

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd 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. PG-1335/23-24	Dated 28-Jun-23
Buyer (Bill to) CENTRAL BANK OF INDIA NARIMAN POINT BRANCH Chandermukhi, Ground Floor, Barrister Rajni Patel Marg, Mahatma Phule Nagar, Nariman Point, Mumbai - 400 021, State - Maharashtra, Country - India. GSTIN/UIN : 27AAACC2498P1Z3 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002013 / 2301337	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,000.00
	CGST			270.00
	SGST			270.00
Total				₹ 3,540.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Remarks:
 Mrs. Kalpana Girish Satam - Residential Flat No. 702,
 7th Floor, Building No. 13, Phase - 3, "Mohan Palms
 Phase - III Co-op. Hsg. Soc. Ltd.", Shirgaon, Badlapur (East),
 Thane - 421503, 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 : **ICICI BANK LTD**
 A/c No. : **123105000319**
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : **vastukala@icici**

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Kalpana Girish Satam**

Residential Flat No. 702, 7th Floor, Building No. 13, Phase – 3, “**Mohan Palms Phase – III Co-op. Hsg. Soc. Ltd.**”, Shirgaon, Badlapur (East), Thane – 421503, State – Maharashtra, Country – India.

Longitude Latitude: 19°09'41.5"N 73°13'36.7"E

Valuation Done for:

Central Bank of India



Nariman Point Branch

Chandermukhi, Ground Floor, Barrister Rajni Patel Marg, Mahatma Phule Nagar, Nariman Point, Mumbai – 400 021, 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

Vastukala Consultants (I) Pvt. Ltd.121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,
The Branch Manager,
Central Bank of India
Nariman Point Branch
 Chandermukhi, Ground Floor,
 Barrister Rajni Patel Marg,
 Mahatma Phule Nagar,
 Nariman Point, Mumbai – 400021,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

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 : 19.06.2023
	b)	Date on which the valuation is made : 28.06.2023
3.	List of documents produced for perusal: 1) Copy of Agreement for Sale dated 11.06.2013. 2) Copy of Share Certificate No. 453 dated 01.05.2018 in the name of Mrs. Kalpana Girish Satam issued by Mohan Palms Phase – III Co-op. Hsg. Soc. Ltd. 3) Copy of Occupancy Certificate No. KBMC / NRV / 7244 / 2015 – 2016 dated 06.11.2015 issued by Kulgaoon Badlapur Municipal Council.	
4.	Name of the owner(s) and his / ther address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Mrs. Kalpana Girish Satam Address: Residential Flat No. 702, 7 th Floor, Building No. 13, Phase – 3, “ Mohan Palms Phase – III Co-op. Hsg. Soc. Ltd. ”, Shirgaon, Badlapur (East), Thane – 421503, State – Maharashtra, Country – India. Contact Person: Mr. Rajiv Reddy (Tenant) Contact No.: 9867407070 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat located on 7 th Floor. The composition of Residential flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Balcony + Flowerbed Area + Passage (i.e., 2 BHK + 2 Toilets). The property is at 2.0 Km. travelling distance from nearest railway station Badlapur.
6.	Location of property	:
	a)	Plot No. / Survey No. : Survey No. 13 of Village - Shirgaon
	b)	Door No. : Residential Flat No. 702

c)	C.T.S. No. / Village	:	Village – Shirgaon	
d)	Ward / Taluka	:	Taluka – Ambarnath	
e)	Mandal / District	:	District – Thane	
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is available, we assumed that the construction is as per approved plan.	
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	:	No	
7.	Postal address of the property	:	Residential Flat No. 702, 7 th Floor, Building No. 13, Phase – 3, “ Mohan Palms Phase – III Co-op. Hsg. Soc. Ltd. ”, Shirgaon, Badlapur (East), Thane – 421503, State – Maharashtra, Country – India.	
8.	City / Town	:	Badlapur (East), Thane	
	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 – Badlapur Kulgaon Badlapur Municipal Council	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	Boundaries of the property		As per Site	As per Documents
	North	:	Omkar Paradise	Details not available
	South	:	Mohan Palms Road	Details not available
	East	:	Internal Road	Details not available
	West	:	Open Plot	Details not available
13.	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 618.00 (Area as per actual site measurement)	



