References
	Buyer's Order No. Dated	Dispatch Doc No. 31658 / 2300879 Dispatched through	Delivery Note Date Destination
	Terms of Delivery		

Sl 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)

Indian Rupee Two Thousand Nine Hundred Fifty Only

E. & O.E

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**

Company's Bank Details

Bank Name : **State Bank of India**

A/c No. : **32632562114**

Branch & IFS Code: **MIDC Andheri (E) & SBIN0007074**

Remarks:

"Mr. Vijay Murlidhar Jadhav & Mrs. Vanita Vijay Jadhav - Residential Flat No. 402, 4th Floor, ""Shree Shankar Heights Co-op. Hsg. Soc. Ltd."" , Plot No. 56, Sector - 36, Kamothe, Navi Mumbai - 410 209, Taluka - Panvel, District - Raigad, 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



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

(Signature)
Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Vijay Murlidhar Jadhav & Mrs. Vanita Vijay Jadhav**

Residential Flat No. 402, 4th Floor, "Shree Shankar Heights Co-op. Hsg. Soc. Ltd.", Plot No. 56,
Sector – 36, Kamothe, Navi Mumbai – 410 209, Taluka – Panvel, District – Raigad,
State – Maharashtra, Country – India.

Latitude Longitude: 19°01'32.0"N 73°05'21.0"E

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Valuation Prepared for:

State Bank of India

RACPC - Chinchpokli (East)

Retail Assets Centralised Processing Centre, Mumbai South Voltas House, 'A', 1st Floor, Dr. Ambedkar Road,
Chinchpokli (East), Mumbai - 400 033, 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, 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 property bearing Residential Flat No. 402, 4th Floor, "Shree Shankar Heights Co-op. Hsg. Soc. Ltd.", Plot No. 56, Sector – 36, Kamothe, Navi Mumbai – 410 209, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India belongs to **Mr. Vijay Murlidhar Jadhav & Mrs. Vanita Vijay Jadhav.**

Boundaries of the property.

North	:	Nalla & Road
South	:	Road & Siddhivinayak Tower
East	:	Road
West	:	Nalla

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 **₹ 91,53,372.00 (Rupees Ninety One Lakh Fifty Three Thousand Three Hundred Seventy Two 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,
ou=Vastukala Consultants (I) Pvt. Ltd.,
serial=CND, email=rd@vastukala.org, c=IN
Date: 2023.05.31 15:47:03 +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.



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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

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,

**The Assistant General Manager,
State Bank of India****RACPC - Chinchpokli (East)**

Retail Assets Centralised Processing Centre, Mumbai South

Voltas House, 'A', 1st Floor, Dr. Ambedkar Road, Chinchpokli (East),

Mumbai - 400 033, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

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 : 31.05.2023
	b)	Date on which the valuation is made : 31.05.2023
3.	List of documents produced for perusal: 1) Copy of Agreement for sale (5 pages from documents) dated 26.04.2023 2) Copy of Occupancy Certificate No. CIDCO / BP – 7701 / TPO (NM &K) 2014 / 756 dated 01.07.2014 issued by CIDCO	
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)	: Mr. Vijay Murlidhar Jadhav & Mrs. Vanita Vijay Jadhav. Address: Residential Flat No. 402, 4 th Floor, "Shree Shankar Heights Co-op. Hsg. Soc. Ltd.", Plot No. 56, Sector – 36, Kamothe, Navi Mumbai – 410 209, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India. Contact Person: Ashok Sharma (Seller) Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat is located on 4 th Floor. The composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets. (i.e. 2 BHK + 2 Toilets) . The property is at 1.9 Km. travelling distance from nearest railway station Mansarovar.
6.	Location of property	:
	a)	Plot No. / Survey No. : Plot No. 56, Sector – 36
	b)	Door No. : Residential Flat No. 402
	c)	C.T.S. No. / Village : Village – Kamothe
	d)	Ward / Taluka : Taluka – Panvel
	e)	Mandal / District : District – Raigad
	f)	Date of issue and validity of layout of approved map / plan : Occupancy Certificate No. CIDCO / BP – 7701 / TPO (NM &K) 2014 / 756 dated 01.07.2014 issued by



