

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC SION BRANCH B-603 & 604,Kohinoor City,Commercial-1 6th Floor,Kirol Road,Off L.B.S.Marg,Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. <b>PG-1170/23-24</b> Delivery Note Reference No. & Date. Buyer's Order No. Dated <b>20-Jun-23</b> Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination Terms of Delivery
--	--

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

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
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

**Remarks:**

Mr. Kombaiya Shivalingam Nadar & Mr. Kasilinga Selvan Kombaiya Nadar.Residential Flat No. 002, Ground Floor, Building No. 41, Code No. 159, "Malvani Regal Co-Op. Hsg. Soc. Ltd.", Chhatrapati Shivaji Raje Complex, Kandivali (West), Mumbai, PIN Code – 400 067, 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

*Signature*  
 Authorised Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

www.vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Kombaiya Shivalingam Nadar & Mr. Kasilinga Selvan Kombaiya Nadar**

Residential Flat No. 002, Ground Floor, Building No. 41, Code No. 159, "**Malvani Regal Co-Op. Hsg. Soc. Ltd.**", Chhatrapati Shivaji Raje Complex, Kandivali (West), Mumbai, PIN Code – 400 067, State - Maharashtra, Country – India.

Latitude Longitude: 19°12'09.6"N 72°49'30.4"E

### Valuation Done for:

**State Bank of India**




**RACPC Sion**

B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirod Road, Off L.B.S. Marg, Kurla (West), Mumbai, Pin Code – 400 070, State – Maharashtra, Country – India.



#### Our Pan India Presence at :

- |   |  |   |  |
|---|--|---|--|
|  Mumbai    |  Aurangabad |  Pune      |  Rajkot |
|  Thane     |  Nanded     |  Indore    |  Raipur |
|  Delhi NCR |  Nashik     |  Ahmedabad |  Jaipur |

-  **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 002, Ground Floor, Building No. 41, Code No. 159, "Malvani Regal Co-Op. Hsg. Soc. Ltd.", Chhatrapati Shivaji Raje Complex, Kandivali (West), Mumbai, PIN Code – 400 067, State - Maharashtra, Country – India belongs to **Mr. Kombaia Shivalingam Nadar & Mr. Kasilinga Selvan Kombaia Nadar.**

### Boundaries of the property.

North : Building No. 43  
South : BMC Ground  
East : Road & Building No. 38  
West : Building No. 47

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 44,45,840.00 (Rupees Forty Four Lakh Forty Five Thousand Eight Hundred Forty 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=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.06.20 12:54:35 +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



www.vastukala.org

### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (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 Sion**  
 B-603 & 604, Kohinoor City, Commercial-1 6th Floor,  
 Kiroli Road, Off L.B.S. Marg, Kurla (West),  
 Mumbai, Pin Code – 400 070, State – Maharashtra, Country – India.

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

I	General	
1.	Purpose for which the valuation is made	: As per the request from State Bank of India, Stressed RACPC Sion to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose..
2.	a)	Date of inspection : 16.06.2023
	b)	Date on which the valuation is made : 20.06.2023
3.	List of documents produced for perusal: i) Copy of Agreement for Sale of Flat No. 002 dated 03.02.2016 ii) Copy of Previous Valuation Report of Flat No. 002 dated 19.11.2019 issued by Amit K. Mudvikar iii) Copy of Occupancy Certificate Document No. CHE / 38 / BP / WS / Govt. dated 31.05.2001 issued by Municipal Corporation of Greater Mumbai	
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. Kombaiya Shivalingam Nadar &amp; Mr. Kasilinga Selvan Kombaiya Nadar</b>  <b>Address:</b> Residential Flat No. 002, Ground Floor, Building No. 41, Code No. 159, "Malvani Regal Co-Op. Hsg. Soc. Ltd.", Chhatrapati Shivaji Rajee Complex, Kandivali (West), Mumbai, PIN Code – 400 067, State - Maharashtra, Country – India.  Contact Person – Mr. Sunder Nadar  Joint Ownership Details of share of ownership is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential Flat No. 002 located on Ground floor. As per site inspection, Flat No. 001 & 002 are internally amalgamated to form a single flat with separate entrances. The composition of Amalgamated flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets (i.e. 2BHK flat). The property is at 1.8 Km. Travelling distance from nearest metro station Valnai.
6.	Location of property	:
	a)	Plot No. / Survey No. : Survey No. 263

