

# 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-1247/23-24</b>
	Dated <b>27-Jun-23</b>
	Delivery Note <b>AGAINST REPORT</b>
	Reference No. & Date. Other References
Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC SION BRANCH B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirol Road, Off L.B.S.Marg, Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No. Dated
	Dispatch Doc No. <b>002109 / 2301248</b>
	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 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
<b>Total</b>				<b>In ₹ 2,950.00</b>

Amount Chargeable (in words) **Indian Rupee Two Thousand Nine Hundred Fifty Only** E. & O.E

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


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

**Remarks:**  
 Mr. Gangaram Shivaji Yedage - Residential Flat No. 1212, 12th Floor, Building No. C-1, "Divine Heights", Khardipada, Sudama Greens, Diva Shill Road, Village Dawale, Diva (East), Thane - 400612, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

**Declaration**  
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

**Company's Bank Details**  
 Bank Name : **State Bank of India**  
 A/c No. : **32632562114**  
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**

  
 UPI Virtual ID : vastukala@icici

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

*Rattod*  
 Authorised Signatory

This is a Computer Generated Invoice





## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Gangaram Shivaji Yedage**

Residential Flat No. 1212, 12<sup>th</sup> Floor, Building No. C-1, "**Divine Heights**", Sudama Greens,  
Khardipada, Diva Shill Road, Village Dawale, Diva (East), Thane – 400 612,  
State – Maharashtra, Country – India.

Latitude Longitude: 19°10'08.7"N 73°02'49.7"E

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### Valuation Done for:

**State Bank of India**

**RACPC Sion Branch**

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



### Our Pan India Presence at :

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

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





## VALUATION OPINION REPORT

This is to certify that the under-construction property bearing Residential Flat No. 1212, 12<sup>th</sup> Floor, Building No. C-1, "**Divine Heights**", Khardipada, Sudama Greens, Diva Shill Road, Village Dawale, Diva (East), Thane – 400612, State – Maharashtra, Country – India belongs to **Mr. Gangaram Shivaji Yedage**.

Boundaries of the property.

North	:	Greens Road & Open Plot
South	:	Open Plot
East	:	Open Plot
West	:	Diva Shill Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 39,01,500.00 (Rupees Thirty Nine Lakh One Thousand Five Hundred Only)**. As per Site Inspection 61% Construction Work is Completed.

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

Vidhi M. Chalikwar

Chartered Valuer (India)

Membership No. CAT-I/F-1930

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

Encl: Valuation report.

Digitally signed by Vidhi Chalikwar  
DN: cn=Vidhi Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=vidhi@vastukala.org, c=IN  
Date: 2023.06.27 13:26:03 +05'30'

Auth. Sign.



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### 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 Branch Manager,  
State Bank of India  
RACPC Sion Branch**B-603 & 604, Kohinoor City, Commercial-1,  
6<sup>th</sup> Floor, Kirol Road, Off L.B.S. Marg, Kurla  
(West), Mumbai, Pin Code – 400 070,  
State – Maharashtra, Country – India.**VALUATION REPORT (IN RESPECT OF FLAT)**

