

## 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	Invoice No. <b>PG-1223/23-24</b>	Dated <b>22-Jun-23</b>	
Buyer (Bill to) <b>STATE BANK OF INDIA - RASMECCC BHAYANDAR</b> RASMECCC BHAYANDAR Unit No.101, 102.103B, 1st Floor, IT Landmark Building, 150ft. Road, Near Hotel Nidhi Opp. Maxus Mall, Bhaynder (West), Thane-401101 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>	
	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
	Dispatch Doc No. <b>32011 / 2301225</b>	Delivery Note Date	
	Dispatched through	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 %	2,500.00
	<b>CGST</b>			225.00
	<b>SGST</b>			225.00
<b>Total</b>				<b>₹ 2,950.00</b>

Amount Chargeable (in words)

E. & O.E

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

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

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

Remarks:

"Dr. Dinesh Vijay Deshmukh - Residential Bungalow  
 No. 18, Ground + First Floor, "Moti Green Park",  
 Chikhaldongri Road, Village - Dongri, Virar (West),  
 Palghar - 401303, 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

for Vastukala Consultants (I) Pvt Ltd

*Rattod*  
 Authorized 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: **Dr. Dinesh Vijay Deshmukh**

Residential Bungalow No. 18, Ground + First Floor, "**Moti Green Park**", Chikhaldongri Road,  
Village – Dongri, Virar (West), Palghar – 401303, State – Maharashtra, Country – India.

Longitude Latitude: 19°28'29.7"N 72°48'03.2"E

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### Valuation Done for:

**State Bank of India**

**RASMECCC Bhayandar Branch**

Unit No. 101, 102, 103B, 1<sup>st</sup> Floor, IT Landmark Building, 150ft. Road, Near Hotel Shree Nidhi,  
Opp. Maxus Mall, Bhayander (West), Thane – 401 101,  
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 Bungalow No. 18, Ground + First Floor, "Moti Green Park", Chikhaldongri Road, Village – Dongri, Virar (West), Palghar – 401303, State – Maharashtra, Country – India belongs to **Dr. Dinesh Vijay Deshmukh**.

Boundaries of the property.

North : Internal Road  
South : Open Plot  
East : Bungalow No. 17  
West : Bungalow No. 19

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 ₹ 1,31,60,000.00 (Rupees One Crore Thirty One Lakh Sixty Thousand 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.

Vidhi  
Chalikwar  
Director

Digitally signed by Vidhi Chalikwar  
DN: cn=Vidhi Chalikwar,  
o=Vastukala Consultants (I) Pvt.  
Ltd., ou=Mumbai,  
email=vidhi@vastukala.org, c=IN  
Date: 2023.06.23 10:40:10 +05'30'

Auth. Sign.



Vidhi M. Chalikwar

Chartered Valuer (India)

Reg. No. CAT-I-F-1930

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

Encl: Valuation report.



### Our Pan India Presence at :

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

Regd. Office : 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.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

**The Assistant General Manager,  
State Bank of India****RASMECCC Bhayandar Branch**Unit No. 101, 102, 103B, 1<sup>st</sup> Floor,

IT Landmark Building, 150ft. Road,

Near Hotel Shree Nidhi, Opp. Maxus Mall,


Bhayander (West), Thane – 401 101,

State – Maharashtra, Country – India.

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

I	General					
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.				
2.	a)	Date of inspection : 21.06.2023				
	b)	Date on which the valuation is made : 22.06.2023				
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 21.12.2020 (11 Pages from Agreement). 2. Copy of RERA Registration Certificate No. P99000025326 dated 18.05.2020. 3. Copy of Part Occupancy Certificate No. VVCMC / TP / POC / VP – 6120 / 05 / 2021 – 22 dated 06.04.2021 issued by Vasai Virar City Municipal Corporation for Bungalow No. 1, 17, 18 & 19 comprising of Ground + 1 Upper Floor. 4. Copy of Commencement Certificate No. VVCMC / TP / POC / VP – 6120 / 189 / 2019 – 20 dated 23.10.2019 issued by Vasai Virar City Municipal Corporation for Bungalow No. 1, 17, 18 & 19 comprising of Ground + 1 Upper Floor.					
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>Dr. Dinesh Vijay Deshmukh</b>  <b>Address:</b> Residential Bungalow No. 18, Ground + First Floor, " <b>Moti Green Park</b> ", Chikhaldongri Road, Village – Dongri, Virar (West), Palghar – 401303, State – Maharashtra, Country – India.  <b>Contact Person:</b> Dr. Dinesh Vijay Deshmukh – (Owner) Contact No. 9423482399  Sole Ownership				
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Bungalow No. of Ground + 1 upper Floor RCC framed structure. The composition of Residential Bungalow are as under : <table border="1" data-bbox="853 1825 1428 1973"> <thead> <tr> <th>Floor</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>1 Bedroom + Living Room + Dining + Kitchen + Passage + Internal Staircase to Upper floor + Veranda.</td> </tr> </tbody> </table>	Floor	Composition	Ground Floor	1 Bedroom + Living Room + Dining + Kitchen + Passage + Internal Staircase to Upper floor + Veranda.
Floor	Composition					
Ground Floor	1 Bedroom + Living Room + Dining + Kitchen + Passage + Internal Staircase to Upper floor + Veranda.					



