

# 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-1697/23-24</b>	Dated <b>24-Jul-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA- HINDU COLONY DADAR</b> HINDU COLONY DADAR BRANCH Bullet, 2/80, 2/10, L.N. Road. Opp Raja Shivaji Vidyalaya, Hindu Colony, Dadar East Mumbai 400014 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>002316 / 2301751</b>	Delivery Note Date
Dispatched through		Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>5,000.00</b>
	<b>CGST</b>			<b>450.00</b>
	<b>SGST</b>			<b>450.00</b>
<b>Total</b>				<b>₹ 5,900.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Five Thousand Nine Hundred Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
<b>Total</b>			<b>450.00</b>		<b>450.00</b>	<b>900.00</b>

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

Company's Bank Details

Bank Name : **State Bank of India**

A/c No. : **32632562114**

Branch & IFS Code: **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

**Remarks:**

Janish Rajendra Murgai & Roshan Rajendra Murgai - Residential Flat No. 62, 6th Floor, Wing - A, "Chanchal Smruti Co-op. Hsg. Soc. Ltd.", 25, G.D. Ambedkar Marg, Wadala, Mumbai, PIN Code - 400 031, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

**Declaration**

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.

MSME Registration No. - 27222201137

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

*Ratbcl*  
Authorised Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Janish Rajendra Murgai & Roshan Rajendra Murgai**

Residential Flat No. 62, 6<sup>th</sup> Floor, Wing – A, "**Chanchal Smruti Co-op. Hsg. Soc. Ltd.**", 25, G.D. Ambedkar Marg, Wadala, Mumbai, PIN Code – 400 031, State - Maharashtra, Country - India.

Latitude Longitude: 19°00'47.5"N 72°50'56.3"E

### Valuation Done for: **State Bank of India**

**SME Hindu Colony Dadar Branch**

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



#### 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 property bearing Residential Flat No. 62, 6<sup>th</sup> Floor, Wing – A, "Chanchal Smruti Co-op. Hsg. Soc. Ltd.", 25, G.D. Ambedkar Marg, Wadala, Mumbai, PIN Code – 400 031, State - Maharashtra, Country – India belongs to **Janish Rajendra Murgai & Roshan Rajendra Murgai**.

### Boundaries of the property.

North	:	Ketan Apartment
South	:	New Look Apartment
East	:	G. D. Ambedkar Marg
West	:	Wing - B

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 **₹ 2,52,20,000.00 (Rupees Two Crore Fifty Two Lakh Twenty Thousand Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

C.M.D.

Originally signed by: Sharadkumar B. Chalikwar  
D:\cme\Sharadkumar B. Chalikwar.  
@Vastukala Consultants (I) Pvt. Ltd.  
ou=CMD, email=cme@vastukala.org  
Date: 2023.07.25 10:25:49 +05'30'

Auth. Sign



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
SBI Empanelment No.: SME/TCC/2017-18/942/178  
Encl: Valuation report.



### Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,  
Chandivai Farm Road, Andheri (East),  
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mumbai@vastukala.org