I	General	
1.	Purpose for which the valuation is made	: To assess realizable value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 26.06.2023
	b) Date on which the valuation is made	: 27.06.2023
3.	List of documents produced for perusal:	<ol style="list-style-type: none"> <li>1. Copy of Agreement for Sale dated 15.06.2023 between M/s. Patil Developers (the Promoters) and Mr. Gangaram Shivaji Yedage (the Allottees) (3 Pages from Agreement).</li> <li>2. Copy of RERA Registration Certificate No. P51700019573 dated 09.09.2021.</li> <li>3. Copy of Amended Commencement Certificate V. P. No. S11 / 0051 / 12 / TMC / TDD / 4368 / 23 dated 12.04.2023 issued by Thane Municipal Corporation.</li> </ol>
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)	<p><b>Mr. Gangaram Shivaji Yedage</b></p> <p><b>Address:</b> Residential Flat No. 1212, 12<sup>th</sup> Floor, Building No. C-1, "<b>Divine Heights</b>", Sudama Greens, Khardipada, Diva Shill Road, Village Dawale, Diva (East), Thane – 400 612, State – Maharashtra, Country – India.</p> <p><b>Contact Person:</b> Mr. Joseph Mani (Sales Person) Contact No.: 8591086460</p> <p>Sole Ownership</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	<p>The property is a residential Flat No. 1212 in under construction building. The flat is located on 12<sup>th</sup> Floor in the said under construction building. The composition of flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + Flowerbed Area (i.e., <b>1BHK + 2 Toilets</b>). The property is at 2.6 Km distance from nearest railway station Diva Junction.</p> <p><b>At the time of inspection, the property was under construction. Extent of completion are as under:</b></p>

	Foundation	Completed	RCC Plinth	Completed
	RCC Floors	19 Floors Completed	Internal & External Brickwork	15 Floors Completed
	Internal Plastering	15 Floors Completed	External Plastering	15 Floors Completed
	Flooring	15 Floors Completed	Total	61% work completed
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Survey No. 167/2A, 3
	b)	Door No.	:	Residential Flat No. 1212
	c)	T.S. No. / Village	:	Village – Dawale
	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	District – Thane
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of approved building plans were not provided and not verified.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.	Postal address of the property		:	Residential Flat No. 1212, 12 <sup>th</sup> Floor, Building No. C-1, "Divine Heights", Sudama Greens, Kharpada, Diva Shill Road, Village Dawale, Diva (East), Thane – 400612, State – Maharashtra, Country – India.
8.	City / Town		:	Divya (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 – Dawale Thane Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	Boundaries of the property			<b>As per actual Site</b> <b>As per Agreement</b>
	North		:	Greens Road & Open Plot      Details not available
	South		:	Open Plot      Details not available
	East		:	Open Plot      Details not available
	West		:	Divya Shill Road      Details not available
13.	Dimensions of the site			N. A. as property under consideration is a flat in an apartment building.
				A      B
				As per the Deed      Actual



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	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 333.00 Balcony Area in Sq. Ft. = 103.00 Total Carpet Area in Sq. Ft. = 436.00 (Area as per actual site measurement)</p> <p><b>Carpet Area in Sq. Ft. = 459.00 (Area as per Index II)</b></p> <p>Built Up Area in Sq. Ft. = 504.00 (Carpet area + 10%)</p> <p><b>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area</b></p>	
14.	Latitude, Longitude & Co-ordinates of flat	:	19°10'08.7"N 73°02'49.7"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 459.00 (Area as per Index II)</b>	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction	
<b>II APARTMENT BUILDING</b>				
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 167/2A, 3	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Dawale Thane Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1212, 12 <sup>th</sup> Floor, Building No. C-1, " <b>Divine Heights</b> ", Sudama Greens, Khardipada, Diva Shill Road, Village Dawale, Diva (East), Thane – 400612, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	Building is under construction	
5.	Number of Floors	:	Proposed Ground (Part) + Stilt (Part) + 24 Upper Floors	
6.	Type of Structure	:	Proposed R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 15 Flats on 12 <sup>th</sup> Floor	
8.	Quality of Construction	:	Good	



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9.	Appearance of the Building	:	Building is under construction
10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available	:	
	Lift	:	Proposed 3 Lifts
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Stilt + Open Car Parking
	Is Compound wall existing?	:	Proposed, yes
	Is pavement laid around the building	:	Proposed, yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the flat is situated	:	12 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 1212
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified & Wooden flooring
	Doors	:	Teak wood door framed with flush doors
	Windows	:	Proposed Powder coated aluminum sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Proposed 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?	:	Building is under construction
7	Sale Deed executed in the name of	:	<b>Mr. Gangaram Shivaji Yedage</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Built Up Area in Sq. Ft. = 504.00 (Carpet area + 10%)
10	What is the floor space index (app.)	:	As per TMC norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 333.00 Balcony Area in Sq. Ft. = 103.00 Total Carpet Area in Sq. Ft. = 436.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 459.00 (Area as per Index II)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Proposed for residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction



15	If rented, what is the monthly rent?	:	₹ 10,000.00 Expected rental income per month after building completion
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 8,500.00 to ₹ 9,500.00 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).	:	₹ 8,500.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 6,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 57,530.00 per Sq. M. i.e. ₹ 5,345.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	:	
<b>a</b>	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years after completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as building is under construction
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,500.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 6,000.00 per Sq. Ft.



<b>Total Composite Rate</b>	:	<b>₹ 8,500.00 per Sq. Ft.</b>
<b>Remark:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	459.00 Sq. Ft.	8,500.00	<b>39,01,500.00</b>
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
<b>Total / Realizable value of the property</b>				<b>39,01,500.00</b>
<b>Insurable value of the property (504.00 X 2,500.00)</b>				<b>12,60,000.00</b>
<b>Guideline value of the property (As per Index II)</b>				<b>26,34,563.00</b>

**Justification for price / rate**

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

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

**Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically



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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 ₹ 8,500.00 to ₹ 9,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹ 8,500.00 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	₹ 10,000.00 Expected rental income per month after building completion.
iii) Any likely income it may generate	Rental Income

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## Route Map of the property Site u/r



**Latitude Longitude: 19°10'08.7"N 73°02'49.7"E**

**Note: The Blue line shows the route to site from nearest railway station (Diva Junction– 2.6 Km.)**



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## Ready Reckoner Rate



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Government of Maharashtra

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महाराष्ट्र शासन

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बाजारमूल्य दर पत्रक

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**Annual Statement of Rates**

Year: 2023/2024 Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : डावळे

Search By:  Survey No  Location

Select	उपविभाग	दुनी जमीन	निवासी बदलिका	बॉझीस	दुकाने	वैवैवैविक	एकक (Rs.)
SurveyNo	28/107-20अ) सर्वे नंबर	10400	52300	53500	85400	53500	चौ. मीटर
SurveyNo	28/108-20अ) सर्वे नंबर - श्रद्धिर्कृत प्र.चौ.मी.	3500	0	0	0	0	चौ. मीटर

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## Price Indicators

**square yards** Thane Buy Rent Projects Agents More Services Resources Intelligence Sell or Rent Property Login

Home Property for Sale in Thane Property for Sale in Diva Property for Sale in Pali Divine Heights, Thane 1 Bedroom 398 Sq.Ft. Apartment in Diva Thane

39 Views Compare

**Pali Divine Heights**  
**1 Bedroom 398 Sq.Ft. Apartment in Diva Thane**  
 Listing ID: 44769765

**₹ 33 L**

Need Loan? Get Free Lend Score

1 Bedroom + Pooja Room  
 Unfurnished  
 1 Bathroom  
 398 Sq.Ft. (Carpet Area)

Get Instant Home Loan Request by Call

Overview Amenities Agent Overview About Project Commute Time Diva Reviews

**Key Highlights**

Spacious Builder Affordable Luxury lifestyle Family Schools in vicinity

No brokerage free service

With a view of the water and green spaces, this spacious apartment is available for the residents of Thane, Diva.

- With an age of less than 1 year, this apartment is Unfurnished and has 1 bedrooms and 1 bathrooms.
- The apartment is facing east and has a good view from the 10th floor in a 16th floor building.

The apartment is on sale at a price of Rs.

