

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Manish H. Shah & Mrs. Meena M. Shah**

IT / ITES Unit No. 1401, 14th Floor, Building A-1, "**Rupa Solitaire Premises Co-Op. Soc. Ltd.**",  
Plot No. MBP - 2, Sector - 1, Village - Mahape, Navi Mumbai - 400 701,  
State - Maharashtra, Country - India.

Latitude Longitude: 19°06'40.9"N 73°00'55.3"E

Think Innovate Create

### Valuation Prepared for:

**State Bank of India**

**SME Hindu Colony Dadar Branch**

Bullet Building, Lakhamshi Nappu Road, Opposite Raje Chhatrapati Shivaji Vidyalaya, Hindu Colony, Dadar  
(East), Mumbai - 400 014, State - Maharashtra, Country - India.



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**Mumbai - 400 072, (M.S.), INDIA**  
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Valuation Report Prepared For: SBI / SME Hindu Colony Dadar Branch/ Mr. Manish H. Shah (31873/2301237) Page 2 of 25

Vastu/Mumbai/06/2023/31873/2301237  
23/11-338-NIPA  
Date: 23.06.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing IT / ITES Unit No. 1401, 14th Floor, Building A-1, "Rupa Solitaire Premises Co-Op. Soc. Ltd.", Plot No. MBP - 2, Sector - 1, Village - Mahape, Navi Mumbai - 400 701, State - Maharashtra, Country - India belongs to **Mr. Manish H. Shah & Mrs. Meena M. Shah.**

### Boundaries of the property.

North : Katalyst Business Solutions  
South : Internal Road  
East : Mastek Millennium Center  
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 **₹ 9,09,53,672.00 (Rupees Nine Crore Nine Lakh Fifty Three Thousand Six 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.

Hence certified

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=CWD, email=cwd@vastukala.org, c=IN  
Date: 2023.06.23 16:59:39 +05'30'

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.

Auth. Sign.



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### Our Pan India Presence at :

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Regd. Office : B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
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TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

**Vastukala Consultants (I) Pvt. Ltd.**

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

To,  
**The Branch Manager,**  
**State Bank of India**  
**SME Hindu Colony Dadar Branch**  
 Bullet Building, Lakhamshi Nappu Road, Opposite Rajee  
 Chhatrapati Shivaji Vidyalaya, Hindu Colony, Dadar (East),  
 Mumbai - 400 014, State - Maharashtra, Country - India.

**VALUATION REPORT (IN RESPECT OF OFFICE)**

I	General	
1.	Purpose for which the valuation is made	: To assess Value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 15.06.2023
	b) Date on which the valuation is made	: 23.06.2023
3.	<b>List of documents produced for perusal</b>	
	1. Copy of Agreement for Sale dated 29.03.2012 2. Copy of Commencement Certificate No. DE / SPA / MBP – A – 1 / 2849 / 2008 dated 27.06.2008 issued by MIDC 3. Copy of Occupancy Certificate No. DE / SPA / Building No. A – 1 / MBP / B - 06744 dated 07.04.2015 issued by MIDC. 4. Copy of Share Certificate No. 176 dated 01.07.2014. 5. Copy of Electricity Bill Consumer No. 000430013921 dated 06.06.2023 in the name of Manish H. Shah & Meena M. Shah issued by M.S.E.D.C.L. 6. Copy of Property Tax Bill No. PT – E – MP – 2568 dated 01.04.2023 for the year 2023 – 2024 in the name of M/s. Ex. Engg. MBP. Rupa Infotech and Infra Structure P. Ltd. issued by Navi Mumbai Municipal Corporation 7. Copy of Society Maintenance Bill No. BILL / 22 – 23 / 1130 dated 01.03.2023 in the name of Manish H. Shah & Meena M. Shah	
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)	<b>Mr. Manish H. Shah &amp; Mrs. Meena M. Shah.</b>  <b>Address:</b> IT / ITES Unit No. 1401, 14th Floor, Building A-1, "Rupa Solitaire Premises Co-Op. Soc. Ltd.", Plot No. MBP - 2, Sector – 1, Village - Mahape, Navi Mumbai – 400 701, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Hawal (Owner's Representative) Contact No. – 9324533495  Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is IT / ITES Unit located on 14th Floor. The composition of office is 3 Cabins + Working Area + Pantry + 2 Toilets. The property is at 1.2 Km. travelling distance from Kopar Khairane Railway Station.
6.	Location of property	:

