

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-1830/23-24 Delivery Note	Dated 3-Aug-23 Mode/Terms of Payment AGAINST REPORT Other References
Buyer (Bill to) State Bank of India - SPI PBB Branch SPI PBB FORT BRANCH Mumbai Main Branch Building, Gate no 1 Horniman Circle Mumbai samachar marg Fort GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Reference No. & Date. Buyer's Order No. Dispatch Doc No. 002649 / 2301886 Dispatched through Terms of Delivery	Destination

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

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

Indian Rupee Two Thousand Nine Hundred Fifty Only

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

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

Remarks:
 "Mrs. Sophia Ningsheng & Mr. Sodaun
 Ningsheng - Residential Flat No. 108, 1st Floor, Wing -
 O, ""Ruby Isle Co-Op. Hsg.
 Soc. Ltd."" , Royal Palms Estate, Aarey Colony, Village -
 Maroshi, Taluka - Borivali, District - Mumbai Suburban,
 Goregaon (East), PIN - 400 065, State - Maharashtra,
 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**

 Authorised Signatory

This is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Sophia Ningsheng & Mr. Sodaun Ningsheng**

Residential Flat No. 108, 1st Floor, Wing - O, "Ruby Isle Co-Op. Hsg. Soc. Ltd.", Royal Palms Estate, Aarey Colony, Village - Maroshi, Taluka - Borivali, District - Mumbai Suburban, Goregaon (East), PIN - 400 065, State - Maharashtra, India.

Latitude Longitude : 19°9'7.5"N 72°53'10.5"E

Valuation Prepared for:

State Bank of India

SPL PBB Fort

Mumbai Main Branch Building, Gate no 1 Horniman Circle Mumbai samachar marg Fort.



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, Bloomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants India 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****SPL PBB Fort**

Mumbai Main Branch Building, Gate no 1 Horniman Circle

Mumbai samachar marg Fort.

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
2	a) Date of inspection : 21.07.2023
	b) Date of which the valuation is made : 03.08.2023
3	List of documents produced for perusal: I) Copy of Agreement for sale Dated 28.12.2010 between M/s. Royal Palms (India) Pvt. Ltd. (The Owner) And Mrs. Sophia Ningsheng & Mr. Sodaun Ningsheng (The Purchaser). II) Copy of Commencement Certificate Document No.CHE / 9819 / BP (WS) / AP / MK Dated 07.09.2009 issued by Municipal Corporation Of Greater Mumbai. III) Copy of Title Report Dated 01.08.2023 issued by V. S. Legal Associates .
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) : Mrs. Sophia Ningsheng & Mr. Sodaun Ningsheng Residential Flat No. 108, 1 st Floor, Wing - O, "Ruby Isle Co-Op. Hsg. Soc. Ltd.", Royal Palms Estate, Aarey Colony, Village - Maroshi, Taluka - Borivali, District - Mumbai Suburban, Goregaon (East), PIN - 400 065, State - Maharashtra, India. <u>Contact Person:</u> Miss. Shemehuni (Owner's Daughter) Mobile No. 8369831341 Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 1 st Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet. (2 BHK) . The property is at 5.00 Km. distance from Metro Station Aarey .
6	Location of property
a)	Plot No. / Survey No. : Survey No - 169 (Part)
b)	Door No. : Residential Flat No. 108

10.	Maintenance of the Building	:	Normal
11.	Facilities Available		
	Lift	:	3 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt / Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	1 st Floor
2.	Door No. of the Flat	:	Residential Flat No. 108
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood / Glass Door
	Windows	:	Powder coated Aluminum sliding windows with M. S. Grills
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
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?	:	Details not available
7.	Sale Deed executed in the name of	:	Mrs. Sophia Ningsheng & Mr. Sodaun Ningsheng
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. = 678.00 (Area As Per Agreement for sale)
10.	What is the floor space index (app.)	:	As per MCGM norms

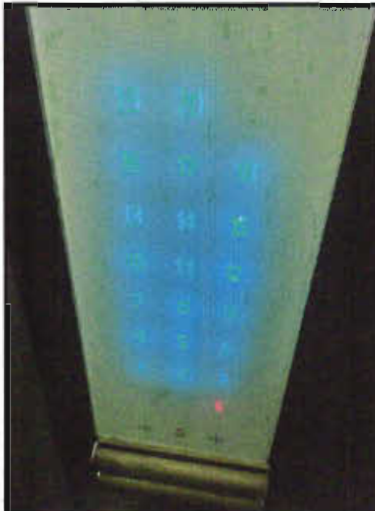


VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000/- per Sq. Ft.
	Age of the building	:	10 years
	Life of the building estimated	:	50 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	15.00%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,550/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 7,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 9,550/- per Sq. Ft.
	Remarks	:	At the time of site inspection, building external painting work is in progress. As per Agreement Village Maroshi comes under Taluka Andheri but as per Ready Reckoner issued by Government village comes under Taluka Borivali.