	b)	Door No.	:	Residential Flat No. 002
	c)	C.T.S. No. / Village	:	C.T.S. No. 6 / A / 6 of Village – Malwani
	d)	Ward / Taluka	:	R/N Ward, Taluka - Borivali
	e)	Mandal / District	:	District – Mumbai Suburban
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate Document No. CHE / 38 / BP / WS / Govt. dated 31.05.2001 issued by Municipal Corporation of Greater Mumbai
	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	:	Residential Flat No. 002, Ground Floor, Building No. 41, Code No. 159, "Malvani Regal Co-Op. Hsg. Soc. Ltd.", Chhatrapati Shivaji Raje Complex, Kandivali (West), Mumbai, PIN Code – 400 067, State - Maharashtra, Country – India.
8.		City / Town	:	Village – Malwani, Kandivali (West), 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 – Malwani MHADA / Municipal Corporation of Greater Mumbai.
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 actual Site</b> <b>As per Agreement</b>
		North	:	Building No. 43      Details Not Available
		South	:	BMC Ground      Details Not Available
		East	:	Road & Building No. 38      Details Not Available
		West	:	Building No. 47      Details Not Available
13.		Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
				A      B
				As per the Deed      Actual
		North	:	-      -
		South	:	-      -
		East	:	-      -
		West	:	-      -

14.	Extent of the site	:	Carpet Area in Sq. Ft. = 486.00 (Area as per Actual Site Measurement of Amalgamated Flat No. 001 & 002)  <b>Built up Area in Sq. Ft. = 340.00</b> <b>(As per Agreement for Sale of Flat No. 002)</b>
14.	Latitude, Longitude & Co-ordinates of flat	:	19°12'09.6"N 72°49'30.4"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built up Area in Sq. Ft. = 340.00</b> <b>(As per Agreement for Sale of Flat No. 002)</b>
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey No. 263, C.T.S. No. 6 / A / 6 of Village – Malwani
	Block No.	:	-
	Ward No.	:	R/N Ward
	Village / Municipality / Corporation	:	Village – Malwani MHADA / Municipal Corporation of Greater Mumbai.
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 002, Ground Floor, Building No. 41, Code No. 159, <b>"Malvani Regal Co-Op. Hsg. Soc. Ltd."</b> , Chhatrapati Shivaji Raje Complex, Kandivali (West), Mumbai, PIN Code – 400 067, State - Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2001 (as per Occupancy Certificate)
5.	Number of Floors	:	Ground + 7 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	8 flats on Ground floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	1 Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III FLAT</b>			
1	The floor in which the flat is situated	:	Ground Floor

2	Door No. of the flat	:	Residential Flat No. 002
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	White Marble Flooring
	Doors	:	Wooden door frame with flush doors with Safety door
	Windows	:	Aluminum Sliding Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed + Casing Capping wiring
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Average, Dampness were found at internal wall & ceiling of bathroom & cracks were found at some places
7	Sale Deed executed in the name of	:	<b>Mr. Kombaiya Shivalingam Nadar &amp; Mr. Kasilinga Selvan Kombaiya Nadar</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	<b>Built up Area in Sq. Ft. = 340.00 (As per Agreement for Sale of Flat No. 002)</b>
10	What is the floor space index (app.)	:	As per MHADA / MCGM norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 486.00 (Area as per Actual Site Measurement of Amalgamated Flat No. 001 & 002)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 9,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring 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 flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 13,000.00 to ₹ 14,000.00 per Sq. Ft. on Built up Area



2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 14,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 11,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,12,570.00 per Sq. M. i.e. ₹ 10,458.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 1,01,398.00 per Sq. M. i.e. ₹ 9,420.00 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 flat with Services (v(3)i)	:	₹ 2,800.00 per Sq. Ft.
	Age of the building	:	22 Years
	Life of the building estimated	:	38 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	33.00%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,876.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 11,200.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 13,076.00 per Sq. Ft.</b>
	<b>Remarks:</b> <i>As per site inspection, Flat No. 001 &amp; 002 are internally amalgamated to form a single flat with separate entrances. For the purpose of valuation, we have considered area as per Agreement for sale of Flat No. 002 only.</i>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	340.00 Sq. Ft.	13,076.00	44,45,840.00
2	Open Terrace			
3	Wardrobes			
4	Showcases			
5	Kitchen arrangements			