	g)	Approved map / plan issuing authority	:	CIDCO	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:		
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7.		Postal address of the property	:	Residential Flat No. 402, 4 th Floor, "Shree Shankar Heights Co-op. Hsg. Soc. Ltd.", Plot No. 56, Sector – 36, Kamothe, Navi Mumbai – 410 209, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India	
8.		City / Town	:	Kamothe, Navi Mumbai	
		Residential area	:	Yes	
		Commercial area	:	No	
		Industrial area	:	No	
9.		Classification of the area	:		
	i)	High / Middle / Poor	:	Middle Class	
	ii)	Urban / Semi Urban / Rural	:	Urban	
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Kamothe CIDCO / Panvel 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	:	Nalla & Road	Plot No. 57 & 57A
		South	:	Road & Siddhivinayak Tower	Plot No. 54
		East	:	Road	15.00 Meters wide Road
		West	:	Nalla	Plot No. 59
13.		Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.	
				A As per the Deed	B Actual
		North	:	-	-
		South	:	-	-
		East	:	-	-
		West	:	-	-
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 622.00 Flowerbed Area in Sq. Ft. = 52.00 Dry Balcony Area in Sq. Ft. = 12.00 Terrace Area in Sq. Ft. = 45.00 (Area as per Actual Site Measurement)	



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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			91,53,372.00
	Insurable value of the property			21,02,800.00
	Guideline value of the property			65,32,949.00

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

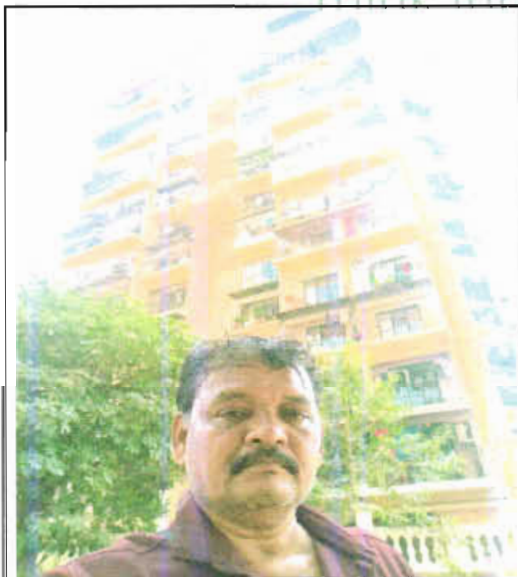
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 ₹ 14,000.00 to ₹ 15,000.00 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 Residential and Commercial application in the locality etc. We estimate ₹ 14,622.00 per Sq. Ft. on Carpet Area for valuation after depreciation.

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	₹ 20,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