**Property Information**

Listing Type: **Sale** Property Type: **Residential** Building Type: **Apartment**

**Contact our Real Estate Experts**

**Vilsa Rathod**  
 +91 9023000000

Name: \_\_\_\_\_  
 Email ID: \_\_\_\_\_  
 +91 Phone Number: \_\_\_\_\_

Enable updates through WhatsApp

Contact Now

**square yards** Thane Buy Rent Projects Agents More Services Resources Intelligence Sell or Rent Property Login

Home Property for Sale in Thane Property for Sale in Diva Property for Sale in Pali Divine Heights, Thane 1 Bedroom 324 Sq.Ft. Apartment in Diva Thane

308 Views Compare

**Pali Divine Heights**  
**1 Bedroom 324 Sq.Ft. Apartment in Diva Thane**  
 Listing ID: 44200364

**₹ 32 L**

Need Loan? Get Free Lend Score

1 Bedroom  
 Unfurnished  
 1 Bathroom  
 324 Sq.Ft. (Carpet Area)  
 East Facing

4 Buyers Interested in this Property

Get Instant Home Loan Request by Call

Overview Amenities Agent Overview About Project Commute Time Diva Reviews

**Key Highlights**

Schools in vicinity High Rental Yield Vastu compliant Prime Location Family

A well maintained apartment is available in Pali Divine Heights, Thane which can be bought at a reasonable price of Rs.32 Lk. 000.

- This 324 sq.ft. apartment is located at 10th floor in a 24 story building.
- Apartment is Unfurnished and is located in a prime locality.

It is also vastu compliant.

**Property Information**

Listing Type: \_\_\_\_\_ Property Type: \_\_\_\_\_ Building Type: \_\_\_\_\_

**Contact our Real Estate Experts**

**Realty One Group**  
 +91 9125000000

Name: \_\_\_\_\_  
 Email ID: \_\_\_\_\_  
 +91 Phone Number: \_\_\_\_\_

Enable updates through WhatsApp



## Price Indicators

**square yards** Home / Thane / Buy / Rent / Projects / Agents / More Services / Resources / Intelligence / Sell or Rent Property / Login

Home / Property for Sale in Thane / Property for Sale in Diva / Property for Sale in Pall Divine Heights, Thane / 1 Bedroom 470 Sq.Ft. Apartment in Diva Thane

**Pall Divine Heights**  
**1 Bedroom 470 Sq.Ft. Apartment in Diva Thane**  
 Listing ID: #5233493

**₹ 37.11 L**

Need Loan? Get Free Credit Score

1 Bedroom  
 Semi-Furnished  
 2 Bathroom  
 470 Sq.Ft. Built-up Area

Get Instant Home Loan / Register for Call

121 Views / Compare / 21 Photos / Map View

Overview / Furnishing / Amenities / Agent Overview / About Project / Data Intelligence / Commute Time / Diva Reviews

**Key Highlights**

- Prime Location
- Reputed Builder
- Safe & Secure Locality
- Articulate
- Family

Divya, Thane - A Promising Locality to invest in! you are looking for an affordable yet non-nominate apartment in Thane, here Diva is the locality you should focus on.

- Located in the eastern part of Thane, Diva has emerged as a sought after residential destination in recent years due to its strategic location and ample locality boasts excellent connectivity to various parts of Mumbai and Thane, with the Diva railway station being the major transportation hub connecting it to the central line of Mumbai's suburban railway network.
- With the express metro line running from Wadala to Kassarvasavi, Diva is set to receive further connectivity benefits in the , with its proximity to the rapidly developing areas of Dombivli and Kharavi, Diva offers access to excellent healthcare facilities, educational institutions, and shopping destinations.