13	Dimensions of the site	:	N. A. as property under consideration is a Residential Bungalow in a building.																			
			A As per the Deed																			
			B Actuals																			
	North	:	-																			
	South	:	-																			
	East	:	-																			
	West	:	-																			
14.	Extent of the site	:	Area as per actual site measurement are as under:																			
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Floor</th> <th style="text-align: center;">Particulars</th> <th style="text-align: center;">Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td rowspan="2" style="text-align: center;">Ground Floor</td> <td style="text-align: center;">Carpet Area</td> <td style="text-align: right;">549.00</td> </tr> <tr> <td style="text-align: center;">Veranda</td> <td style="text-align: right;">140.00</td> </tr> <tr> <td rowspan="2" style="text-align: center;">First Floor</td> <td style="text-align: center;">Carpet Area</td> <td style="text-align: right;">476.00</td> </tr> <tr> <td style="text-align: center;">Terrace Area</td> <td style="text-align: right;">215.00</td> </tr> <tr> <td style="text-align: center;">Terrace Floor</td> <td style="text-align: center;">Open to Sky Terrace</td> <td style="text-align: right;">530.00</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>Total Area</b></td> <td style="text-align: right;"><b>1,910.00</b></td> </tr> </tbody> </table>	Floor	Particulars	Area in Sq. Ft.	Ground Floor	Carpet Area	549.00	Veranda	140.00	First Floor	Carpet Area	476.00	Terrace Area	215.00	Terrace Floor	Open to Sky Terrace	530.00	<b>Total Area</b>		<b>1,910.00</b>
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<b>Total Area</b>		<b>1,910.00</b>																				
			<b>Carpet Area in Sq. Ft. = 895.00</b>																			
			<b>Terrace Area in Sq. Ft. = 45.00</b>																			
			<b>Total Carpet Area in Sq. Ft. = 940.00</b>																			
			<b>(Area as per actual site measurement)</b>																			
			Built Up Area in Sq. Ft. = 1,034.00 (Total Carpet + 10%)																			
14.1	Latitude, Longitude & Co-ordinates of Bungalow	:	19°28'29.7"N 72°48'03.2"E																			
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 895.00</b> <b>Terrace Area in Sq. Ft. = 45.00</b> <b>Total Carpet Area in Sq. Ft. = 940.00</b> <b>(Area as per actual site measurement)</b>																			
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied																			
II	<b>APARTMENT BUILDING</b>																					
1.	Nature of the Apartment	:	Residential																			
2.	Location	:																				
	C.T.S. No.	:	Survey No. 107, Hissa No. 1 (Old Survey No. 205, Hissa No. 1) of Village – Dongre																			
	Block No.	:	-																			
	Ward No.	:	-																			
	Village / Municipality / Corporation	:	Village – Dongre Vasai Virar City Municipal Corporation																			

	Door No., Street or Road (Pin Code)	:	Residential Bungalow No. 18, Ground + First Floor, "Moti Green Park", Chikhaldongri Road, Village – Dongri, Virar (West), Palghar – 401303, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2021 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground + 1 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	28 Bungalows on Ground Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal sewer
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

<b>III</b>	<b>Residential Bungalow</b>		
1	The floor in which the Bungalow is situated	:	Ground Floor
2	Door No. of the Bungalow	:	Residential Bungalow No. 18
3	Specifications of the Bungalow	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Wooden + Verified tiles flooring
	Doors	:	Teak Wood door frame with Flush doors
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering with POP false ceiling
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 Bungalow?	:	Good
7	Sale Deed executed in the name of	:	<b>Dr. Dinesh Vijay Deshmukh</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Bungalow?	:	Built Up Area in Sq. Ft. = 1,034.00 (Total Carpet + 10%)
10	What is the floor space index (app.)	:	As per VVCMC norms