	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified 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
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?	:	Good
7	Sale Deed executed in the name of	:	Mrs. Kalpana Girish Satam
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 756.00 (Carpet + 20%)
10	What is the floor space index (app.)	:	As per KBMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 618.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 630.00 (Area as per Index II)
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?	:	Tenant Occupied – Mr. Rajiv Reddy
15	If rented, what is the monthly rent?	:	₹ 9,500.00 Expected rental income per month
IV	MARKETABILITY	:	
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
V	Rate	:	
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)	:	₹ 7,000.00 to ₹ 8,000.00 per Sq. Ft. on Carpet 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).	:	₹ 7,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 16,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 55,020.00 per Sq. M. i.e., ₹ 5,111.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 51,282.00 per Sq. M. i.e., ₹ 4,764.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	8 Year
	Life of the building estimated	:	52 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	12.00%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,200.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 5,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 7,200.00 per Sq. Ft.
	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	630.00 Sq. Ft.	7,200.00	45,36,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total value of the property			45,36,000.00
	Realizable value of the property			40,82,400.00
	Distress Value of the property			36,28,800.00
	Insurable value of the property (756.00 X 2,500.00)			18,90,000.00
	Guideline value of the property (756.00 X 4,764.00)			36,01,584.00



Justification for price / rate

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

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 7,000.00 to ₹ 8,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 7,200.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Saleability	Good
ii) Likely rental values in future in	₹ 9,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



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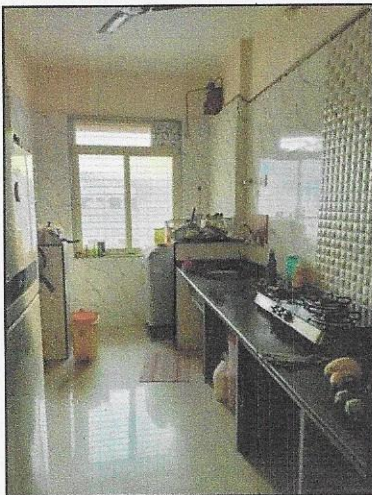
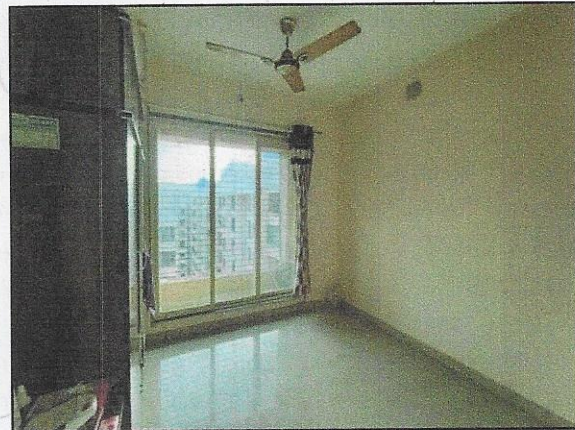
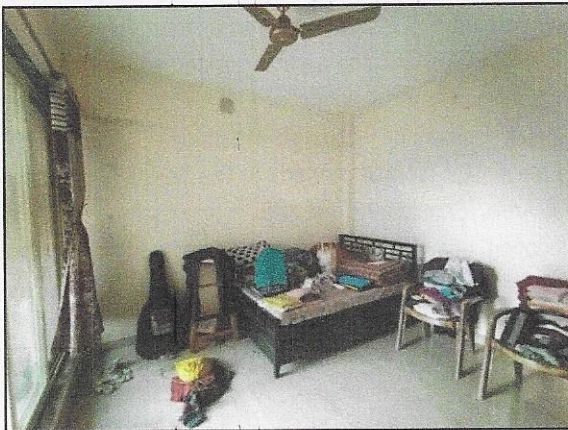
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Actual Site Photographs