6	Superfine finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.			
9	Extra collapsible gates / grill works etc.			
10	Potential value, if any			
11	Others			
	<b>Total value of the property</b>			<b>44,45,840.00</b>
	<b>Realizable value of the property</b>			<b>37,78,964.00</b>
	<b>Distress value of the property</b>			<b>31,12,088.00</b>
	<b>Insurable value of the property</b>			<b>9,52,000.00</b>
	<b>Guideline value of the property</b>			<b>32,02,800.00</b>

### Justification for price / rate

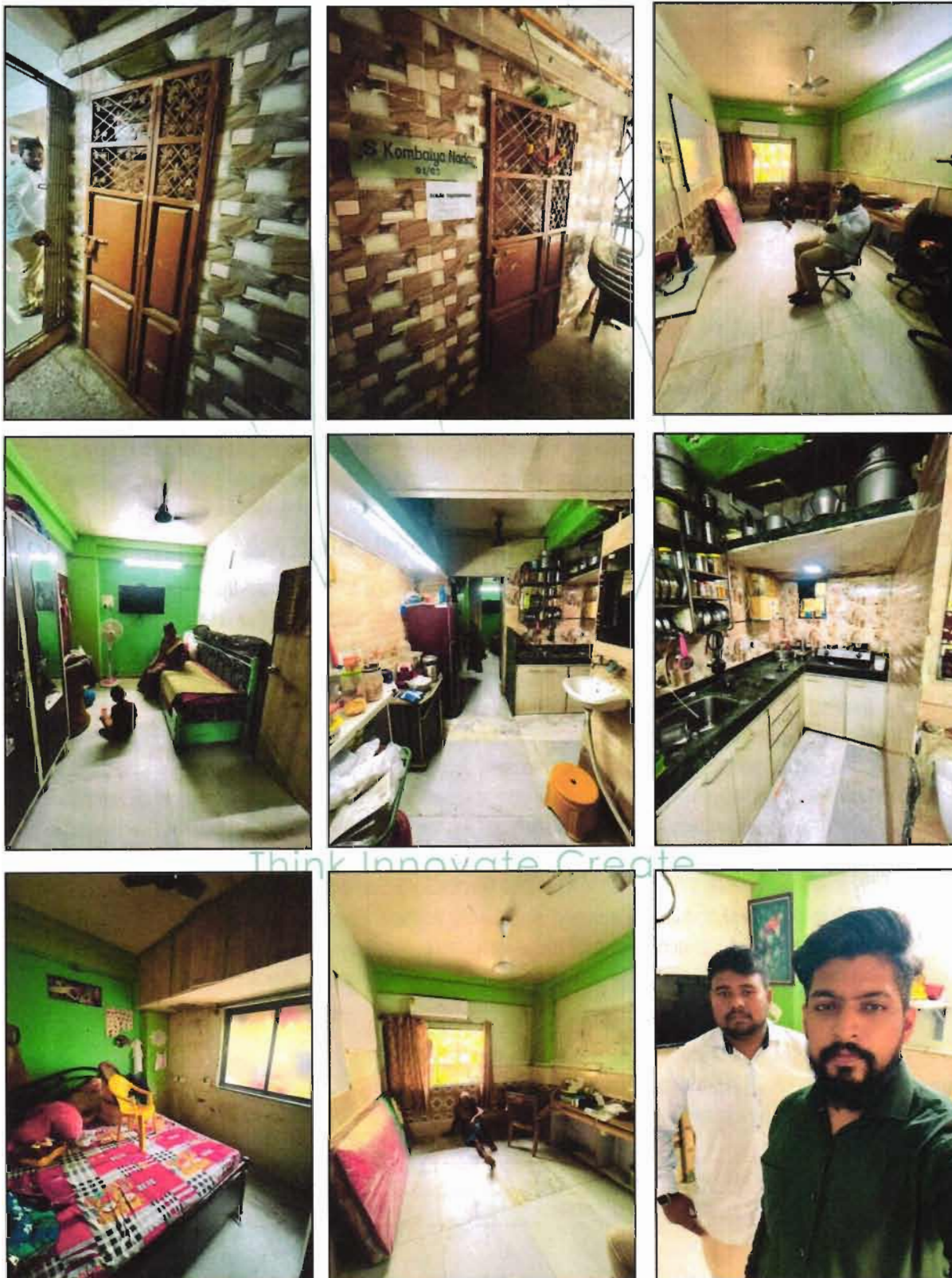
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property 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 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 ₹ 13,000.00 to ₹ 14,000.00 per Sq. Ft. on Built up 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 ₹ 13,076.00.00 per Sq. Ft. on Built up 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	₹ 9,000.00 Expected rental income per month
iii)	Any likely income it may generate	Rental Income