11	What is the Carpet Area of the Bungalow?	:	Area as per actual site measurement are as under:																		
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12	Is it Posh / I Class / Medium / Ordinary?	:	Medium																		
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose																		
14	Is it Owner-occupied or let out?	:	Owner Occupied																		
15	If rented, what is the monthly rent?	:	₹ 33,000.00 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 Bungalow 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)	:	₹ 11,500.00 to ₹ 12,500.00 per Sq. Ft. on Carpet Area.																		
2	Assuming it is a new construction, what is the adopted basic composite rate of the Bungalow under valuation after comparing with the specifications and other factors with the Bungalow under comparison (give details).	:	₹ 12,000.00 per Sq. Ft. on Carpet Area																		
3	Break – up for the rate	:																			
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.																		
	II. Land + others	:	₹ 9,500.00 per Sq. Ft.																		
4	Guideline rate obtained from the Registrar's Office for new property	:	₹ 45,250.00 per Sq. M. i.e., ₹ 4,204.00 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 are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact than																		





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 Bungalow, where there are typically many comparables available to analyze. As the property is a Residential Bungalow, 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 ₹ 10,500.00 to ₹ 12,500.00 per Sq. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Bungalow size, location, upswing in real estate prices, sustained demand for Residential Bungalow, all round development of commercial and Commercial application in the locality etc. We estimate ₹ 12,000.00 per Sq. Ft. for valuation.

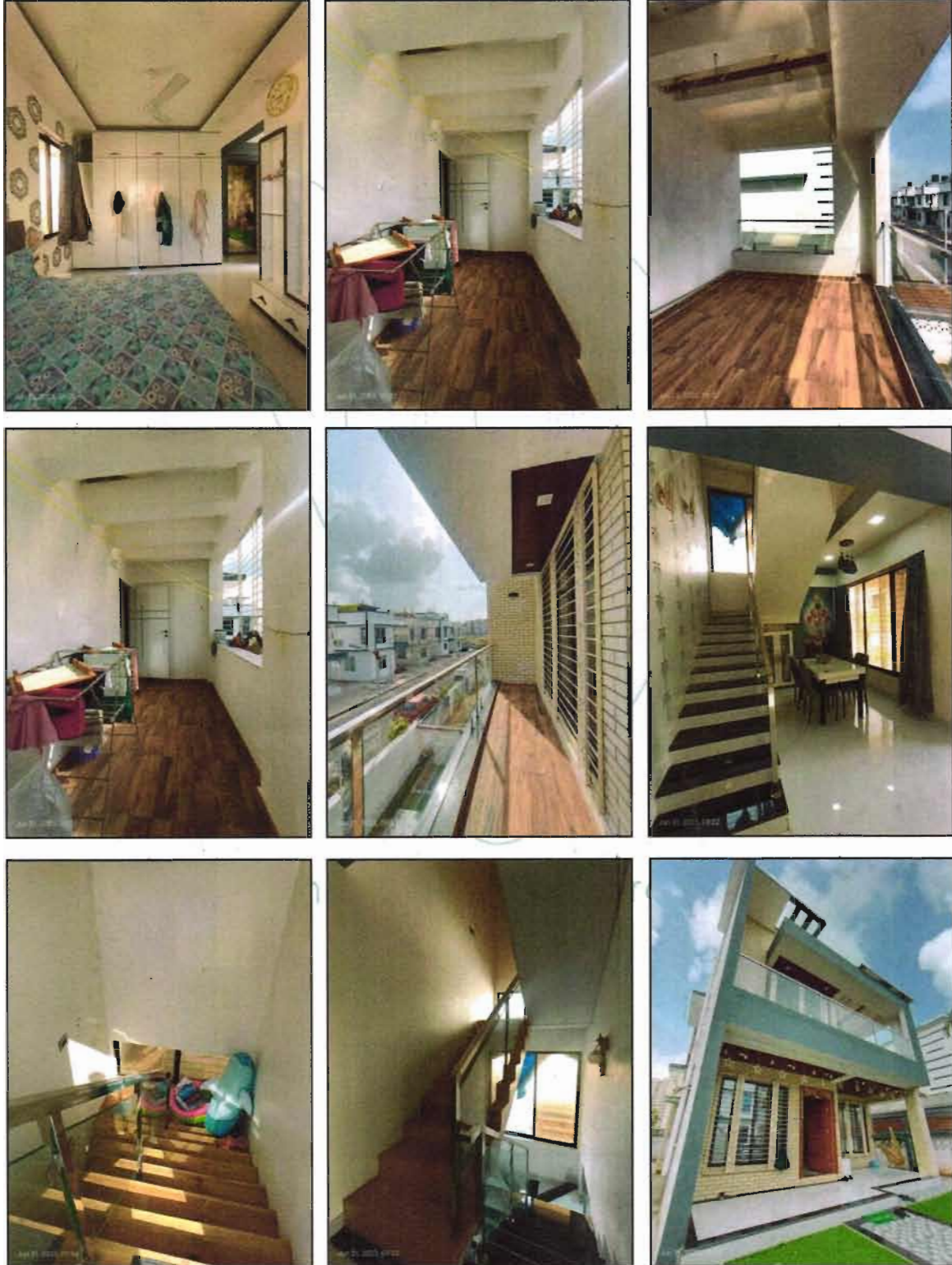
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 33,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