Actual Site Photographs



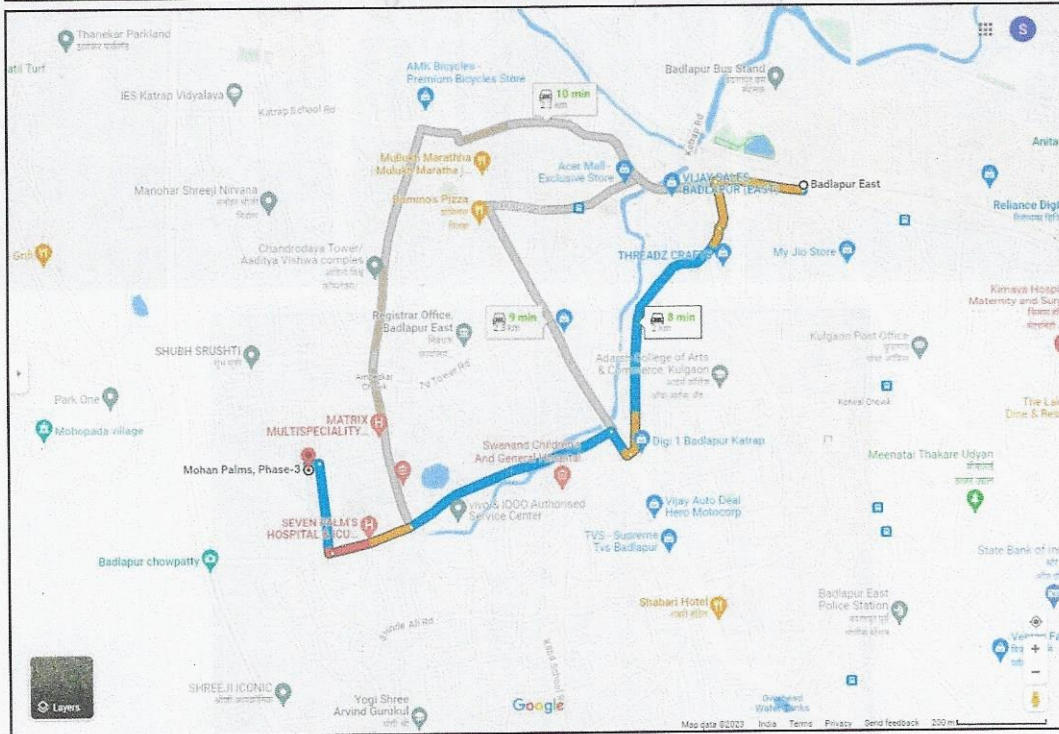
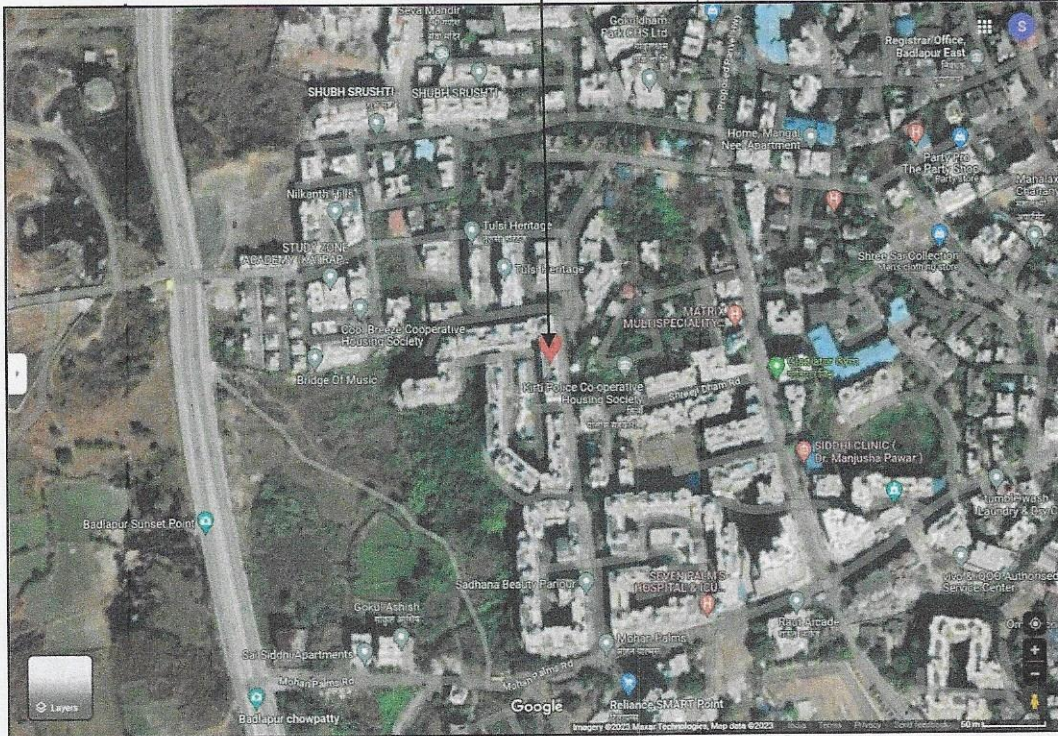
BUILDING "13"