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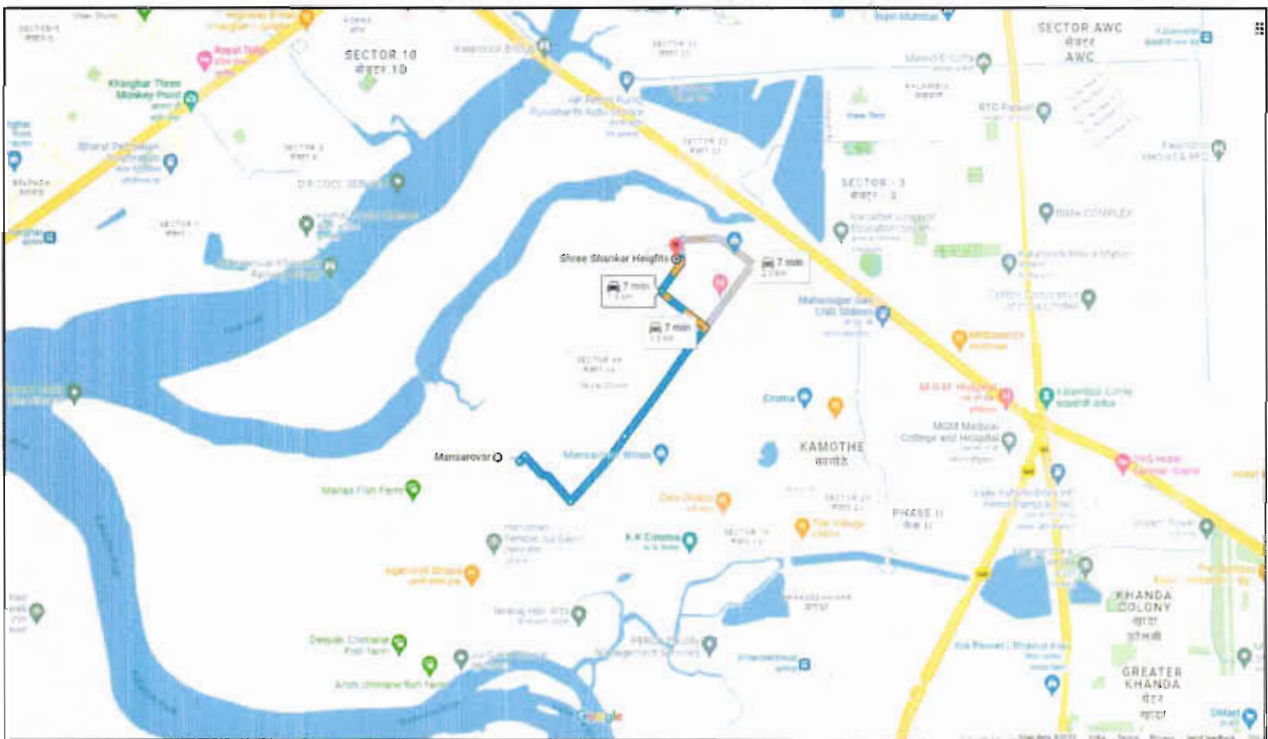
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Route Map of the property

Site u/r



Latitude Longitude: 19°01'32.0"N 73°05'21.0"E

Note: The Blue line shows the route to site from nearest railway station (Mansarovar – 1.9 Km.)



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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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Feedback

Year 2022-2023 Language English

Annual Statement of Rates

Selected District पुरंदर

Select Taluka पुरंदर

Select Village श्री. पुरंदर (पुरंदर महानगरपालिका)

Search By Survey No Location

Select	वपकियाव	कुपी क्षेत्र	मिचारी मरालिख	क्षेत्र	दुगणे	बीरोमिक	एकक (फु.१)
SurveyNo	15/33-बागोटे मिचारी से.क्र.33	18100	55500	84300	79400	84300	श्री. मीरर
SurveyNo	15/34-बागोटे मिचारी से.क्र.34	31200	95200	109400	119400	109400	श्री. मीरर
SurveyNo	15/35-बागोटे मिचारी से.क्र.35	37700	95800	102500	119800	102500	श्री. मीरर
SurveyNo	15/36-बागोटे मिचारी से.क्र.36	35500	100100	111000	124700	111000	श्री. मीरर
SurveyNo	15/37-बागोटे मिचारी से.क्र.37	23600	57400	69000	77700	69000	श्री. मीरर

1 2 3 4 5 6 7 8 9 10 ...