## Actual site photographs





## Actual site photographs







## Actual site photographs



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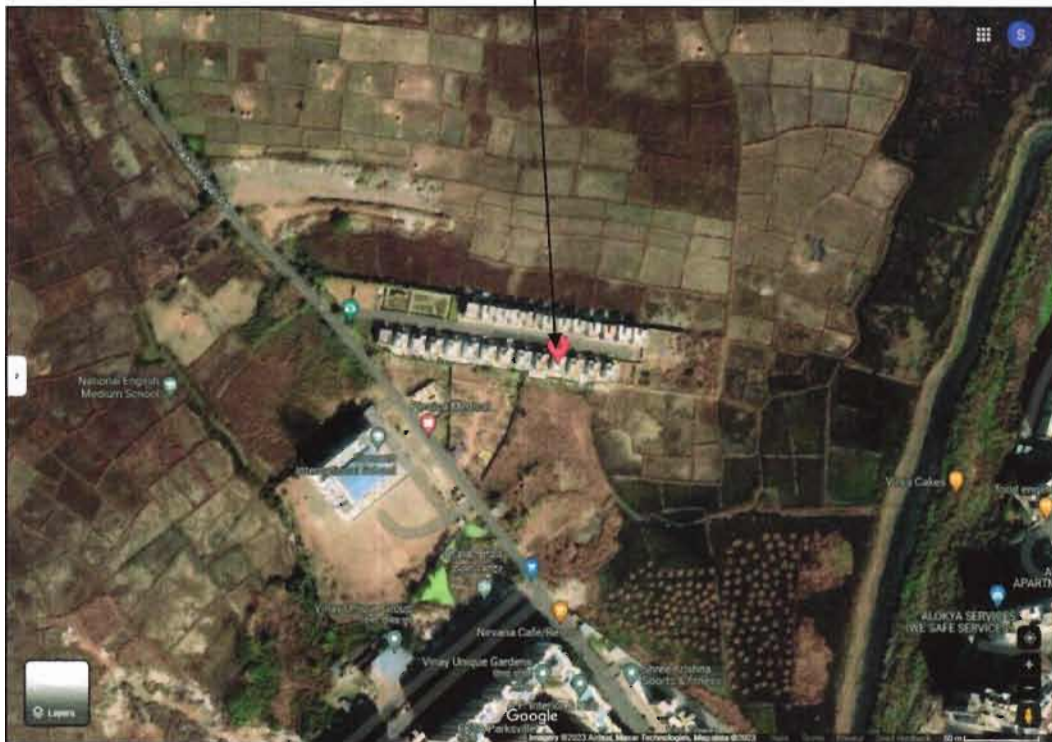
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## Route Map of the property


Site,u/r



**Longitude Latitude: 19°28'29.7"N 72°48'03.2"E**

**Note:** The Blue line shows the route to site from nearest railway station (Virar – 2.7 KM.)

## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
 बाजारमूल्य दर पत्रक

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User Manual
Close
Feedback

Annual Statement of Rates

Year: 20232024 Language: English

Selected District: पालघर  
 Select Taluka: वसई  
 Select Village: मौजे (गांव) होंगरे (वसई विरार शहर महानगरपालिका)  
 Search By:  Survey No  Location