G. FLOOR	1 st FLOOR	2 nd FLOOR	3 rd FLOOR
01. Mr. RAJENDRA S. JADAV	101. Mr. ANAND V. AUTTHAL	201. Mr. VINOD K. SENGHAI MEHRA	301. Mrs. KALPANA K. SATAM
02. Mr. VIVEK Y. MAHAJAN	102. Mr. SHRIKANT S. KULKARNI	202. Mr. CHANDRASEKHAR S. BORGHE	302. Mr. RAJENDRA S. JADAV
03. Mr. SHRIKANT M. BERADE	103. Mr. RAJENDRA V. SHELAR	203. Mrs. JYOTI M. MOPLEKAR	303. Mr. ANIL K. PARAGAR
04. Mr. BISHNATH S. BHOITE	104. Mr. SUNIL NIKHARE	204. Mrs. SUREKHA U. KARANDE	304. Mr. JAYDEVANT K. SINDORDE
4 th FLOOR	5 th FLOOR	6 th FLOOR	7 th FLOOR
401. Mr. ASHISH KUMAR GARDNA	501. Mr. NITIN S. SUPPIYER K. WODE	601. Mrs. SHAMMOOR GURAJARI	701. Mr. BHAKTALINGH K. SHIRAL
402. Mr. VISHWANATH S. WIPLE	502. Mr. ANIL DASHRATH	602. Mr. SUNITA M. BETAAR	702. Mrs. KALPANA K. SATAM
403. Mr. RAJESH K. PUTHAN	503. Mrs. HIRJI DEVIJI KATE	603. Mr. SUDHANSU A. DEBAR	703. Mrs. SARADA SUDHANSU
404. Mr. SACHIN HARISH KHADE	504. Mr. CHANDRASEKHAR S. BORGHE	604. Mr. MANISH K. MISHRA	704. Mrs. DEVI S. DUBE



Route Map of the property

(Site:ur)



Longitude Latitude: 19°09'41.5"N 73°13'36.7"E

Note: The Blue line shows the route to site from nearest railway station (Badlapur – 2 Km.)



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Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

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महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year
2023/2024

Annual Statement of Rates

Language
English

Selected District:

Select Taluka:

Select Village:

Search By: Survey No Location

Enter Survey No:

उपविभाग	बुनी कमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकरू (Rs./)	Attribute
11/29-एफ2/(2ब) शिरगावातील वरील एफ 2(1) च्या पूर्वे व एफ 2(अ) च्या व पश्चिम व शिरगावच्या पूर्वे हबद यामधील नकाशात दाखविल्याप्रमाणे मिळकती	8290	52400	58900	64700	58900	नौ. मीटर	सर्व्हे नंबर