	a) Plot No. / Survey No.	:	Plot No. MBP - 2, Sector - 1	
	b) Door No.	:	IT / ITES Unit No. 1401	
	c) C.T.S. No. / Village	:	Village - Mahape	
	d) Ward / Taluka	:	Taluka - Thane	
	e) Mandal / District	:	District - Thane	
	f) Date of issue and validity of layout of approved map / plan	:	Occupancy Certificate No. DE / SPA / Building No. A - 1 / MBP / B - 06744 dated 07.04.015 issued by MIDC.	
	g) Approved map / plan issuing authority	:		
	h) Whether genuineness or authenticity of approved map/ plan is verified	:		
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7.	Postal address of the property	:	IT / ITES Unit No. 1401, 14th Floor, Building A-1, " <b>Rupa Solitaire Premises Co-Op. Soc. Ltd.</b> ", Plot No. MBP - 2, Sector - 1, Village - Mahape, Navi Mumbai - 400 701, State - Maharashtra, Country - India.	
8.	City / Town	:	Village - Mahape, Navi Mumbai	
	Residential area	:	No	
	Commercial area	:	Yes	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Mahape MIDC	
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		<b>As per Site</b>	<b>As per Document</b>
	North		Katalyst Business Solutions	By Village Mahape
	South		Internal Road	By TFIL Land
	East		Mastek Millennium Center	MIDC Electronic Zone
	West		Internal Road	By TFIL Land
13.	Dimensions of the site		N. A. as property under consideration is IT / ITES Unit in a building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 6,017.00 (Area as Actual Site measurement)	

		<b>Carpet Area in Sq. Ft. = 5,998.00 (Area as per Agreement for Sale)</b>
		Built Up Area in Sq. Ft. = 7,198.00 (Carpet Area + 20%)
14.1	Latitude, Longitude & Co-ordinates of Office	: 19°06'40.9"N 73°00'55.3"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Carpet Area in Sq. Ft. = 5,998.00 (Area as per Agreement for Sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Tenant Occupied – HDFC Sales Office
<b>II</b>	<b>APARTMENT BUILDING</b>	
1.	Nature of the Apartment	: Commercial
2.	Location	:
	C.T.S. No.	: Plot No. MBP - 2, Sector – 1
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Mahape MIDC
	Door No., Street or Road (Pin Code)	: IT / ITES Unit No. 1401, 14th Floor, Building A-1, " <b>Rupa Solitaire Premises Co-Op. Soc. Ltd.</b> ", Plot No. MBP - 2, Sector – 1, Village - Mahape, Navi Mumbai – 400 701, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Commercial
4.	Year of Construction	: 2015 (As per Occupancy Certificate)
5.	Number of Floors	: 2 Basement + Ground + 16 Upper Floors
6.	Type of Structure	: R.C.C Framed Structure
7.	Number of Dwelling units in the building	: 14 Offices on 14th Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 8 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Along with 127 to 132 Car Parking Space
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes

<b>III</b>	<b>OFFICE</b>	
1	The floor in which the Office is situated	: 14th Floor
2	Door No. of the Office	: IT / ITES Unit No. 1401
3	Specifications of the Office	:

	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door frame with Glass Door
	Windows	:	Modern Glass Facade windows
	Fittings	:	Concealed plumbing with C.P. fittings. & Concealed Electrical Wiring
	Finishing	:	Cement Plastering with acoustic false ceiling
4	House Tax	:	
	Assessment No.	:	Property Tax Bill No. PT – E – MP – 2568
	Tax paid in the name of:	:	M/s. Ex. Engg. MBP. Rupa Infotech and Infra Structure P. Ltd.
	Tax amount:	:	₹ 81,090.00
5	Electricity Service connection No.:	:	Consumer No. 000430013921
	Meter Card is in the name of:	:	Manish H. Shah & Meena M. Shah
6	How is the maintenance of the Office?	:	Good
7	Sale Deed executed in the name of	:	<b>Mr. Manish H. Shah &amp; Mrs. Meena M. Shah.</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Office?	:	Built Up Area in Sq. Ft. = 7,198.00 (Carpet Area + 20%)
10	What is the floor space index (app.)	:	As per MIDC norms
11	What is the Carpet Area of the Office?	:	Carpet Area in Sq. Ft. = 6,017.00 (Area as Actual Site measurement)  <b>Carpet Area in Sq. Ft. = 5,998.00 (Area as per Agreement for Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Tenant Occupied – HDFC Sales Office
15	If rented, what is the monthly rent?	:	₹ 3,05,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
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
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Office with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 14,000.00 to ₹ 16,000.00 per Sq ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Office under valuation after comparing with the specifications and other factors with the	:	₹ 15,500.00 per Sq ft.

	Office under comparison (give details).		
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 12,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)		₹ 72,000.00 per Sq. M. i.e. ₹ 6,689.00 per Sq. Ft.
	Guideline rate (After Depreciation)		₹ 68,336.00 per Sq. M. i.e. ₹ 6,349.00 per Sq. Ft.
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / 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.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Office with Services (v(3)i)	:	₹ 2,800.00 per Sq. Ft.
	Age of the building	:	8 Years
	Life of the building estimated	:	52 years Subject to proper, preventive periodic maintenance & structural repairs
	Depreciation percentage assuming the salvage value as 10%	:	12.00%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,464.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 12,700.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 15,164.00 per Sq. Ft.</b>
	<b>Remarks:.</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the property	5,998.00 Sq. Ft.	15,164.00	9,09,53,672.00
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			
	<b>Fair Market Value of the property</b>			<b>9,09,53,672.00</b>
	<b>Realizable value of the property</b>			<b>8,18,58,305.00</b>
	<b>Distress value of the property</b>			<b>7,27,62,938.00</b>
	<b>Insurable value of the property</b>			<b>2,01,54,400.00</b>
	<b>Guideline value of the property</b>			<b>4,57,00,102.00</b>

### **Justification for price / rate**

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

As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

### **Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial Office, where there are typically many comparables available to analyze. As the property is a Commercial Office, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 14,000.00 to ₹ 16,000.00 per Sq. Ft. on Carpet Area Considering the rate with attached report, current market conditions, demand and supply position, Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of commercial and residential application in the locality etc. We estimate ₹ 15,164.00 per Sq. Ft. depreciated rate 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	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Normal
ii) Likely rental values in future in	₹ 3,05,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



## Actual Site Photographs



## Actual Site Photographs



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## Route Map of the property

Site u/r



**Latitude Longitude: 19°06'40.9"N 73°00'55.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Kopar Khairane – 1.2 Km.)

## Ready Reckoner Rate

DIVISION / VILLAGE : <span style="background-color: yellow;">MAHAPE</span>						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban Area		Local Body Type	Class "C" Corporation		
Local Body Name	Navi Mumbai Municipal Corporation					
Land Mark	Land : Land Under M.L.D.C (Industrial)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
20	20/227/1	26200	53200	72000	81100	72000
(Record Not Available)						
<a href="#" style="background-color: #0070c0; color: white; padding: 2px 5px;">Compare With Previous Year</a>						<a href="#" style="background-color: #0070c0; color: white; padding: 2px 5px;">↓</a>

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## Price Indicators

99acres
Commercial Buy

Home - Office Space for Sale in Mumbai - Ready to move Office space for Sale in Mumbai - Ready to move Office space for Sale in Mumbai

Posted on May 06, 2023 | Ready to move


### ₹3.9 Cr

@ 15,000 per sq.ft.