Select	वर्णिकरण	पूर्वी वचीन	निवासी वचनिका	दुकान	दुकाने	शेवोरिक	एकम (Sq.)
SurveyNo	1/1-रहिवाम व इतर तन्मम बापराणीय जमिनी	18400	76200	86300	95400	86300	चौ. मीटर
SurveyNo	1-रहिवाम व इतर तन्मम बापराणीय जमिनी	16200	61000	69000	79000	69000	चौ. मीटर
SurveyNo	2-रहिवाम व इतर तन्मम बापराणीय जमिनी	7720	38200	41800	47700	41800	चौ. मीटर
SurveyNo	3-इतर विभागातील जमिनी	5940	32900	40200	46500	40200	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	36,200.00			
Increase 25% as Bungalow	9,050.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>45,250.00</b>	<b>Sq. Mtr.</b>	<b>4,204.00</b>	<b>Sq. Ft.</b>

4. कार्पेट एरिया / बिल्ट-अप एरिया :-  
 वार्षिक मूल्यदर तक्त्यामध्ये नमूद दर हे बिल्ट-अप क्षेत्राचे आहेत. दस्तामध्ये कार्पेट एरियाचा उल्लेख असल्यास, पुढीलप्रमाणे बिल्ट-अप एरिया काढून मूल्यांकन करावे. परंतु कार्पेट एरियाव्यतिरिक्त दस्तामध्ये बांधकाम क्षेत्राबाबत कोणताही अन्य उल्लेख असला तर, दस्तात नमूद क्षेत्र विचारात घेऊन मूल्यांकन करावे. मात्र खुले वाहनतळ (open parking) व गच्ची (Terrace) याबाबत फक्त नमूद क्षेत्र विचारात घ्यावे.  
 बिल्ट-अप एरिया = 1.1 x कार्पेट एरिया अथवा कार्पेट एरिया = बिल्टअप एरिया + 1.1

i) बंदिस्त बाल्कनीचे मूल्यांकन, वार्षिक मूल्य दर तक्त्यातील संबंधित वापरासाठीच्या विक्री दराने करावे तथापि लगतची खुली बाल्कनी दर्शविली असल्यास, त्याचे मूल्य वार्षिक मूल्य दर तक्त्यातील संबंधित वापराच्या विक्री दराच्या 40% दराने करण्यात यावे.

(ii) दि. 2/1/2018 पूर्वी विक्री झालेल्या सदनिकांमध्ये सर्व भिंतीखालील क्षेत्र कार्पेट क्षेत्रात समाविष्ट नसल्यामुळे, अशा पुनर्विक्री सदनिका विक्री/ करारनाम्यासाठी, बंदिस्त बाल्कनी क्षेत्रासह असणाऱ्या कार्पेट एरिया नुसार बिल्टअप एरिया परिगणित करणेसाठी पूर्वीचाच गुणांक 1.2 वापरणेत यावा. मात्र दस्तात कार्पेट एरिया व्यतिरिक्त बिल्टअप एरिया अथवा सेलेबल एरिया असा उल्लेख असल्यास ते थेट क्षेत्र विचारात घ्यावे, त्यास पुन्हा 1.2 गुणांक लावू नये.