### Actual site photographs

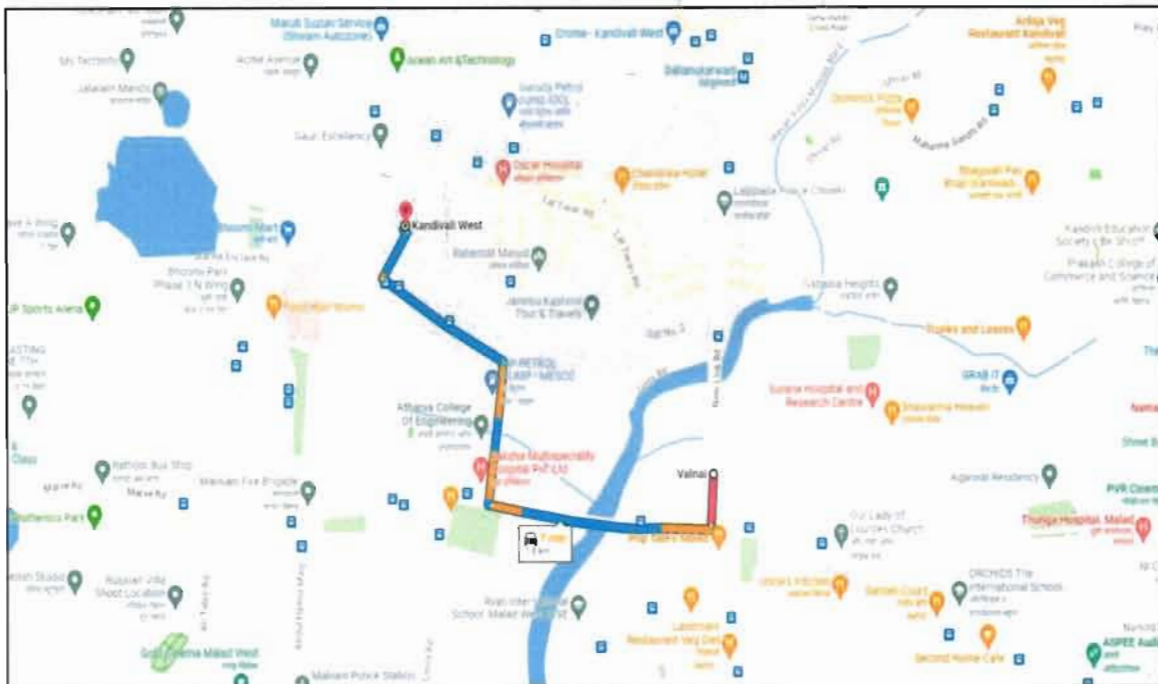


## Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°12'09.6"N 72°49'30.4"E**

**Note:** The Blue line shows the route to site from nearest metro station (Valnai – 1.8 Km.)



**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)



## Ready Reckoner Rate

DIVISION / VILLAGE : MALVANI						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Road: Malad Marve Road (Creek to Malvani Church).					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
69	69/325	61790	112570	129460	140720	112570
<p>C. T. S. No. 4PT, 6Apt, 6pt, 7, 8C, 8E, 8A, 235, 236, 239, 241, 242, 245, 249, 250, 251, 252, 253, 265, 266, 267, 279, 280, 281, 284, 286, 287, 291, 292, 294, 295, 436, 437, 438, 439, 440, 444, 445, 446C, 447, 449/C, 449, 449/A, 449/D, 449/B, 451PT, 580A, 598, 1202, 1203PT, 1204, 1418, 1419, 1420, 1421, 1422, 1431, 1437, 1438, 1439, 1594, 1602, 1603, 1667PT, 1668, 1677, 1678, 1682, 2512C, 2512D, 2513B, 2514, 2535, 2536, 2537, 2580, 2581, 2624, 2625, 2626, 2627, 2628, 2736, 2737, 2738/9, 2738, 2744, 2745, 2746, 2837, 2838, 2839, 4466</p>						

Think.Innovate.Create

## Price Indicators

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark 🔍 Post pro

Home > Property > Mumbai > Eka Nagar > 2BHK 2Baths > ₹80 Lac

**₹80 Lac** (₹11,764 per sq.ft.)  
Estimated EM: ₹83,896

**2BHK 2Baths**  
Flat/Apartment For Sale  
Eka Nagar, Eka Nagar, Eka Nagar, Mumbai Andheri Dahisar, Mumbai

RENTAL STATUS: NOT AVAILABLE Website: <https://matalenac.maharashtra.gov.in/>

Overview Society Owner Details Price Trends Registry Record Explore Locality >

Property (3) Society (13)