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

1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

**The Branch Manager,****State Bank of India****SME Hindu Colony Dadar Branch**

Bullet Building, Lakhmshi Nappu Road,

Opposite Raje Chhatrapati Shivaji Vidyalyaya,

Hindu Colony, Dadar (East), Mumbai - 400 014,

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 Housing Loan Purpose.
2.	a)	Date of inspection	: 06.07.2023
	b)	Date on which the valuation is made	: 24.07.2023
3.	List of documents produced for perusal:		
	i)	Copy of Original Agreement of Transfer dated 29.01.2005	
	ii)	Copy of Society NOC Letter dated 28.01.2005	
	iii)	Copy of Society Share Certificate Document No. 50 dated 15.05.2005	
	iv)	Copy of Building Completion Certificate Document No. 3530 / A dated 17.02.1969 issued by Municipal Corporation of Greater Mumbai	
	v)	Copy of Electricity Bill Invoice No. 306690230021 dated 16.06.2023 issued by B.E.S.T. in the name of Janish R. Murgai	
	vi)	Copy of Maintenance Bill No. 34 dated 27.04.2023 in the name of J.R. Murgai	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>Janish Rajendra Murgai &amp; Roshan Rajendra Murgai</b>  <b>Address:</b> Residential Flat No. 62, 6 <sup>th</sup> Floor, Wing – A, "Chanchal Smruti Co-op. Hsg. Soc. Ltd.", 25, G.D. Ambedkar Marg, Wadala, Mumbai, PIN Code – 400 031, State - Maharashtra, Country - India.  <b>Contact Person:</b> Janish Rajendra Murgai (Owner)  Joint Ownership Details of share of ownership is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The flat is located on 6 <sup>th</sup> floor in the said Residential building. As per site inspection, Flat Nos. 61 & 62 are internally amalgamated with separate entrances but can be demarcated individually. At present single entrance is used. The composition of flat No. 62 is 2 Bedrooms + Living Room + Kitchen + 2 Toilets. (i.e. <b>2 BHK + 2 Toilets.</b> ) The property is at 950 M. distance from nearest railway Dadar.



6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Residential Flat No. 62
	c) C.T.S. No. / Village	:	C.S. No. 25 of Matunga Division
	d) Ward / Taluka	:	-
	e) Mandal / District	:	District – Mumbai District
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Building Completion Certificate Document No. 3530 / A dated 17.02.1969 issued by Municipal Corporation of Greater Mumbai
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 62, 6 <sup>th</sup> Floor, Wing – A, "Chanchal Smruti Co-op. Hsg. Soc. Ltd.", 25, G.D. Ambedkar Marg, Wadala, Mumbai, PIN Code – 400 031, State - Maharashtra, Country - India.
8.	City / Town	:	Wadala, Mumbai City
	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	:	Matunga Division Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		<b>As per actual site</b> <b>As per Agreement</b>
	North	:	Ketan Apartment      Details not available
	South	:	New Look Apartment      Details not available
	East	:	G. D. Ambedkar Marg      Details not available
	West	:	Wing - B      Details not available
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
			A      B
			As per the Deed      Actual
	North	:	-      -
	South	:	-      -
	East	:	-      -



	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 758.00 Balcony Area in Sq. Ft. = 42.00 Total Carpet Area in Sq. Ft. = 800.00 (Area as per Actual Site Measurement)	
			<b>Carpet Area in Sq. Ft. = 800.00</b> <b>(Area as per Agreement of Transfer)</b>	
			Built up Area in Sq. Ft. = 960.00 (Area as per Index - II)	
14.	Latitude, Longitude & Co-ordinates of flat	:	19°00'47.5"N 72°50'56.3"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 800.00</b> <b>(Area as per Agreement of Transfer)</b>	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II APARTMENT BUILDING</b>				
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	C.S. No. 25 of Matunga Division	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Matunga Division Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 62, 6 <sup>th</sup> Floor, Wing – A, " <b>Chanchal Smruti Co-op. Hsg. Soc. Ltd.</b> ", 25, G.D. Ambedkar Marg, Wadala, Mumbai, PIN Code – 400 031, State - Maharashtra, Country - India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	1968 (As per Agreement)	
5.	Number of Floors	:	1 Basement + Ground + 7 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	3 Flats on 6th Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Normal	
11.	Facilities Available	:		
	Lift	:	1 Lifts	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Basement + Open Car Parking	
	Is Compound wall existing?	:	Yes	

	Is pavement laid around the building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the flat is situated	:	6 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 62
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Marble flooring
	Doors	:	Teak wood door frame with flush doors
	Windows	:	Aluminum Sliding Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Invoice No. 306690230021
	Meter Card is in the name of:	:	Janish R. Murgat
6	How is the maintenance of the flat?	:	Normal
7	Sale Deed executed in the name of	:	<b>Janish Rajendra Murgai &amp; Roshan Rajendra Murgai</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. = 960.00 (Area as per Index – II)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 758.00 Balcony Area in Sq. Ft. = 42.00 Total Carpet Area in Sq. Ft. = 800.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 800.00</b> <b>(Area as per Agreement of Transfer)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 53,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>		
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>		
1	After analyzing the comparable sale instances,	:	₹ 31,000.00 to ₹ 35,000.00 per Sq. Ft. on Carpet Area