5. समूह गृहबांधणी प्रकल्पांतर्गत रो-हाऊस / पॅट हाऊस / ड्युप्लेक्स / बंगला / सदनिका अथवा स्वतंत्र भूखंडावरील रो-हाऊस / बंगला / वाणिज्य / औद्योगिक वापराच्या इमारती :-  
 (अ) i) समूह गृहबांधणी प्रकल्पांतर्गत 2 हेक्टरपेक्षा कमी क्षेत्राच्या प्रकल्पांमध्ये असलेल्या निवासी सदनिकेचे तसेच 120 चौ.मी. पेक्षा कमी बांधकाम क्षेत्राच्या रो-हाऊस / पॅट हाऊस / ड्युप्लेक्स / बंगल्यांचे मूल्यांकन वार्षिक मूल्य दर तक्त्यातील संबंधित मूल्य विभागातील निवासी सदनिकेच्या मूल्य दराने करावे.  
 ii) 2 हेक्टरपेक्षा मोठ्या निवासी प्रकल्पांसाठी वार्षिक मूल्यदर तक्त्यात दस्तात नमूद गृहप्रकल्पाकरिता स्वतंत्र मूल्यविभाग नसल्यास सदर प्रकल्प ज्या मूल्यविभागात आहे त्या मूल्यविभागातील निवासी इमारत / दुकाने / कार्यालये दराच्या 105% दर त्या प्रकल्पातील निवासी इमारत / दुकाने / कार्यालयाचे मूल्यासाठी विचारात घ्यावा.  
 iii) भूखंडावर समूह गृहबांधणी प्रकल्पांतर्गत रो-हाऊस / पॅट हाऊस / ड्युप्लेक्स / बंगल्यांचे बांधकाम क्षेत्र 120 चौ.मी. पेक्षा जास्त असल्यास त्याचे मूल्यांकन संबंधित मूल्य विभागातील वरील तरतूदीनुसार प्राप्त होणाऱ्या निवासी इमारतीच्या मूल्य दराच्या 125% दराने करावे. मात्र जर या रो-हाऊस/पॅट हाऊस / ड्युप्लेक्स / बंगल्यावर आर.सी.सी.ची स्लॅब नसेल आणि इतर पक्के अथवा अर्धपक्के स्वरूपाचे बांधकाम असेल तर, त्या मिळकतीचे मूल्यांकन निवासी इमारतीच्या मूल्यदराच्या केवळ 110% दराने करावे.



## Ready Reckoner Rate

flat from an architect or a capital value statement from Municipal corporation showing carpet area in their records of assessment department on which they charge municipal taxes. On the basis of this certificate / statement you can get the letter from the society regarding carpet area of your flat. Also mention carpet area as per certificate in the agreement so as to avoid payment of excess stamp duty. Normally difference between carpet area and super-built-up area is any where between 35 % to 100% depending upon builder, project and type of property.

### 6. Row House / Pent House / Duplex / Bungalow / Flat under Group Housing Project or Row House / Bungalow / Commercial / Industrial use building on independent plot.

a)(i) Residential flats under Group Housing Project which is less than two hectare and Row house or Pent House or Duplex or Bungalow having constructed area less than 120 Sq.Mtr., should be valued as per residential value rate given in annual market value table applicable in that valuation zone.

(ii) In Mumbai city and suburb, in the big Housing Project having area more than 2 hectare, if in the table of rates the housing project noted in the document does not have an independent market value zone then the market value rate of for Residential premises / Shop / Office in the zone in which that project is located should be increased by 5% (i.e. 105% of market value rate) for the purpose of valuation of Residential premises / Shop / Office in that project.

(iii) While valuing Row house or Pent House or Duplex or Bungalow, in Mumbai city and suburb, in Group Housing Project having constructed area of more than 120 Sq.Mtr., then it should be valued at 125% of value rate arrived as per above points for residential premises. However if Row house or Pent House or Duplex or Bungalow does not have R.C.C. roof slab and construction is of other pukka or semi pukka type, then such property should be valued at 110% of value mentioned for that zone for residential premises.

b) Extraordinary Bungalow / Building belonging to one family / company / entity where floors have double height with Gymnasium, Swimming pool, etc ultramodern amenities. For such buildings, one and half times the rate of bungalow in that value zone is to be considered or if rate is not given one and half times the valuation as per point No 7 or one and half times the residential flats rate in that Value Zone. Highest of the value arrived as per above should be considered.

### 7. If the Independent Rate is not given in Ready Reckoner then valuation for different use premises is to be done as under: [Valuation of Land + Construction Cost Method (LCC Method)]

Residential property, office/commercial on above floors, ground floor shops/commercial and industrial use property should be valued from land rate and construction cost as per type of construction (as per Table – "B") as follows:-

#### (i) Residential Property -

- a) Independent land with residential unit = value of land + depreciated construction cost.  
 b) Residential Flat = (Land rate + depreciated construction cost rate) X 1.10 X Flat's built-up area.  
 Point No.5 above shall be applicable for area of residential flat. Point No. 18 & 19 shall be applicable for flats on higher floors.

#### (ii) Commercial Property-

- a) Independent land with commercial unit = (Land area x Land rate) + (Built-up area x depreciated construction cost rate) x 1.3  
 b) Shop or office or commercial units on Ground Floor = (Land rate + depreciated construction cost rate) X 1.30 X Unit's Built-up Area.  
 c) Commercial/Office units etc. on upper floor except on ground floor = (Land rate + depreciated construction cost rate) X 1.20 X Unit's Built-up area.