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Sale Instance

164378	सूची क्र. २	दुय्यम निबंधक सह दु.नि. उल्हासनगर 2
23-06-2023		दस्तावेज क्रमांक: 1643/2023
Note :-Generated Through eSearch Module. For original report please contact concern SRO office.		नोंदणी: Regn:63m
गाव: शिरगाव		
(1) दस्तऐवज प्रकार	करारनामा	
(2) मोबदला	4998000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	4246000	
(4) भूमापन, पोटहिस्सा व घरक्रमांक (असल्यास)	इतर माहिती: मौजे- शिरगांव, स.नं. 13, हि.नं. 8, क्षेत्र 17190.28 चौ.मी. यावरील मोहन पामस् म्हणजेच मोहन पामस् फेज-3 को ऑप ही सोसा लि. या इमारतीमधील बिल्डींग नं. 11, फेज-3, पहिला मजला, सदनिका क्र. 102, क्षेत्र 71.75 चौ.मी कारपेट, मालमत्ता क्र. 12016672, जुना मालमत्ता क्र. 17176, कुळगांव-बदलापूर	
(5) क्षेत्रफळ	71.75 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) विशाल जगदिश पतंगे यांचे तर्फे कु.मु. म्हणून हिंदूराव लक्ष्मण जगदाळे 63 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. 102, पहिला मजला, बिल्डींग नं. 11, फेज-3, मोहन पामस्, शिरगांव, बदलापूर पू. ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. 421503 ASEPP1718N 2) योगिता विशाल पंतंगे 41 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. 102, पहिला मजला, बिल्डींग नं. 11, फेज-3, मोहन पामस्, शिरगांव, बदलापूर पू. ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. 421503 AOEPP4306A	
(8) दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) प्राची प्रमोद जाधव 43 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. बी/206, दुसरा मजला, वैष्णवी प्लाझा, सहारा कॉम्प्लेक्स जवळ, चिंचपाडा, कल्याण पू. ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. 421306 BKQPJ8921C 1) प्रमोद प्रकाश जाधव 44 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. बी/206, दुसरा मजला, वैष्णवी प्लाझा, सहारा कॉम्प्लेक्स जवळ, चिंचपाडा, कल्याण पू. ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. 421306 APSPJ0281K	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	08/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	1643/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	300000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		



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Sale Instance

195078 23-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र . २	द्वयम निबंधक :सह दु.नि. उल्हासनगर 2 दस्तऐवज क्रमांक.:1950/2023 नोंदणी: Regn:63m
गाव: शिरगाव		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	3200000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	2567000	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	, इतर माहिती: मौजे शिरगांव,ता.अंबरनाथ,जि.ठाणे स.नं.12,हि.नं.1 व2 पैकी आणि स.नं.13,हि.नं.8,क्षेत्र 23765.75 चौ.मी. यावरील मोहन पामस बिल्डिंग म्हणजेच आताची मोहन पामस फेज III को ऑप हौसिंग सोसायटी लि. मधील बिल्डींग नं.3,फेज 3,पाचवा मजला,सदनिका क्र.506,क्षेत्र 44.63 चौ.मी. कारपेट.कुळगांव-बदलापूर	
(5)क्षेत्रफळ	44.63चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) सचिन शिवाजी मिसाळ 43 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. 506, बिल्डिंग नं.3, फेज-3, मोहन पामस, शिरगाव, बदलापूर पु. ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. 421503 ALEPM1751F 2) सीमा सचिन मिसाळ 37 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. 506, बिल्डिंग नं.3, फेज-3, मोहन पामस, शिरगाव, बदलापूर पु. ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. 421503 BMEPM4001L	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मोतिराम बाळाजी तुपे 52 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: एस/1, दुसरा मजला, अमोघ अपार्टमेंट, आपटेवाडी, शिरगाव, बदलापूर पु. ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. 421503 AJAPT7245D	
(9)दस्तऐवज करून दिल्याचा दिनांक	14/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	14/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1950/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	192000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