	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)	
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).	: ₹ 34,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 31,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 2,01,780.00 per Sq. M. i.e. ₹ 18,746.00 per Sq. Ft.
	Guideline rate (After depreciation)	: ₹ 1,45,515.00 per Sq. M. i.e. ₹ 13,519.00 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 / Rgstin. 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)	: ₹ 3,000.00 per Sq. Ft.
	Age of the building	: 55 Years
	Life of the building estimated	: 5-7 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 82.50%
	Depreciated Ratio of the building	: -
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 525.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 31,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 31,525.00 per Sq. Ft.</b>
	<b>Remark:</b> <i>As per Site Inspection, Flat Nos. 61 &amp; 62 are internally amalgamated with separate entrances but can be demarcated individually. At present single entrance is used. For the purpose of valuation, we have considered area as per Agreement for sale of Flat No. 62 only.</i>	





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	₹ 53,000.00 Expected rental income per month
iii)	Any likely income it may generate	Rental Income



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### Actual site photographs





## Actual site photographs



Create



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

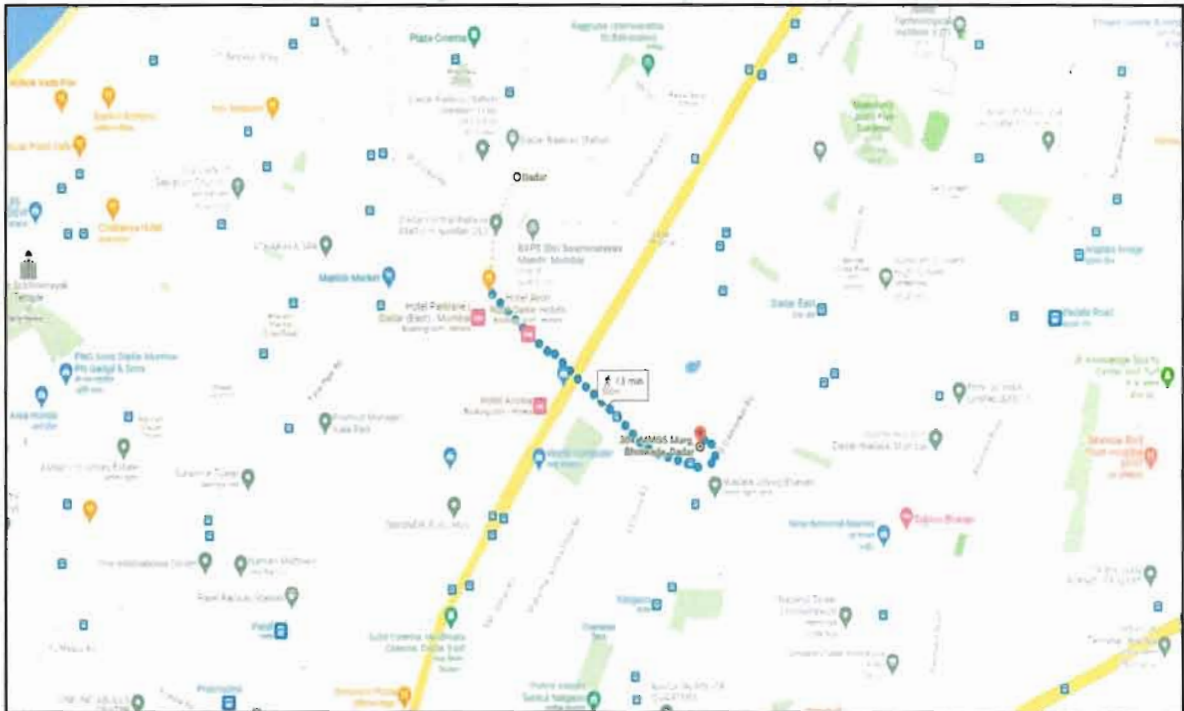
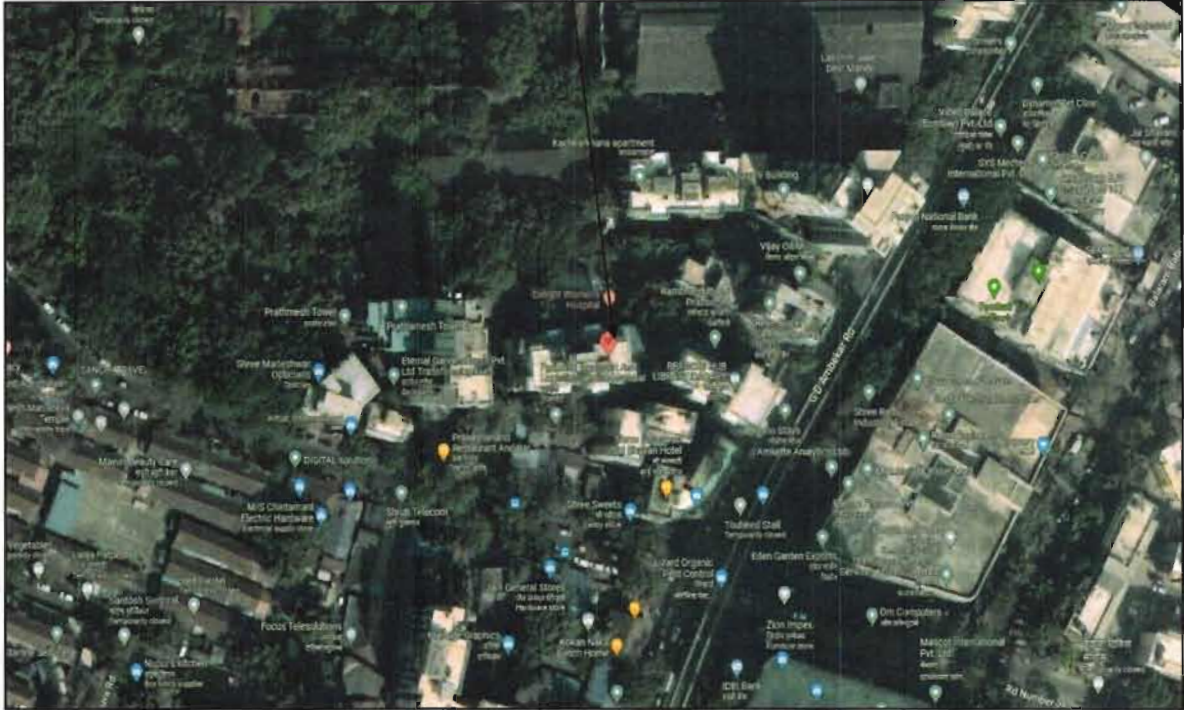
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## Route Map of the property

Site u/r



**Latitude Longitude: 19°00'47.5"N 72°50'56.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Dadar – 950 M.)

## Ready Reckoner Rate

DIVISION / VILLAGE : MATUNGA						
Commence From 1st April 2023 To 31st March 2024						
<b>Type of Area</b>	Urban	<b>Local Body Type</b>	Corporation "A" Class			
<b>Local Body Name</b>	Municipal Corporation of Greater Mumbai					
<b>Land Mark</b>	Road: G. D. Ambedkar Marg and Nathalal Parekh Marg (Mumbai Marathi Granth Sangrahalaya Road to Dr. Ambedkar Road up to Junction).					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
16	16/109B	99480	201780	232050	268600	201780
C. S. No. 1/25, 1/26, 1/29, 1/64, 174, 173, 176, 175, 187, 1/278, 1/583, 1/992, 2/10, 2/278, 2/992, 2A/26, 23A/10, 23B/10, 23C/10, 23D/10, 23E/10, 24, 25, 26, 28, 30, 152, 161, 162, 163, 172, 178, 179, 182, 183, 285, 286, 434, 436, 438PT, 559, 560, 561, 562, 563, 564, 568, 569, 592/10, 625, 626, 627, 628, 629, 634, 665/10, 672/10, 673/10, 674/10, 675/10, 676/10, 685/10, 686/10, 758/10, 779/10, 780/10, 785/10, 786/10, 787/10, 788/10, 789/10, 790/10, 791/10, 806/10, 809/10, 810/10, 811A/10, 811B/10, 832/10, 833/10, 837/10, 992, 1007						