**Get Rental income starting @ ₹2.5 L / month**

View Status NOT AVAILABLE Website: <https://maharawat.maharawat.com/>

[Overview](#) | [Pre Leased Details](#) | [Society](#) | [Dealer Details](#) | [Explore Locality](#) | [Recommend](#)



Property (16) Society (14)

2 people shortlisted this property since last week

- ✓ Number of seats: 100 - 150 seats
- ✓ Carpet Area: 2600 sq.ft.
- ✓ Super Built-up Area: 3368 sq.ft.
- ✓ Floor spread: 1 floor (4th / 13 floors building)
- ✓ Car parking: 2 parking spots (private parking in basement, private parking outside the building, public parking)
- ✓ Meeting rooms & cabins: 2 meeting rooms and 8 cabins available
- ✓ Washrooms: 3 washrooms available (2 private, 1 shared)
- ✓ Pantry: Private pantry (180.0 sqft)

**Places nearby**

Mahape, Navi Mumbai, Mumbai

[View All \(36\)](#)

Chikaleswar Mandir
Gurudwara Dashmesh Darbar
Shiv Ganesh Hanuman Mandir
Ganesh Temple
Masjid

99acres
Commercial Buy

Home - Office Space for Sale in Mumbai - Ready to move Office space for Sale in Mumbai - Ready to move Office space for Sale in Mumbai

Posted on Jun 09, 2023 | Ready to move

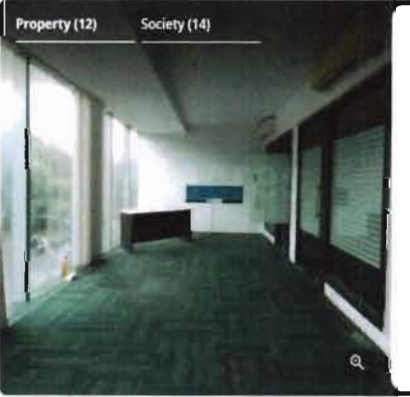
### ₹4.52 Cr

@ 14,329 per sq.ft.

**Get Rental income starting @ ₹3 L / month**

View Status NOT AVAILABLE Website: <https://maharawat.maharawat.com/>

[Overview](#) | [Pre Leased Details](#) | [Society](#) | [Dealer Details](#) | [Explore Locality](#) | [Recommend](#)



Property (12) Society (14)

- ✓ Number of seats: 50 - 80 seats
- ✓ Carpet Area: 3200 sq.ft.
- ✓ Super Built-up Area: 5319 sq.ft.
- ✓ Floor spread: 1 floor (1st / 16 floors building)
- ✓ Meeting rooms & cabins: 2 meeting rooms and 2 cabins available
- ✓ Washrooms: 3 washrooms available (2 private, 1 shared)

**Places nearby**

Midc Industrial Area, Sector 2, Kopar Khairane, Navi Mumbai, Maharashtra 400710, Mahape, Navi Mumbai, Mumbai

[View All \(36\)](#)

Chikaleswar Mandir
Gurudwara Dashmesh Darbar
Shiv Ganesh Hanuman Mandir
Ganesh Temple
Masjid

## Price Indicators

**99acres** Commercial Buy  Post property

Posted on Jun 12, 2023 | Ready to move


**₹ 15.52 Cr** (₹ 16,073 per sq.ft) Ready to move Office Space for Sale

**₹ 15.52 Cr** (₹ 16,073 per sq.ft) **Get Rental income starting @ ₹ 1.55 L / month**

**NEW STATUS** **NOT AVAILABLE** Website: <https://maharashtra.mahatma.gov.in/>

**Overview** Pre Leased Details Society Dealer Details Explore Locality Recommen

**Property (11)** **Society (14)**



- Number of seats  
100 - 200 seats
- Green Storage Area  
13845 sq.ft.
- Meeting, meeting & cabin  
5 meeting rooms and 20 cabins available
- Floor  
Private pantry (100.0 sqft)
- Carpet Area  
9692 sq.ft.
- Car parking  
10 parking spots (private parking in basement, private parking outside the building, public parking)
- Washrooms  
9 washrooms available (6 private, 3 shared)