Sale Instance

703578 23-06-2023 Note :-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र . २	दुय्यम निबंधक :सह दु.नि. उल्हासनगर 2 दस्तऐवज क्रमांक.:7035/2023 नोंदणी: Regn:63m
गाव: शिरगाव		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	4350000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	3862500	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	. इतर माहिती: मौजे शिरगाव,ता. अंबरनाथ,जि. ठाणे येथील स. नं. 13,हिस्सा नं. 8 क्षेत्र 17190.28 चौ.मी यावरील मोहन पाम्स फेज-3 को.ऑप.हौसिंग सोसायटी लि. बिल्डिंग नं. 13,फेज-3 मधील सदनिका क्र. 602,सहावा मजला,क्षेत्र 58.50 चौ.मी कारपेट कुळगांव- बदलापूर	
(5)क्षेत्रफळ	58.50चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) सुनिता मिलिंद बेटकर 49 प्लॉट नं. -, माळा नं: पहिला मजला , इमारतीचे नाव: सचिन को.ऑप.हौसिंग सोसायटी लि. ब्लॉक नं: 21 , रोड नं: मिठबंदर रोड, ठाणे, महाराष्ट्र, ठाणे. 400603 AALPH2832A	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) विजय आत्माराम गोरड 41 प्लॉट नं: -, माळा नं: पहिला मजला , इमारतीचे नाव: मोहन पाम्स, बिल्डिंग नं. 13, फेज- 3 , ब्लॉक नं: 102 , रोड नं: शिरगाव बदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे , महाराष्ट्र, ठाणे. 421503 ALAPG8382Q 1) राजश्री विजय गोरड 39 प्लॉट नं. -, माळा नं: पहिला मजला , इमारतीचे नाव: मोहन पाम्स, बिल्डिंग नं. 13, फेज- 3, ब्लॉक नं: 102 , रोड नं: शिरगाव बदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे , महाराष्ट्र, ठाणे. 421503 ALRPG8599E	
(9)दस्तऐवज करून दिल्याचा दिनांक	23/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	23/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	7035/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	261000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		



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Sale Instance

764078	सूची क्र . २	द्वयम निबंधक :सह दु.नि. उल्हासनगर 2
23-06-2023		दस्तऐवज क्रमांक.:7640/2023
Note :-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी: Regn.63m
गाव: शिरगाव		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	4150000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	3753000	
(4) भूमापन ,पेटहिस्सा व घरक्रमांक (असल्यास)	, इतर माहिती: मौजे शिरगांव,ता. अंबरनाथ,जि. ठाणे येथील 1)स. नं.12,हि. नं 1 व 2 पैकी आणि स. नं.13,हि.नं. 8 मध्ये 14973.58 चौ. मी. +पूर्वीचे टी .डी .आर. क्षेत्र 7630 .03 + नव्याने प्रस्तावित टी .डी .आर. क्षेत्र. 3501.48 चौ. मी. असे एकूण 26105.09.चौ. मी.पैकी पूर्वी मंजूर क्षेत्र 17190 .28 चौ. मी.व नव्याने प्रस्तावित क्षेत्र 6575.47 चौ. मी. असे एकूण नियोजित क्षेत्र 23765.75 चौ. मी. यावरील मोहन पाम्स् फेज 3 को. ऑप. होसिंग सोसायटी लि. मधील बिल्डिंग नं 2,फेज 3,सदनिका क्र 302,तिसरा मजला क्षेत्र 59 .69 चौ. मी.कारपेटकुळगांव-बदलापूर	
(5)क्षेत्रफळ	59.69चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मनिषा सुनिल जुन्नरकर 44 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. टीपणी हाऊस, पहिला मजला, रुम नं. 10, पडवळ नगर, वागळे इस्टेट, ठाणे, महाराष्ट्र, 600604 ALAPJ7659R 2) सुनिल डी. जुन्नरकर 58 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. टीपणी हाऊस, पहिला मजला, रुम नं. 10, पडवळ नगर, वागळे इस्टेट, ठाणे, महाराष्ट्र, 600604 AGCPJ4341D	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मंजोत कुमार - 37 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. मोहन पाम्स् बिल्डिंग नं 5,रुम नं 302 शिरगाव बदलापूर पूर्व, महाराष्ट्र, ठाणे, 421503 AQQPK9052E	
(9)दस्तऐवज करून दिल्याचा दिनांक	02/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	02/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	7640/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	249000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		



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Price Indicators

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Shirogaon > 2 BHK Flats in Shirogaon

Posted on May 16, 2023 | Ready to move

₹44 Lac

@ 6,567 per sq.ft.