#### (iii) Industrial Property -

- a) Independent land with industrial building = Land Value + depreciated construction cost of building.  
 b) Industrial unit = (Land rate + depreciated construction cost rate) X 1.10 X Unit's Built-up area.

#### (iv) Property with any use on No Development Zone Land.

Market Value = Value of Land as per point No 17 (E) + depreciated construction cost of building.

Stamp Duty Ready Reckoner Mumbai 2023-24 35



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## Price Indicators

**square yards** Mumbai Buy Rent Projects Agents Main Services Resources Intelligence

**Balaji Moti Green Park**  
Vihar West, Mumbai  
₹ 1.48 Cr to 1.59 Cr  
Status: Mid Stage Construction

Project Size: 53 units, 2.2 Acres  
Configuration: 3 BHK Villa from 773 sq ft to 832 sq ft (Capped)

2855 Views | 107 Enquiries

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- Lowest Price Guaranteed - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
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Rating: Sports & Outdoor, Club House, Specifications, Decision Drivers: Connectivity, Lifestyle, Usability, Value for Money.

Overview | Price List | Floor Plans | Amenities | Specifications | Commute Time | Location & Landmarks | About Builder | FAQ's

Square Yards RERA Reg: A1180004954 | Project RERA Reg: P0900023238

Contact our Real Estate Experts

**commonfloor.com** Mumbai Buy Locality or Builder or Project Name

**Balaji Moti Green Park**  
By Balaji Enterprises (Vihar-Mumbai) in Vihar West

₹1.48 Cr onwards

Request a Call Back

OVERVIEW | LOCATION | BUY (7) | RENT

Gallery

3 BHK | 773 - 832 sq ft  
Possession: Nov-2023 (Ongoing) | Price Range: ₹ 1.48 Cr - 1.60 Cr  
Property Type: Villa | Launched Date: Apr-2020  
RERA ID: P0900023238

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans   Live-In Tour
3 BHK Villa	NA	773 - 832 sq ft	₹ 1.48 Cr - 1.60 Cr	NA   NA

Availability: Yes/Sold Out | Availability with Super and Super-Exclusive (Charge may apply) | 1 and 1+ BHKs till 23-Jan-2023

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## Sales Instances

1021280	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. वसई 2
22-06-2023		दस्त क्रमांक : 10212/2022
Note :Generated Through eSearch Module.For original report please contact concern SRO office		नोंदणी Regn:63m
<b>गावाचे नाव : डोंगरे</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	9000000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3708798.6	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:वसईइतर वर्णन : इतर माहिती: इतर माहिती: गांव मौजे डोंगरे,सर्व्हे नं. 107 हि. नं. 1 या मिळकतीवरील मोती ग्रीन पार्क रेसिडेन्सीयल बंगलो नं. 20.तळ : पहिला मजला,एरिया 83.17 चौ.मी. कारपेट,- फ्लॉवर बेड एरिया 4.18 चौ. मी. - ओपन टॅरेस एरिया 15.92 चौ. मी.( ( Survey Number : 107 : ) )	
(5) क्षेत्रफळ	87.35 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1) नाव:-शकुंतला जयवंत पाटील - वय:-60 पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव. पाटील आळी. डोंगरपाडा, योगेश किराणा स्टोअर जवळ, विरार प. ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड -401 303 पॅन नं. -CCRP7924H 2) नाव -मे. बालाजी एन्टरप्रायजेस तर्फे भगीदार अरविंद किसन पाटील - वय :-46 पत्ता.-प्लॉट नं. - माळा नं. - इमारतीचे नाव. दुकान नं 12. सिध्दीविनायक टॉवर, मकवाना कॉम्प्लेक्स जवळ, विरार पु. ब्लॉक नं. - रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-401 305 पॅन नं. -AAUFB2484P	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव:-भावेश बी पाटील - वय:-32 पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव 16/17. स्वानंद गणेश बिल्डींग. सत्यनारायण मंदीर, खारीगांव, भाईदर पु. ब्लॉक नं. - , रोड नं. - महाराष्ट्र, ठाणे. पिन कोड -401105 पॅन नं -BELPP1819Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/06/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	14/06/2022	
(11)अनुक्रमांक.खंड व पृष्ठ	10212/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	630000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sales Instances