**Places nearby**  
Bapa Siddhantaadon 1, M & P, Mahape, Mahape, Near Numbur, Mumbai

[Chikaleshwar Mandir](#) [Gurudwara Dashmesh Darbar](#) [Shiv Ganesh Hanuman Mandir](#) [Ganesh Temple](#) [Masjid](#)

**99acres** Commercial Buy  Post property

Posted on Jun 09, 2023 | Ready to move


**₹ 2.5 Cr** (₹ 15,151 per sq.ft) Ready to move Office Space for Sale

**₹ 2.5 Cr** (₹ 15,151 per sq.ft) **Get Rental income starting @ ₹ 1.7 L / month**

**NEW STATUS** **NOT AVAILABLE** Website: <https://maharashtra.mahatma.gov.in/>

**Overview** Pre Leased Details Society Dealer Details Explore Locality Recommen

**Property (4)** **Society (14)**



- Number of seats  
40 - 45 seats
- Green Storage Area  
2444 sq.ft.
- Car parking  
1 private parking spots in basement
- Washrooms  
2 private washrooms available
- Carpet Area  
1650 sq.ft.
- Floor  
1 Floor (6th / 13 floors building)
- Meeting, meeting & cabin  
1 meeting room and 3 cabins available
- Floor  
Private pantry (40.0 sqft)

**Places nearby**  
Mahape, Near Mumbai, Mumbai

[Chikaleshwar Mandir](#) [Gurudwara Dashmesh Darbar](#) [Shiv Ganesh Hanuman Mandir](#) [Ganesh Temple](#) [Masjid](#)

## Sale Instances

16957202 23-06-2023 Note - Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दृष्यम विवरण सह दु नि ठाणे 11 दस्त क्रमांक - 16957/2022 मेट्री: Ragn 63m
<b>गावाचे नाव : महापे</b>		
(1) विक्रीचा प्रकार	अभिहस्तारणव	
(2) मीटरवाज	15400000	
(3) काढार/भाडे/भडेपट्ट्याच्या बाबतिलेवट्टाकर आकारणी देणे की पट्टेदार ले म्दु करणे	7976214	
(4) भू.मापन, प्लॅटिंग/स व परकामांक/अवस्थान	1) पारिकेचे नाव नवी मुंबई मनापादतर वर्णन , द्तर माहिती गाळा युनित ऑफिस नं 1110, अकरावा मजला, रूपा सोल्टीटीयर प्रिमायसेस को ऑप सोसायटी लिमिटेड प्लॉट नं एम्बीपी-2, बिल्डिंग नं ए-1, एम्बीपी सेक्टर 1, टीटीसी महापे, नवी मुंबई-400710, तातुका आणि जिल्हा ठाणे, क्षेत्रकळ 895 चौ. फुट कारपेट/83 चौ. मीटर)- कार पार्किंग स्पेस नं. 115, दस्त क्र. टनन6-11190-2022, दिनांक 01.09.2022 अन्वये मू शु व नौ. फी वसुले ( Plot Number - MBP-2 , SECTOR NUMBER : 1 ; )	
(5) क्षेत्रकळ	895 चौ फुट	
(6) आकारणी किंवा चुकी देण्यात असेल तेव्हा		
(7) दस्तऐवज करण देण. या विद्दुत देण. या पद्धतारवे नाव किंवा विकारी न्यायलयचा हुकुमनामा किंवा अर्देस अस्तव्यव, प्रतिवर्दिचे नाव व पत्ता	1) नाव. अर्देस डी डी. इन्वॉल्व लॉ भूतार सुवकास लिह देण . . डर. 78 पहा. प्लॉट नं. , माळा नं. , इन्वॉल्वे नाव. अर्देस नं 304-205, आठवा मजला, रूपा सोल्टीटीयर प्रिमायसेस को ऑप सोसायटी लिमिटेड प्लॉट नं एम्बीपी-2, बिल्डिंग नं ए-1, एम्बीपी सेक्टर 1, टीटीसी महापे, नवी मुंबई-400710, बळीक नं. , रोड नं. , महापट्ट, THANE. पिन कोड-400710 डेन नं. -AAGEFD109D	
(8) दस्तऐवज करण देण. या पद्धतारवे व किंवा विकारी न्यायलयचा हुकुमनामा किंवा अर्देस अस्तव्यव, प्रतिवर्दिचे नाव व पत्ता	1) नाव. अर्देस डी डी. इन्वॉल्व लॉ भूतार सुवकास लिह देण . . डर. 78 पहा. प्लॉट नं. , माळा नं. , इन्वॉल्वे नाव. अर्देस नं 304-205, आठवा मजला, रूपा सोल्टीटीयर प्रिमायसेस को ऑप सोसायटी लिमिटेड प्लॉट नं एम्बीपी-2, बिल्डिंग नं ए-1, एम्बीपी सेक्टर 1, टीटीसी महापे, नवी मुंबई-400710, बळीक नं. , रोड नं. , महापट्ट, THANE. पिन कोड-400710 डेन नं. -AABCO9143L	
(9) दस्तऐवज करण देण्याचा दिनांक	18-11-2022	
(10) दस्त नोंदणी केण्याचा दिनांक	18-11-2022	
(11) अनुक्रमेक खंड व फुट	16957/2022	
(12) काढार/भाडेपट्ट्याचे मुदतक चुक	100	
(13) काढार/भाडेपट्ट्याचे नोंदणी चुक	100	
(14) मीटर		
मुल्यांकनासाठी विकारा देणेतोस तपवीर.	मुल्यांकनाची आवश्यकता नाही कारण दस्ताप्रकरनुसार आवश्यक नाही कारणाचा तपवीर दस्ताप्रकरनुसार आवश्यक नाही	
मुलक चुक आकारणन निकसतले अनुषेध .	(ii) within the limits of any Municipal Council, Nagaryamachayam or Cantonment Area annexed to it, 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 the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995	