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## Price Indicators

**Ghar.tv** Select City Search Post Property Post Requirement

New Projects in Mumbai / New Projects in Dadar East / New Projects in GD Ambekar Marg / Chanchal Smruti

### Chanchal Smruti

By Reputed Developer

GD Ambekar Marg, Dadar East, Mumbai - 400014

**3 Cr Onwards**  
Price See Offers & Deals

[Connect Now](#)

**Configuration:** 2 BHK Apartments  
Plats See Listings

**Area:** Carpet 889 Sq.ft  
[View Floor Plan](#)

**Construction Status:** Ready To Move

Disclaimer: Prices are indicative.

**NOBROKER** My Bookings My Profile Post New Property Sign Out

**2 BHK Flat in Chanchal Smruti Dadar East For Sale in Dadar East**

₹ 23 Crores | ₹ 1.32 Lacs/Month | 820 Sq.ft

Best Home Loan | [Apply Loan](#)

Home | Flats for Sale in Mumbai | Flats for Sale in Dadar East | 2BHK Flats for Sale in Dadar East | Property Details

**2 Bedroom** | **2 Bathroom** | **820 Sq.ft**

Mar 28, 2023 | Immediately | Chanchal Smruti D...

[Call Owners \(9-Calls\)](#)

Price trends by HBDestimate | [Check Now](#)

Report what was not correct in this property | Listed by Broker | Sold Out | Wrong Info

Nearest: Peninsula Business Park | GD Ambekar Marg | Plaza Grande | Citra Centre | Taps Penonair Hospital

#### Overview

Age of Building	123 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 3.0 Per Sq.Ft/M	Flooring	Verified Tiles
Building Area	820 Sq.ft	Furnishing Status	Fully Furnished
Facing	North		

#### Activity On This Property

2,550 | 1 | 1,5

Similar Properties



## Price Indicators

**magicbricks**
Buy | Rent | Sell | Home Loans
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**₹1.60 Cr** How much does this cost? PREMIUM LOCALITY

1 BHK 490 Sq.ft Flat For Sale in Dadar East, Mumbai

1 Bed | 2 Baths | Unfurnished

Carpet Area: 490 sqft - ₹32,432/sqft

Status: Ready to Move

Car Parking: 1 Open

Floor: 1 (Out of 4 Floors)

Lift: NaN

Type Of Ownership: Power Of Attorney

Transaction Type: Resale

Furnished Status: Unfurnished

Age Of Construction: Above 20 years

Last contact made 7 days ago

**Contact Agent**

**Shrenik** 91-9211111111

Your Name:

Email:

IND -91  Mobile Number:

Agree to MagicBricks Terms of Use

Get Contact Details

**More Details**

Price Breakup:	₹1.6 Cr   ₹8,00,000   Approx. Registration Charges
Address:	Dadar East, Mumbai - South Mumbai, Maharashtra
Landmarks:	Near ICC Towers
Furnishing:	Unfurnished
Flooring:	Vitrified
Type of Ownership:	Power Of Attorney
Age of Construction:	Above 20 years

**magicbricks**
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**₹1.75 Cr** How much does this cost? PREMIUM LOCALITY VERIFIED ON SITE

1 BHK 554 Sq.ft Flat For Sale Dadar East, Mumbai

1 Bed | 2 Baths | 1 Balcony | Semi-Furnished

Carpet Area: 554 sqft - ₹31,588/sqft

Floor: 2 (Out of 7 Floors)