**Area**  
Super Built up Area: 680 sq.ft.  
Built Up area: 510 sq.ft.  
Carpet area: 480 sq.ft.

**Price**  
₹80 Lac  
@ 11,764 per sq.ft. (Resale)

**Floor Number**  
5<sup>th</sup> of 7 Floors

**Overlooking**  
Park/Garden

**Configuration**  
7 Bedrooms, 2 Bathrooms, No Balcony with Store Room

**Address**  
Chatrapati Shivaji Raje Complex  
Eka Nagar, Mumbai Andheri-Dahisar

**Facing**  
North-East

**Property Age**  
10+ Year Old

**magicbricks** Buy ▾ Rent ▾ Sell ▾ Home Loans ▾ Login ▾ Post Property (FREE) ☰

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Eka Nagar (Charkop) > 1 BHK Flats for Sale in Eka Nagar (Charkop) > 680 sq.ft.

Posted on: Mar 08, 23 Property ID: 65968259

Get priority access & benefits with **MB Prime** Unlock exclusively Reserved Owner Properties [Join Prime 50% OFF](#)

**₹76.0 Lac** (Get ₹22,800 cashback on Home Loan) ONLY ON MAGICBRICKS

1 BHK Flat For Sale in Shivaji Raje Complex, **Eka Nagar Charkop, Mumbai**

1 Bed, 2 Baths, Furnished

**Carpet Area**  
480 sqft  
₹15,833/sqft

**Project**  
Shivaji Raje Complex