13231204 23-06-2023 Note - Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दृष्यम विवरण सह दु नि ठाणे 11 दस्त क्रमांक - 13231/2022 मेट्री: Ragn 63m
<b>गावाचे नाव : महापे</b>		
(1) विक्रीचा प्रकार	अभिहस्तारणव	
(2) मीटरवाज	13700000	
(3) काढार/भाडे/भडेपट्ट्याच्या बाबतिलेवट्टाकर आकारणी देणे की पट्टेदार ले म्दु करणे	9034491.2	
(4) भू.मापन, प्लॅटिंग/स व परकामांक/अवस्थान	1) पारिकेचे नाव नवी मुंबई मनापादतर वर्णन , द्तर माहिती गाळा युनित ऑफिस नं 409 चौथा मजला, रूपा सोल्टीटीयर प्लॉट नं एम्बीपी-2, बिल्डिंग नं ए-1, एम्बीपी सेक्टर 1, टीटीसी महापे, नवी मुंबई-400710, तातुका आणि जिल्हा ठाणे, क्षेत्रकळ 1193 चौ. फुट कारपेट/102 चौ. मीटर)- कार पार्किंग स्पेस नं. 297, दस्त क्र. टनन6-9119-2022, दिनांक 18.07.2022 अन्वये मू शु व नौ. फी वसुले ( Plot Number - MBP-2 , SECTOR NUMBER : 1 ; )	
(5) क्षेत्रकळ	2108 चौ फुट	
(6) आकारणी किंवा चुकी देण्यात असेल तेव्हा		
(7) दस्तऐवज करण देण. या विद्दुत देण. या पद्धतारवे नाव किंवा विकारी न्यायलयचा हुकुमनामा किंवा अर्देस अस्तव्यव, प्रतिवर्दिचे नाव व पत्ता	1) नाव. वेणुग भोवडे महा लो कुलमुकुंदरान म्दुन भोवडे बावलीलास महा . . डर. 58 पहा. प्लॉट नं. , माळा नं. , इन्वॉल्वे नाव. 2302, टीर 4, केसी डे, वेरबाई लॉडिंग रोड, महापट्टा कुले एम्बुकेयन इन्टीरिअर डेव्ह. प्लॉट नं. मुंबई, बळीक नं. , रोड नं. , महापट्ट, मुंबई. पिन कोड-400011 डेन नं. -AOPPS338DM 2) नाव. कुल भोवडे महा लो कुलमुकुंदरान म्दुन भोवडे बावलीलास महा . . डर. 58 पहा. प्लॉट नं. , माळा नं. , इन्वॉल्वे नाव. 2302, टीर 4, केसी डे, वेरबाई लॉडिंग रोड, महापट्टा कुले एम्बुकेयन इन्टीरिअर डेव्ह. प्लॉट नं. मुंबई, बळीक नं. , रोड नं. , महापट्ट, THANE. पिन कोड-400708 डेन नं. -DJJPS2377G	
(8) दस्तऐवज करण देण. या पद्धतारवे व किंवा विकारी न्यायलयचा हुकुमनामा किंवा अर्देस अस्तव्यव, प्रतिवर्दिचे नाव व पत्ता	1) नाव. अर्देस डी डी. इन्वॉल्व लॉ भूतार सुवकास लिह देण . . डर. 57 पहा. प्लॉट नं. , माळा नं. , इन्वॉल्वे नाव. 2404, रूपायला, लोव्यला, सेक्टर 4, डेवेलो, नवी मुंबई, बळीक नं. , रोड नं. , महापट्ट, THANE. पिन कोड-400708 डेन नं. -BXXPD412P 2) नाव. अर्देस डी डी. इन्वॉल्व लॉ भूतार सुवकास लिह देण . . डर. 57 पहा. प्लॉट नं. , माळा नं. , इन्वॉल्वे नाव. 2404, रूपायला, लोव्यला, सेक्टर 4, डेवेलो, नवी मुंबई, बळीक नं. , रोड नं. , महापट्ट, ठाणे. पिन कोड-400708 डेन नं. -ALWPD305SL	
(9) दस्तऐवज करण देण्याचा दिनांक	06/09/2022	
(10) दस्त नोंदणी केण्याचा दिनांक	06/09/2022	
(11) अनुक्रमेक खंड व फुट	13231/2022	
(12) काढार/भाडेपट्ट्याचे मुदतक चुक	100	
(13) काढार/भाडेपट्ट्याचे नोंदणी चुक	100	
(14) मीटर		
मुल्यांकनासाठी विकारा देणेतोस तपवीर.	मुल्यांकनाची आवश्यकता नाही कारण दस्ताप्रकरनुसार आवश्यक नाही कारणाचा तपवीर दस्ताप्रकरनुसार आवश्यक नाही	