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	678.00 Sq. Ft.	9,550.00	64,74,900.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
Total / Realizable value of the property				64,74,900.00
Insurable value of the property (678.00 X 3,000.00)				20,34,000.00
Guideline value of the property (678.00 X 8,477.00)				57,47,406.00

Actual Site Photographs



Actual Site Photographs



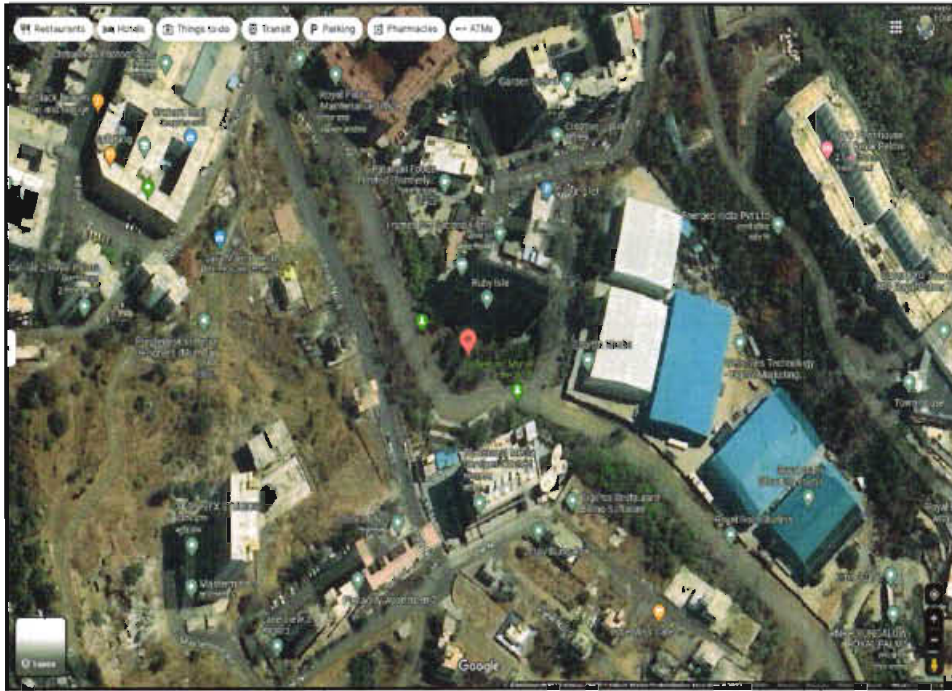
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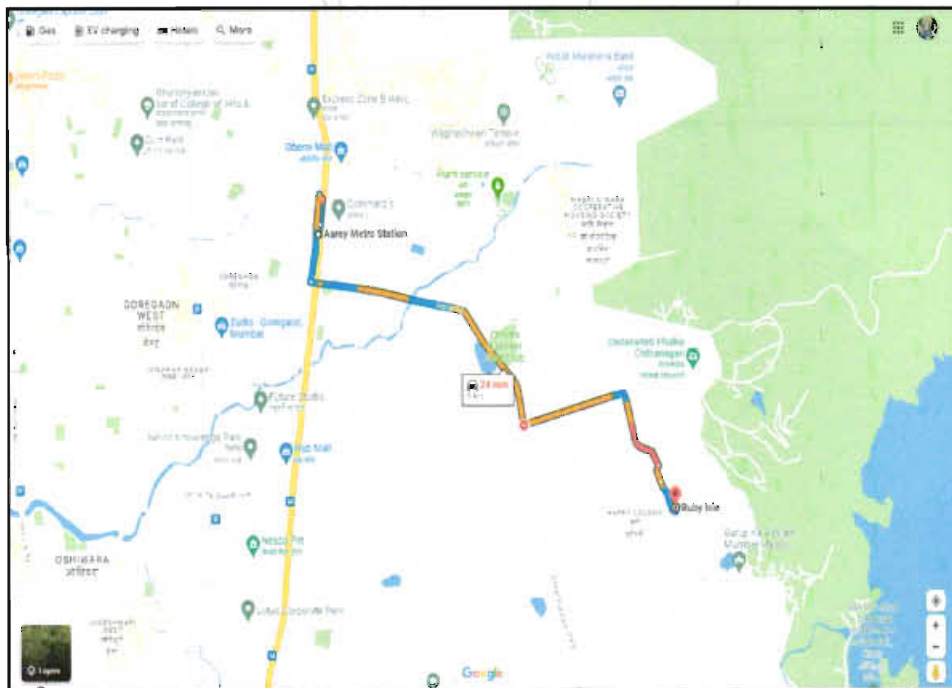
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Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°9'7.5"N 72°53'10.5"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Aarey - 5.00 Km.).