सूची क्र.2		द्वयम निबंधक : सह दु.नि. वसई 2
252980 22-06-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office		दस्त क्रमांक - 2529/2022 नोदणी Regn:63m
<b>गावाचे नाव : डोंगरे</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	9900000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3161558.4	
(4) भू.माण.पोटहिस्सा व घरक्रमांक,असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :, इतर माहिती: , इतर माहिती: गांव मौजे डोंगरे येथील मिळकत सर्वे नं 107.हिस्सा नं 1(जुना 205,हिस्सा नं 1)नं विभाग क्र. 2,मोती ग्रीन पार्क,या मधील बंगलो नं. 25.तळ मजला - पहीला मजला.क्षेत्र 985.चौ. फुट 45 चौ. फुट टेरस म्हणजेच 87.36 चौ. मी. कारपेट एरिया.( ( Survey Number 107 (old 205) , HISSA NUMBER 1. ) )	
(5) क्षेत्रफळ	87.36 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव -निराबाई जयराम पाटिल - - वय -60 पत्ता -प्लॉट नं , माळा नं - , इमारतीचे नाव नारिगी चौक , ब्लॉक नं. जवळ एकवीरा मंदिर नारिगी गाँव , रोड नं विरार पश्चिम , महाराष्ट्र, ठाणे. पिन कोड -401305 पॅन नं -DAWPP8935G 2) नाव -मेसर्स बालाजी एन्टरप्राइजेस तर्फे भागिदार शिवशंकर आर कबाडे - - वय -40 पत्ता -प्लॉट नं, शॉप नं. 12, माळा नं - , इमारतीचे नाव सिद्धीविनायक टावर , ब्लॉक नं. जवळ मकवाना कॉम्प्लेक्स , रोड नं विरार पूर्व , महाराष्ट्र, THANE. पिन कोड -401305 पॅन नं -AAUFB2484P	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -निलय किरणकुमार मजमुदार - - वय -34, पत्ता -प्लॉट नं बि/201, माळा नं - , इमारतीचे नाव विष्णु गोविंद नगर न्यू इंडिया बँक समोर , ब्लॉक नं कामनवाला नगर अगाशी रोड , रोड नं: बोलिंज विरार पश्चिम , महाराष्ट्र, THANE पिन कोड -401303 पॅन नं -ASEPMS408D 2) नाव -हर्षलता निलय मजमुदार - - वय -31, पत्ता -प्लॉट नं बी/201, माळा नं - , इमारतीचे नाव विष्णु गोविंद नगर न्यू इंडिया बँक समोर , ब्लॉक नं: कामनवाला नगर अगाशी रोड, रोड नं: बोलिंज विरार पश्चिम , महाराष्ट्र, THANE पिन कोड -401305 पॅन नं -CNNPMS4151C	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2022	
(10) दस्त नोदणी केल्याचा दिनांक	18/02/2022	
(11) अनुक्रमांक,खंड व पृष्ठ	2529/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	594000	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14) शैरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(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 the Fair Market Value of the above property in the prevailing condition with aforesaid specifications is ₹ 1,31,60,000.00 (Rupees One Crore Thirty One Lakh Sixty Thousand Only).

Place: Mumbai

Date: 22.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD. <sup>®</sup>

**Vidhi  
Chalikwar**

Digitally signed by Vidhi Chalikwar  
DN: cn=Vidhi Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=vidhi@vastukala.org, c=IN  
Date: 2023.06.23 10:40:38 +05'30'



Auth. Sign.

Director

**Vidhi M. Chalikwar**

Chartered Valuer (India)

Reg. No. CAT-I-F-1930

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

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



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



(Annexure – I)

**DECLARATION-CUM-UNDERTAKING**

I, Vidhi Chalikwar wife of Mr. Manoj 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 22.06.2023 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 21.06.2023. 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 AESPC7493M.
- 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 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. Create





## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **22<sup>nd</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's representative and site visit conducted, we understand that the subject property is Residential Bungalow, admeasuring **Total Carpet Area in Sq. Ft. = 940.00** in the name of **Dr. Dinesh Vijay Deshmukh**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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

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

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Bungalow, Aadmeasuring **Total Carpet Area in Sq. Ft. = 940.00.**

## **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.

Vidhi  
Chalikwar

Director

Vidhi M. Chalikwar

Chartered Valuer (India)

Reg. No. CAT-I-F-1930

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

Digitally signed by Vidhi Chalikwar  
DN: cn=Vidhi Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=vidhi@vastukala.org, c=IN  
Date: 2023.06.23 10:40:58 +05'30'

Auth. Sign.

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