Show More >

Contact our Real Estate Experts

Preferred Partner  
**Rajeshree Rajesh Jan...**  
 +9198992100000

Name: \_\_\_\_\_  
 Email ID: \_\_\_\_\_  
 +91 - Phone Number: \_\_\_\_\_

Enable updates through WhatsApp

Contact Now

**HOUSING.COM** Buy in Thane / Divine Heights

Divine Heights

By H/S PARTU DEVELOPERS

Plot No. 107/2A, 3 Opp. Diva Hospital, Kharavi Road, Diva East, Beyond Thane, Thane

1.2 BHK Apartment - Feb 10, 2025

**₹ 34.95 L - 54.19 L**  
 \$M starts at ₹16.51 K

Price on basis of Investment, See More

Contact Developer

Project Images

1.2 BHK Apartments Configurations

Dec, 2025 Possession Starts

Price on request Avg. Price

413.00 sq.ft. - 649.00 sq.ft. (Carpet Area) Sizes

Overview/Home / More About Project / About Project / Floor Plan / Tour This Project / Amenities / Price Trends >

Divine Heights Overview

Best shared Most viewed project in this area

**Sale Instance**

2191536 05-05-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. ठाणे 9 दस्त क्रमांक : 2191/2023 नोदणी : Regn:63m
<b>गावाचे नाव : डावले</b>		
(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2) मोबदला	2700000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1722239	
(4) भू मापन पोर्टहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 104, माळा नं: पहिला मजला, इमारतीचे नाव: सुदामा ग्रीन्स, ब्लॉक नं: दिवा शिळ रोड,डावले,खाडीगाव, रोड : दिवा(पूर्व)ठाणे महाराष्ट्र 400612, इतर माहिती: सदनिका क्षेत्र 27.44 चौ.मी. कारपेट(( Survey Number : 167/3, 167/2/A : ))	
(5) क्षेत्रफळ	27.44 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-बाईबाई बळीराम बुरुड . वय:-54 पत्ता:-प्लॉट नं: स्वताचे घर, माळा नं: , इमारतीचे नाव: , ब्लॉक नं: मोजे डावले, खाडीगाव, रोड नं: दिवा शिळ पनवेल रोड, दिवा पूर्व ठाणे महाराष्ट्र, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AYSPB9554G 2): नाव-विकास बळीराम बुरुड . वय:-30 पत्ता:-प्लॉट नं: स्वताचे घर, माळा नं: , इमारतीचे नाव: दिवा शिळ रोड, ब्लॉक नं: डावले, रोड नं: दिवा पूर्व ठाणे महाराष्ट्र, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-BBYYPB9163P 3): नाव-मान्यता देणार-मे. पाटील डेव्हलपर्स चे प्रो.प्रा. सचिन सुदाम पाटील तर्फे कु.मु. म्हणून कबुलीजबाबदारता भरत वसंत पाटील . वय:- पत्ता:-प्लॉट नं: ऑफिस नंबर 7 बी विंग, माळा नं: तळ मजला, इमारतीचे नाव: संतोष कॉम्प्लेस, ब्लॉक नं: दिवा दासिवली रोड, रोड नं: दिवा पूर्व, महाराष्ट्र, THANE. पिन कोड:-400612 पॅन नं:-AQEPP5331R	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-पिंटू कुमार राय . वय:-34; पत्ता:-प्लॉट नं: रूम नंबर 1, चाल नंबर 2, माळा नं: , इमारतीचे नाव: आई एकवीरा गौरी निवास चाल, ब्लॉक नं: समशान भूमी रोड, रोड नं: टाटा पावर लाईन दिवा पूर्व ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-CMTPRR441M 2): नाव-निटू पिंटू राय . वय:-32; पत्ता:-प्लॉट नं: रूम नंबर 1, माळा नं: , इमारतीचे नाव: आई एकवीरा गौरी निवास चाल, ब्लॉक नं: समशान भूमी रोड टाटा पावर लाईन, रोड नं: दिवा पूर्व ठाणे महाराष्ट्र, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-CPRPR7068P	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	07/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	2191/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	189000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	27000	
(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.	