Facing: North - East

Developer: **New Look Developer**

Transaction Type: Resale

Lift: 1

Project: **New Look Apartment CHS**

Status: Ready to Move

Furnished Status: Semi-Furnished

Last contact made 3 days ago

**Contact Agent**

**Amitk** 91-9800000000

Your Name:

Email:

IND -91  Mobile Number:

Agree to MagicBricks Terms of Use

Get Contact Details

**More Details**

Price Breakup:	₹1.75 Cr   ₹8,75,000   Approx. Registration Charges   ₹8,000   Agency
Booking Amount:	₹11.0 Lac
Address:	Near MITIN Office, Wadala, Mumbai, Dadar East, Mumbai - South Mumbai, Maharashtra
Landmarks:	New Look Apartment, CHS which is in Mumbai is Near MITIN Office, Dadar
Furnishing:	Semi-Furnished
Flooring:	Normal Tiles/Kotah Stone





## Price Indicators

**99acres** Buy ▾ Enter locality / Project / Society / Landmark Post property


Project on May 05, 2023 | Ready to move

**₹1.8 Cr** ₹28,125 per sq.ft. **2BHK 1Bath**  
Estimated EMR ₹1,43,767 ₹28,125 per sq.ft. (Registered)

**RERA STATUS** NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Society Reviews](#) [Explore Locality](#) >

Property (0) **Society (1)**



Photos (17)