**Floor**  
2 (Out of 7 Floors)

**Transaction Type**  
Resale

**Status**  
Ready to Move

**Facing**  
East

**Lift**  
1

**Furnished Status**  
Furnished

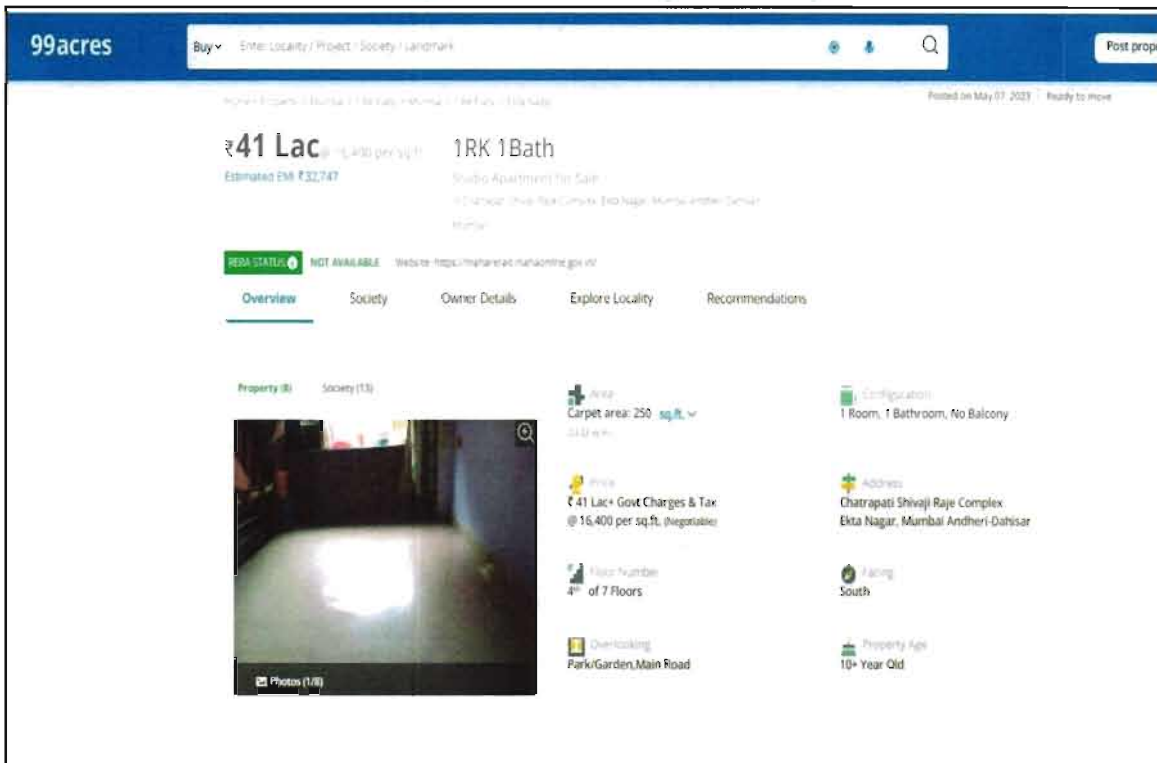
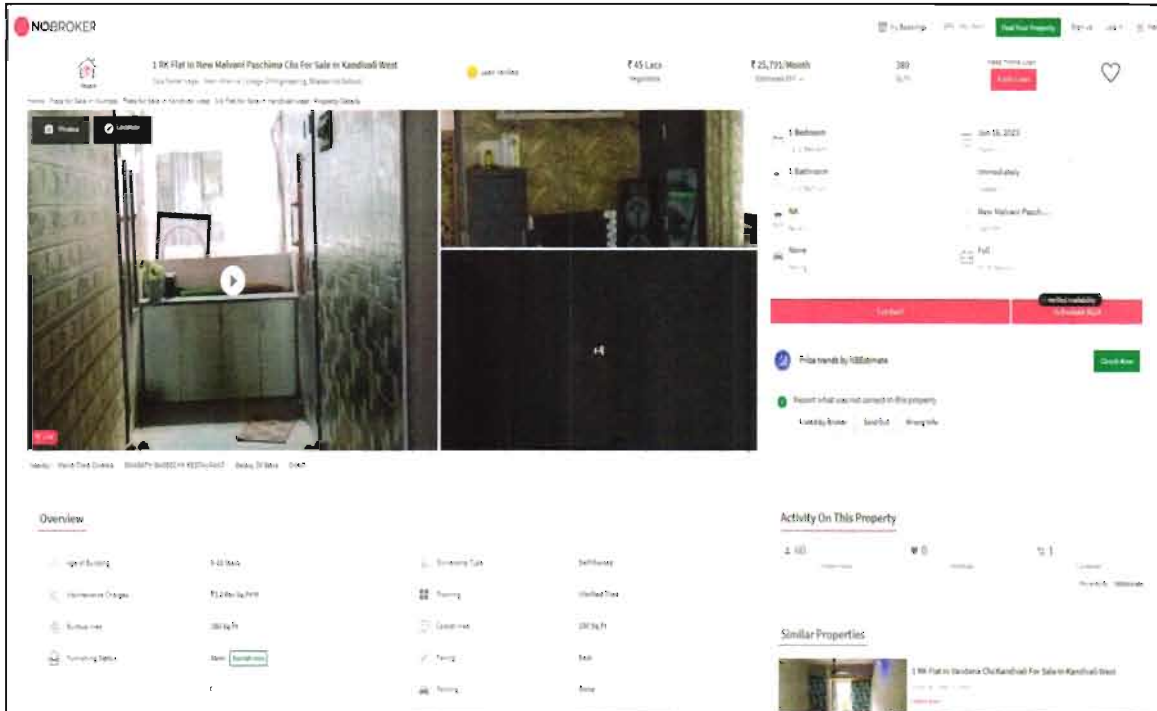
**Car Parking**  
1 Open

East Facing Property

Contact Owner Get Phone No. Last contact made 26 days ago



## Price Indicators



## Price Indicators

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kandivli West > 1 BHK Flats for Sale in Kandivli West > 340 sq.ft

Posted on: Mar 04, 23 | Property ID: 65922981

Save Time & Money with **MB Prime** Find the right Property by calling Upto 35 Owners directly **Join Prime 50% OFF**

**₹41.0 Lac** Get ₹12,300 cashback on Home Loan ONLY ON MAGICBRICKS

1 BHK Flat for Sale in Shivaji-Raje Complex, **Kandivli West, Mumbai**

1 Bed 1 Bath Unfurnished

Carpet Area: **225 sqft** ₹18,222/sqft

Project: **Shivaji-Raje Complex** Floor: **2 (Out of 7 Floors)**

Transaction Type: **Resale** Status: **Ready to Move** Furnished Status: **Unfurnished**