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**Sale Instance**

1190536 05-05-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. ठाणे 9 दस्त क्रमांक : 1190/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : डावले</b>		
(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2) मोबदला	2000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1786882	
(4) भू. मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: मौजे डावले ता. जि. ठाणे येथील सर्व्हे नंबर 167 हिस्सा नंबर 2अ मधील सुदामा ग्रीन्स मधील सदनिका क्र. 201,बी-1,दुसरा मजला,दिवा शिळ रोड,खाडीगाव,दिवा पूर्व क्षेत्रफळ 31.16 चौ. मी.(( Survey Number : 167 ; HISSA NUMBER : 2A ; ))	
(5) क्षेत्रफळ	34.166 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:-सोनू शिवा बुरुड ... वय:-54 पत्ता:-प्लॉट नं: खाडीगाव, माळा नं: दिवा शिळ रोड, इमारतीचे नाव स्वताचे घर, ब्लॉक नं: डावले, रोड नं: दिवा शिळ रोड, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:- AWGPB6022R 2): नाव:-मान्यता देणार. मे पाटील डेव्हलपर्स तर्फे मालक सचिन सुदाम पाटील च्या तर्फे कु.मु. म्हणुन कबुलीजबाबा करिता भरत वसंत पाटील . वय:-30 पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: बदलापुर पाईपलाईन रोड, ग्रामपंचायत ऑफिस समोर, हेदुठम, निळजे, कल्याण ठाणे, रोड नं: .. महाराष्ट्र, THANE. पिन कोड:-421204 पॅन नं:-AQEPP5331R	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रमोद राजेश कुमार पांडे .... वय:-32; पत्ता:-प्लॉट नं: मिश्रा चाळ, माळा नं: जयहिंद नगर, इमारतीचे नाव: सोनापूर, ब्लॉक नं: शिवजी नगर, रोड नं: मानखुर्द, महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:-AWGPB6022R 2): नाव:-बिनु प्रमोद पांडे . . वय:-30; पत्ता:-प्लॉट नं: मिश्रा चाळ, माळा नं: जयहिंद नगर, इमारतीचे नाव: सोनापूर, ब्लॉक नं: मानखुर्द, रोड नं: शिवजी नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:- DQXPP2282P	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	23/01/2023	
(11) अनुक्रमांक खंड व पृष्ठ	1190/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	140000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	20000	
(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.	



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As a result of my appraisal and analysis, it is my considered opinion that Value of the above property in the prevailing condition with aforesaid specifications is ₹ 39,01,500.00 (Rupees Thirty Nine Lakh One Thousand Five Hundred Only). As per Site Inspection 61% Construction Work is Completed.

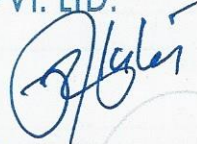
Place: Mumbai

Date: 27.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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: 2023.06.27 13:26:28 +05'30'



®

Director

Auth. Sign.

Vidhi M. Chalikwar

Chartered Valuer (India)

Membership 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)

Countersigned  
(BRANCH MANAGER)

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

(Annexure – I)

**DECLARATION-CUM-UNDERTAKING**

I, Vidhi M, 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 27.06.2023 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 26.06.2023. 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



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr. Gangaram Shivaji Yedage from M/s. Patil Developers vide Agreement for Sale dated 15.06.2023,
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Sion Branch to assess value of the property for Bank loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Vidhi M. Chalikwar – Chartered Valuer Suraj Zore – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shamal Bodke – 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 – 26.06.2023 Valuation Date – 27.06.2023 Date of Report – 27.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 26.06.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **27<sup>th</sup> June 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 459.00** in the name **Mr. Gangaram Shivaji Yedage**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Gangaram Shivaji Yedage**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 459.00**.

### Condition & Repair

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

### Valuation Methodology

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

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

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



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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 459.00.**

#### **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

Digitally signed by Vidhi Chalikwar  
DN: cn=Vidhi Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=vidhi@vastukala.org, c=IN  
Date: 2023.06.27 13:26:46 +05'30'

Auth. Sign.

Director

**Vidhi M. Chalikwar**

Chartered Valuer (India)

Membership No. CAT-I/F-1930

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



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FOR VASTORIA COMMUNITY (II) LTD  
Vicki Chalmers  
Director

Tom M. ...  
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