**Area**  
Super Built up area: 640 sq.ft. ₹28,125 per sq.ft.  
Carpet area: 570 sq.ft. ₹28,125 per sq.ft.

**Price**  
₹1.8 Crore  
₹28,125 per sq.ft. (Registered)

**Floor Number**  
3<sup>rd</sup> of 7 Floors

**Connectivity**  
Main Road

**Configuration**  
2 Bedrooms, 1 Bathroom, 3 Balconies

**Society**  
New Look Apartments CHS Dadar East, South Mumbai

**Facing**  
East

**Property Age**  
10+ Year Old

**Places nearby**  
301, Dadar East, South Mumbai, Mumbai View All (50)

**99acres** Buy ▾ Enter locality / Project / Society / Landmark Post property


Project on May 05, 2023 | Ready to move

**₹1.75 Cr** ₹31,588 per sq.ft. **1BHK 2Baths**  
Estimated EMR ₹1,36,773 ₹31,588 per sq.ft. (New Price Details)

**RERA STATUS** NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Society Reviews](#) [Explore Locality](#) >

Property (0) **Society (1)**



3 people already contacted since last week

**Area**  
Carpet area: 554 sq.ft. ₹31,588 per sq.ft.

**Price**  
₹1.75 Crore  
₹31,588 per sq.ft. (New Price Details)

**Floor Number**  
2<sup>nd</sup> of 7 Floors

**Property Age**  
10+ Year Old

**Configuration**  
1 Bedroom, 2 Bathrooms, 1 Balcony

**Society**  
New Look Apartment CHS Dadar East, South Mumbai

**Facing**  
North-East

**Contact Dealer** Ready to move Property | Project on May 05, 2023

## Sale Instance

7233028 06-07-2023 Note -Generated Through eSearch Module For original report please contact concern SRO office	<b>सूची क्र.2</b>	दृश्यम निबंधक - सह दू नि मुंबई शहर 4 दस्ता क्रमांक : 7233 2023 नोंदणी : Page 63m
<b>गावाचे नाव : माटुंगा</b>		
(1) विविधकाय प्रकार	करारनामा	
(2) मोजकदार	12434000	
(3) बाजारभावा/आडेपेट्टा/कायदा बाबतिलया/टोकास अकारणी वेले की पट्टेदार ते मनुष्य करावे	12343943 GS	
(4) मू.मान्य, पोटॅरिस्ता व परकमांक (अस्तव्यक्त)	1) पातिकेचे नाव मुंबई मनपाद्वार वर्धन , इतर माहिती: फ्लॉट नं. 46, चौथा मजला, संघत स्मृती क्रिडिंग 25, चौ.डी. ओबेकर मार्ग, पूर्वी कावळ रोड, वडाळा, मुंबई 400031. क्षेत्रफळ 800 चौरस फूट कारपेट ( C.T.S. Number - 25. )	
(5) क्षेत्रफळ	800 चौ.फूट	
(6) आकारणी किंवा चुकी देण्यात असलेले ठेका		
(7) वसतीघर करान देणा. या विविध ठेका. या पडक्याचे नाव किंवा विवागी न्यायालयका हुकुमनाम किंवा अदोष अस्तव्यक्त प्रतीपत्तिचे नाव व पत्ता.	1) नाव. वाबेक सरोज बाबकिण उर्फ बाबकिण सरोज बाबकिण बा. 48 पत्ता. प्लॉट नं. चौ. 46, मजला नं. 4वा मजला, इमारतीचे नाव. संघत स्मृती, बाबकि नं. प्लॉट क्रमांक 25, वडाळा रोड/स. भवन/वडाळा, रोड नं. उदर पूर्व, मुंबई. म्हाण्डू मुंबई. पिन कोड-400051 पिन नं.-ABYPM2199P 2) नाव. जयशंकर अशोक अशोकबाबा बा. 46 पत्ता. प्लॉट नं. चौ. 15, मजला नं. इमारतीचे नाव. उषा बावन, बाबकि नं. रोड नं. जयशंकर अशोकबाबा रोड, कुक्याला रोड. अशोक बावन, मुंबई, म्हाण्डू मुंबई, पिन कोड-400005 पिन नं.-ADDBA4360P	
(8) वसतीघर करान देणा. या पडक्याचे व किंवा विवागी न्यायालयका हुकुमनाम किंवा अदोष अस्तव्यक्त प्रतीपत्तिचे नाव व पत्ता.	1) नाव. उषा जी. मोटकिरीकर बा. 51, पत्ता. प्लॉट नं. 3-51, मजला नं. इमारतीचे नाव. वृ. कल्याण बाबकि, बाबकि नं. रोड नं. इतनगाव रोड, वाडक गावठेना. धाटुंगा, मुंबई, म्हाण्डू मुंबई. पिन कोड-400019 पिन नं.-ANPG0311P 2) नाव. शिवानी उषा मोटकिरीकर बा. 46, पत्ता. प्लॉट नं. 3-51, मजला नं. इमारतीचे नाव. वृ. कल्याण बाबकि, बाबकि नं. रोड नं. इतनगाव रोड, वाडक गावठेना. धाटुंगा, मुंबई, म्हाण्डू मुंबई. पिन कोड-400019 पिन नं.-ANPG0311Q	
(9) वसतीघर करान देण्याचा दिनांक	03-05-2023	
(10) वसती घेण्याची किंवा किंवा दिनांक	03-05-2023	
(11) अनुक्रममांक खंड व पुत्र	7233-2023	
(12) बाजार-भावापयोगी मुद्रांक मुद्रांक	746500	
(13) बाजार-भावापयोगी नोंदणी मुद्रांक	30000	
(14) नोंदणी		
मुद्रांकनामाची विवरण घेतलेला नमुना:-		
मुद्रांक मुद्रांक आकारमान निवडलेला नमुना:-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