As a result of my appraisal and analysis, it is my considered opinion that the above property in the prevailing condition with aforesaid specifications is **₹ 9,09,53,672.00 (Rupees Nine Crore Nine Lakh Fifty Three Thousand Six Hundred Seventy Two Only).**

Place: Mumbai

Date: 23.06.2023

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: 2023.06.23 16:09:56 +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)

Think.Innovate.Create

Countersigned  
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached



(Annexure – I)

**DECLARATION-CUM-UNDERTAKING**

I, 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 23.06.2023 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 15.06.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

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

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	As per documents, the property under consideration was owned by Mr. Manish H. Shah & Mrs. Meena M. Shah
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, SME Hindu Colony Dadar Branch, to assess Value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharad B. Chalikwar – Regd. Valuer 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 – 15.06.2023 Valuation Date – 23.06.2023 Date of Report – 23.06.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 15.06.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
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.	Major factors that were not taken into account during the valuation;	Nil
12.	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.	As mentioned below

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **23<sup>rd</sup> June 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. = 5,998.00** in the name **Mr. Manish H. Shah & Mrs. Meena M. Shah**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Manish H. Shah & Mrs. Meena M. Shah**. 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, we understand that the Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 5,998.00**.

### Condition & Repair

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

### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

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

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. = 5,998.00.**

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

**(Annexure – II)**

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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

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

### **Confidentiality**

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

### **Information Management**

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

### **Gifts and hospitality:**

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

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



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

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
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Director

Auth. Sign.

Sharadkumar B. Chalikwar

Think.Innovate.Create

Govt. Reg. Valuer

Chartered Engineer (India)

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



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