Age Of Construction: **10 to 15 years**

Contact Owner Get Phone No. Last contact made 39 days ago

**99acres** Buy Enter Locality / Project / Society / Landmark Post property

Mumbai > Property in Mumbai > 1 RK Flats > Mumbai > 1 RK Flats > 114 sq.ft

Posted on May 30, 2023 | Ready to move

**₹43 Lac** @ 17,916 per sq.ft. Estimated EM ₹34,344

**1RK 1Bath** Studio Apartment for Sale

177th Road, Shivaji Raje Complex (Eka Nagar), Mumbai Andheri, Mumbai

REB STATUS: NOT AVAILABLE Website: <https://maharashtra.maharashtra.gov.in/>

Overview Society Owner Details Explore Locality Recommendations Articles

Property (7) Society (13)

Area: Carpet area: **240 sq.ft.**

Price: **₹43 Lac + Govt Charges & Tax** @ 17,916 per sq.ft. (All inclusive, Negotiable)

Address: **Chatrapati Shivaji Raje Complex, Eka Nagar, Mumbai Andheri-Dahisar**

Configuration: **1 Room, 1 Bathroom, No Balcony**

Floor Number: **7<sup>th</sup> of 7 Floors**

Facing: **West**

Overlooking: **Others**

Property Age: **10+ Year Old**



## Sale Instances

7284224 16-06-2023 Note - Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुपम निबंधक सह दुनि गोरीवती 1 दस क्रमांक 7284/2023 पंचमो Regn 63m
<b>गावाचे नाव : मातवणी</b>		
(1) विक्रीचा प्रकार	करारनामा	
(2) मोबदला	3810000	
(3) बाजारभावाचे/भाडेभावाच्या बाबतिलगतकारण आकारणी देतो की पाहिले ते नमुन्याचे	2845769.6	
(4) भू-भावाचा, खेतीसाठी व धरणासाठी (अवयव)	1) पारिविचे नाव Mumbai Ma.na pa इतर वर्णन सदनिका नं. 201, माळा नं. 2 रा मजला बिल्डिंग नं 41, इमारतीचे नाव मातवणी रिंगल को ओप ही से ति, ब्रॉक नं जादिवली प मुई 67, रोड सी एस आर कॉम्प्लेक्स ऑप एकता नगर, इतर माहिती सदनिकेचे क्षेत्रफळ 28.25 चौ मीटर बिल्ट अप आहे. ((CTS Number : 6-A.P.T.))	
(5) क्षेत्रफळ	25.28 चौ.मीटर	
(6) आकारणी किंवा चुकी ठेवण्यात येत का		
(7) दस्तऐवज करण देणा. या विद्न ठेवणा. या पत्रकाराचे नाव किंवा विकारी नावातलायक वृद्धनयना किंवा अदिर असल्याची प्रतिक्रियेचे नाव व पत्ता	1) नाव -मोहनदास राविवर देवमन व्द-44 पत्ता -पॉस्ट नं सदनिका नं 201, माळा नं 2 रा मजला बिल्डिंग नं 41, इमारतीचे नाव मातवणी रिंगल को ओप ही से ति, ब्रॉक नं जादिवली प, रोड नं सी एस आर कॉम्प्लेक्स ऑप एकता नगर, महापट्ट मुई, पिन कोड -400671 पिन नं -400671	
(8) दस्तऐवज करण देणा. या पत्रकाराचे व किंवा विकारी नावातलायक वृद्धनयना किंवा अदिर असल्याची प्रतिक्रियेचे नाव व पत्ता	1) नाव -कुल्लि कुमार व्द-42 पत्ता -पॉस्ट नं सदनिका नं 201, माळा नं 2 रा मजला बिल्डिंग नं 41, इमारतीचे नाव मातवणी रिंगल को ओप ही से ति, ब्रॉक नं जादिवली प, रोड नं सी एस आर कॉम्प्लेक्स ऑप एकता नगर, महापट्ट मुई, पिन कोड -400671 पिन नं -400671	
(9) दस्तऐवज करण दिव्याचा दिनांक	18/05/2023	
(10) दस नोंदणी के त्याचा दिनांक	18/05/2023	
(11) अनुक्रमेण खंड व पुढ	7284/2023	
(12) बाजारभावासाठी मुद्रांक शुल्क	228600	
(13) बाजारभावासाठी संपत्ती शुल्क	30000	
(14) टीका		
मुद्रांक शुल्क आकारणाला निकडलेख अजुबरे :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