5918008 06-07-2023 Note -Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दृश्यम निबंधक - सह दू नि मुंबई शहर 4 दस्ता क्रमांक : 5918 2023 नोंदणी : Page 63m
<b>गावाचे नाव : माटुंगा</b>		
(1) विविधकाय प्रकार	सेल डीउ	
(2) मोजकदार	16000009	
(3) बाजारभावा/आडेपेट्टा/कायदा बाबतिलया/टोकास अकारणी वेले की पट्टेदार ते मनुष्य करावे	15358363 SI	
(4) मू.मान्य, पोटॅरिस्ता व परकमांक (अस्तव्यक्त)	1) पातिकेचे नाव मुंबई मनपाद्वार वर्धन , इतर माहिती: फ्लॉट नं. 21, ए. विंग, के.एम. अपार्टमेंट, चौ.डी. ओबेकर मार्ग, कावळ रोड, वडाळा मुंबई 400031. क्षेत्रफळ 780 चौ.फूट विस.अप ( C.T.S. Number - 25 (Part) , )	
(5) क्षेत्रफळ	72.46 चौ.मीटर	
(6) आकारणी किंवा चुकी देण्यात असलेले ठेका		
(7) वसतीघर करान देणा. या विविध ठेका. या पडक्याचे नाव किंवा विवागी न्यायालयका हुकुमनाम किंवा अदोष अस्तव्यक्त प्रतीपत्तिचे नाव व पत्ता.	1) नाव. संतोष मुनीलाल गुडा बा. 70 पत्ता. प्लॉट नं. 21-ए, मजला नं. इमारतीचे नाव. के.एम. अपार्टमेंट, बाबकि नं. रोड नं. कावळ रोड, वडाळा मुंबई, म्हाण्डू मुंबई. पिन कोड-400031 पिन नं.-ABYPM2199P	
(8) वसतीघर करान देणा. या पडक्याचे व किंवा विवागी न्यायालयका हुकुमनाम किंवा अदोष अस्तव्यक्त प्रतीपत्तिचे नाव व पत्ता.	1) नाव. गुणवत्त मुनष मेहेंद्री बा. 56, पत्ता. प्लॉट नं. 5, मजला नं. इमारतीचे नाव. लक्ष्मी क्रिडिंग, बाबकि नं. रोड नं. इतनगाव रोड, वाडक गावठेना. धाटुंगा, मुंबई, म्हाण्डू मुंबई. पिन कोड-400004 पिन नं.-AACPM6592K	
(9) वसतीघर करान देण्याचा दिनांक	12-04-2023	
(10) वसती घेण्याची किंवा किंवा दिनांक	21-04-2023	
(11) अनुक्रममांक खंड व पुत्र	5918-2023	
(12) बाजार-भावापयोगी मुद्रांक मुद्रांक	960000	
(13) बाजार-भावापयोगी नोंदणी मुद्रांक	30000	
(14) नोंदणी		
मुद्रांकनामाची विवरण घेतलेला नमुना:-		
मुद्रांक मुद्रांक आकारमान निवडलेला नमुना:-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications ₹ **2,52,20,000.00 (Rupees Two Crore Fifty Two Lakh Twenty Thousand Only).**

Place: Mumbai

Date: 24.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.07.25 10:26:03 +05'30'

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.:SME/TCC/2017-18/942/178

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, Sharadkumar 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 24.07.2023 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 06.07.2023. 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. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by <b>Janish Rajendra Murgai &amp; Roshan Rajendra Murgai</b> from Shri. Ashwin Lalji Gogari vide Agreement of Transfer dated 29.01.2005
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, SME Hindu Colony Dadar Branch to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Barkat Hodekar – Valuation Engineer Prajakta Patil – Technical Officer Nitesh Khedekar – Technical Manager
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 – 06.07.2023 Valuation Date – 24.07.2023 Date of Report – 24.07.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 06.07.2023
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

## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **24<sup>th</sup> July 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

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

### Assumptions

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

### Information Supplied by Others

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

### Future Matters

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

### Map and Plans

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

### Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 800.00** in the name **Janish Rajendra Murgai &**

**Roshan Rajendra Murgai.** 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 **Janish Rajendra Murgai & Roshan Rajendra Murgai.** 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. = 800.00**

### **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. = 800.00**

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

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

(Annexure – II)

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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

independent in terms of association to the company.

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

#### **Confidentiality**

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

#### **Information Management**

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

#### **Gifts and hospitality:**

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

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

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

#### Remuneration and Costs.

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

#### Occupation, employability and restrictions.

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

#### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

C.M.D.

Digitally signed by Sharadkumar B. Chalikwar  
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Auth. Sign

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178



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