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Price Indicators

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Buy | Rent | Sell | Home Loans
N. Nitesh
Post Property

Home | Property for Sale in Navi Mumbai | Flats for Sale in Navi Mumbai | Flats for Sale in Kamothe | 1BHK Flats for Sale in Kamothe | 665 Sq-ft
Posted on: May 06, 23 | Property ID: 66630906

₹ 65.0 Lac Get ₹19,500 cashback on Home Loan

1 BHK 665 Sq-ft Flat For Sale - Kamothe, Navi Mumbai

1 Bed | 1 Bath | 1 Balcony | 1 Covered Parking

Carpet Area: **450 sqft** ₹14,444/sqft

Developer: **Yug Developer**

Project: **Shree Shankar Heights**

Floor: **8 (Out of 13 Floors)**

Transaction Type: **Resale**

Status: **Ready to Move**

Facing: **East**

Lifts: **2**

Furnished Status: **Furnished**

Nr Mansarovar Railway Station

Contact Agent
Get Phone No.

Contact Agent

Jainath Jha -91-9800000000

Your Name: nitesh

Email: nitesh.khedekar@gmail.com

Mobile Number: IND +91 8369040652

I Agree to MagicBricks Terms of Use

Get Contact Details

More Details

Price Breakup: **₹ 65 Lac | ₹3,25,000** Approx. Registration Charges | ₹2 Per sq. Unit Monthly

Booking Amount: **₹10 Lac**

Address: **Nr Mansarovar Railway Station, Kamothe, Navi Mumbai - Beyond Navi Mumbai, Maharashtra**

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Buy | Rent | Sell | Home Loans
N. Nitesh
Post Property

Home | Property for Sale in Navi Mumbai | Flats for Sale in Navi Mumbai | Flats for Sale in Kamothe | 1BHK Flats for Sale in Kamothe | 665 Sq-ft
Posted on: Apr 20, 23 | Property ID: 66672696

₹ 65.0 Lac Get ₹19,500 cashback on Home Loan

1 BHK 660 Sq-ft Flat For Sale - Kamothe, Navi Mumbai

1 Bed | 1 Bath | 1 Balcony | 1 Covered Parking

Carpet Area: **425 sqft** ₹15,294/sqft

Developer: **Yug Developer**

Project: **Shree Shankar Heights**

Floor: **8 (Out of 13 Floors)**

Transaction Type: **Resale**

Status: **Ready to Move**

Facing: **East**

Lifts: **2**

Furnished Status: **Semi-Furnished**

Nr Mansarovar Railway Station

Contact Agent
Get Phone No.

Contact Agent

Jainath Jha -91-9800000000

Your Name: nitesh

Email: nitesh.khedekar@gmail.com

Mobile Number: IND +91 8369040652

I Agree to MagicBricks Terms of Use

Get Contact Details

More Details

Price Breakup: **₹ 65 Lac | ₹3,25,000** Approx. Registration Charges | ₹1,300 Monthly

Booking Amount: **₹10 Lac**

Address: **Nr Mansarovar Railway Station, Kamothe, Navi Mumbai - Beyond Navi Mumbai, Maharashtra**

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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 ₹ 91,53,372.00 (Rupees Ninety One Lakh Fifty Three Thousand Three Hundred Seventy Two Only).

Place: Mumbai

Date: 31.05.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. ChalikwarDigitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
o=SBCMD, email=crmd@vastukala.org,
c=IN
Date: 2023.05.31 15:47:17 +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

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

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property was purchased by Mr. Vijay Murlidhar Jadhav & Mrs. Vanita Vijay Jadhav from Mrs. Uma Ashok Sharma & Shivangi Upadhyay vide Agreement for Sale dated 26.04.2023
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC - Chinchpokli (East) 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 Rajesh Ghadi – 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 - 31.05.2023 Valuation Date - 31.05.2023 Date of Report - 31.05.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 31.05.2023
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 **31st 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 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 Residential Flat, admeasuring **626.00 Sq. Ft. Carpet Area** in the name of **Mr. Vijay Murlidhar Jadhav & Mrs. Vanita Vijay Jadhav**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

(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

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

Auth. Sign

Think.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



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