7282314 16-06-2023 Note - Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुपम निबंधक सह दुनि गोरीवती 1 दस क्रमांक 7282/2023 पंचमो Regn 63m
<b>गावाचे नाव : मातवणी</b>		
(1) विक्रीचा प्रकार	संत रीड	
(2) मोबदला	3650000	
(3) बाजारभावाचे/भाडेभावाच्या बाबतिलगतकारण आकारणी देतो की पाहिले ते नमुन्याचे	2845769.6	
(4) भू-भावाचा, खेतीसाठी व धरणासाठी (अवयव)	1) पारिविचे नाव Mumbai Ma.na pa इतर वर्णन सदनिका नं. 202, माळा नं. 2 रा मजला बिल्डिंग नं 41, इमारतीचे नाव मातवणी रिंगल को ओप ही से ति, ब्रॉक नं जादिवली प मुई 67, रोड सी एस आर कॉम्प्लेक्स ऑप एकता नगर, इतर माहिती सदनिकेचे क्षेत्रफळ 25.28 चौ मी बिल्ट अप आहे. ((CTS Number : 6-A.P.T.))	
(5) क्षेत्रफळ	25.28 चौ.मीटर	
(6) आकारणी किंवा चुकी ठेवण्यात येत का		
(7) दस्तऐवज करण देणा. या विद्न ठेवणा. या पत्रकाराचे नाव किंवा विकारी नावातलायक वृद्धनयना किंवा अदिर असल्याची प्रतिक्रियेचे नाव व पत्ता	1) नाव -अनामिका - का-41 पत्ता -पॉस्ट नं सदनिका नं 202, माळा नं 2 रा मजला बिल्डिंग नं 41, इमारतीचे नाव मातवणी रिंगल को ओप ही से ति, ब्रॉक नं जादिवली प, रोड नं सी एस आर कॉम्प्लेक्स ऑप एकता नगर, महापट्ट मुई, पिन कोड -400671 पिन नं -400671	
(8) दस्तऐवज करण देणा. या पत्रकाराचे व किंवा विकारी नावातलायक वृद्धनयना किंवा अदिर असल्याची प्रतिक्रियेचे नाव व पत्ता	1) नाव -कोक कुल व्द-36 पत्ता -पॉस्ट नं सदनिका नं 201, माळा नं 2 रा मजला बिल्डिंग नं 41, इमारतीचे नाव मातवणी रिंगल को ओप ही से ति, ब्रॉक नं जादिवली प, रोड नं सी एस आर कॉम्प्लेक्स ऑप एकता नगर, महापट्ट मुई, पिन कोड -400671 पिन नं -400671	
(9) दस्तऐवज करण दिव्याचा दिनांक	18/05/2023	
(10) दस नोंदणी के त्याचा दिनांक	18/05/2023	
(11) अनुक्रमेण खंड व पुढ	7282/2023	
(12) बाजारभावासाठी मुद्रांक शुल्क	209600	
(13) बाजारभावासाठी संपत्ती शुल्क	30000	
(14) टीका		
मुद्रांक शुल्क आकारणाला निकडलेख अजुबरे :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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 ₹ 44,45,840.00 (Rupees Forty Four Lakh Forty Five Thousand Eight Hundred Forty Only).

Place: Mumbai

Date: 20.06.2023

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: 2023.06.20 12:54:47 +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)

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 20.06.2023 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 16.06.2023. 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. 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 under consideration was purchased by <b>Mr. Kombaiya Shivalingam Nadar &amp; Mr. Kasilinga Selvan Kombaiya Nadar</b> from Mr. Satyasingh Mathurasingh Negi & Mrs. Nilam Satyasingh Negi vide Agreement for Sale dated 03.02.2016
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Sion, Mumbai to assess value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharad B. Chalikwar – Regd. Valuer Aniket Nawale – Valuation Engineer Nitesh Khedekar – Technical Manager Prajakta Patil – 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 – 16.06.2023 Valuation Date - 20.06.2023 Date of Report - 20.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 16.06.2023
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.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the	Attached



purpose of limiting his responsibility for the valuation report.	
--	--

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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **20<sup>th</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 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 **340.00 Sq. Ft. Built Up Area** in the name of **Mr. Kombaiya Shivalingam**

**Nadar & Mr. Kasilinga Selvan Kombaiya Nadar.** 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. Kombaiya Shivalingam Nadar & Mr. Kasilinga Selvan Kombaiya Nadar.** 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 **340.00 Sq. Ft. Built Up Area.**

### **Condition & Repair**

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

### **Valuation Methodology**

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed 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 <sup>®</sup>

#### **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 **340.00 Sq. Ft. Built Up Area.**

### **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.

Think.Innovate.Create

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: 2023.06.20 12:54:53 +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



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