Estimated EMI ₹ 35,143

2BHK 2Baths

Flat/Apartment for Sale

in Mohan Palms, Shirogaon, Mumbai Beyond Thane, Mumbai

RESALE STATUS

NOT AVAILABLE

Website: <https://maharera.mahaonline.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews >

Property (15)

Photos (1/15)

Area

Carpet area: 670 sq.ft.

Configuration

2 Bedrooms, 2 Bathrooms, 3+ Balconies

Price

₹ 44 Lac @ 6,567 per sq.ft.

Address

Mohan Palms Shirogaon, Mumbai Beyond Thane

Floor Number

5th of 8 Floors

Facing

South-East

Overlooking

Park/Garden, Main Road, Club, Pool, Others

Property Age

5 to 10 Year Old

Places nearby

Shirogaon, Mumbai Beyond Thane, Mumbai

Ganapati Mandir
Mahakali Mandir
Swami Samarath Math
Ram Maruti Mandir
Jamma Masjid
Mahalaxmi M

magicbricks
Login ▾ Post Property FREE

Home > Property for sale in Thane > Flats for sale in Thane > Flats for sale in Badlapur > 2 BHK Flats for sale in Badlapur > 1060 Sq.ft

Posted on: Mar 02, 23 | Property ID: 35057275

₹52.0 Lac

Get ₹15,600 cashback on Home Loan

ONLY ON MAGICBRICKS

2 BHK Flat For Sale in Mohan Palms, **Badlapur, Thane**

2 Beds | 2 Baths | 3 Balconies | Unfurnished

Carpet Area 730 sqft ₹7,123/sqft	Developer Mohan Group	Project Mohan Palms
Floor 6 (Out of 7 Floors)	Transaction Type Resale	Status Ready to Move
Additional Rooms 1 Store Room	Facing North	Furnished Status Unfurnished

Contact Owner
Get Phone No.

Last contact made 121 days ago

Contact Owner

Inderjeet Chandnani

+91-9500XXXXXX

Get Phone No.

Download Brochure

More Details

Price Breakup	₹52 Lac ₹2,700 Monthly
Address	phase 3 building 8 604, Badlapur, Thane - Beyond Thane, Maharashtra
Landmarks	pendulkar mangalmya karyaalya

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 ₹ 45,36,000.00 (Rupees Forty Five Lakh Thirty Six Thousand Only). The Realizable Value of the above property is ₹ 40,82,400.00 (Rupees Forty Lakh Eighty Two Thousand Four Hundred Only). The Distress Value is ₹ 36,28,800.00 (Rupees Thirty Six Lakh Twenty Eight Thousand Eight Hundred Only).

Place: Mumbai

Date: 28.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=address,
2.5.2.20080130604b1516c09e4535286591340576151413331
15279617a18b4622, postalCode=400099, st=Maharashtra,
serialNumber=41, uri=ip://vastukala.com/002013/2301337/18/2e37
4a287932796216f6, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.28 10:04:04 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

CBI Emp. No. SMRO/CREDIT/2017-18/1311

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

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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, Manoj 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 28.06.2023 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 19.06.2023. 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 AERPC9086P
- 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.



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mrs. Kalpana Girish Satam from M/s. Shubh Builders & Developers vide Agreement for Sale dated 11.06.2013.
2.	purpose of valuation and appointing authority	As per the request from Central Bank of India, Nariman Point Branch to assess value of the property for Bank Loan Purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Prashant Kasar– Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – 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 – 19.06.2023 Valuation Date – 28.06.2023 Date of Report – 28.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 19.06.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **28th 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 Flat, admeasuring **Carpet Area in Sq. Ft. = 630.00** in the name of **Mrs. Kalpana Girish Satam**. 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 **Mrs. Kalpana Girish Satam**. 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's representative, we understand that the Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 630.00**.

Condition & Repair

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

Valuation Methodology

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

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

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 630.00.**

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.



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).