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Price Indicator

Property	Flat
Source	Housing.Com
Area Type	Carpet
Area	625 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 8,667/-
Floor	

The screenshot shows a property listing on Housing.com. The search bar indicates 'Goregaon East' with a search icon and a '+ Add' button. The navigation menu includes 'OVERVIEW', 'PROMOTIONS', 'FURNISHINGS', 'BUY-O-METER', 'AMENITIES', and 'RATINGS AND R'. The main heading is 'Property Overview'. The listing details are as follows:

Project Name	Brokerage
Royal Palms Ruby Isle	₹1.3 Lacs
	Access Zero Brokerage Properties >
Price	Carpet Area
₹65.0 L	625 sq.ft.
Bedrooms	Bathrooms
2	2
Parking	Balcony
1 Covered and 1 Open Parking	1
Added	
3 days ago	



Property	Flat
Source	Housing.Com
Area Type	Carpet
Area	700 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 8,929/-
Floor	-

The screenshot shows a property listing on Housing.com. The header includes the Housing.com logo, 'Buy In Mumbai', and a search bar with 'Goregaon East' and '+ Add'. Navigation tabs include OVERVIEW, PROMOTIONS, BUY-O-METER, AMENITIES, RATINGS AND REVIEWS, and PRICE. The main heading is 'Property Overview'. The listing details are as follows:

Project Name	Brokerage
Royal Palms Ruby Isle	₹75,000
	Access Zero Brokerage Properties >
Price	Carpet Area
₹75.0 L	700 sq.ft
Bedrooms	Bathrooms
2	2
Parking	Balcony
1 Open Parking	2
Added	
25 days ago	

Below the details, there is a section titled 'About this project'.

Property	Flat
Source	Housing.Com
Area Type	Carpet
Area	600 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 8,889/-
Floor	-

The screenshot shows a property listing on Housing.com. The search bar indicates 'Goregaon East'. The navigation menu includes 'OVERVIEW', 'FURNISHINGS', 'BUY-O-METER', 'AMENITIES', 'RATINGS AND REVIEWS', and 'PRICE'. The 'Property Overview' section displays the following details:

Project Name	Brokerage
Royal Palms Ruby Isle	₹1.4 Lacs
	Access Zero Brokerage Properties >
Price	Carpet Area
₹64.0 L	600 sq.ft
Bedrooms	Bathrooms
2	2
Parking	Balcony
1 Covered and 1 Open Parking	1
Power Backup	Water Supply
None	Bore Water
Added	
4 days ago	



Property	Flat
Source	Housing.Com
Area Type	Carpet
Area	530 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 11,792/-
Floor	-

The screenshot shows a property listing on Housing.com. At the top, there is a search bar with 'Goregaon East' and a '+ Add' button. Below the search bar are navigation tabs: OVERVIEW (selected), FURNISHINGS, BUY-O-METER, AMENITIES, RATINGS AND REVIEWS, and PRICE. The main heading is 'Property Overview'. The listing details are as follows:

- Project Name:** Royal Palms Ruby Isle
- Brokerage:** ₹75,000
- Price:** ₹75.0L
- Carpet Area:** 530 sq.ft
- Bedrooms:** 2
- Bathrooms:** 2
- Parking:** 1 Open Parking
- Balcony:** 2
- Added:** 26 days ago

There is also a link for 'Access Zero Brokerage Properties >'.

Property	flat
Source	magic bricks
Area Type	Carpet
Area	650 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 8,333/-
Floor	-

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home » Property for sale in Mumbai » Flats for sale in Mumbai » Flats for sale in Goregaon East » 2 BHK Flats for sale in Goregaon East » 650 Sq-ft

₹65.0 Lac [How much loan can I get?](#)

2 BHK 880 Sq-ft Flat For Sale [Goregaon East, Mumbai](#)

2 Beds 2 Baths Semi-Furnished

Carpet Area
650 sqft *
₹10,000/sqft

Developer
Royal Palms

Project
Royal Palms Ruby Isle Apartment

Floor
5 (Out of 20 Floors)

Transaction Type
Resale

Status
Ready to Move

Additional Rooms
1 Store Room

Facing
East

Furnished Status
Semi-Furnished

[+15 Photos](#)

[Contact Agent](#) [Get Phone No.](#)

[Last contact made 6 days ago](#)

(Annexure-IV)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 03.08.2023 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. My engineer Deepak Jain has personally inspected the property on 21.07.2023. 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. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.

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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mrs. Sophia Ningsheng & Mr. Sodaun Ningsheng from M/s. Royal Palms (India) Pvt. Ltd. vide Agreement for sale dated 28.12.2010.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, SPL PBB Fort to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Deepak Jain - Valuation Engineer Vaishali Sarmalkar - Technical Manager Pradnya Rasam - 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 - 18.07.2023 Valuation Date - 03.08.2023 Date of Report - 03.08.2023
6	inspections and/or investigations undertaken;	Physical Inspection done on - 21.07.2023
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	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 **3rd August 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. Mumbai (VCIPL/Mumbai) 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/Mumbai 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/Mumbai, this information is believed to be reliable but VCIPL/Mumbai 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/Mumbai at the date of this document. VCIPL/Mumbai does not warrant that such statements are accurate or correct.

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **678.00 Sq. Ft. Carpet Area** in the name of **Mrs. Sophia Ningsheng & Mr. Sodaun Ningsheng** . Further, VCIPL/Mumbai has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title



Based on our discussion with the Client, we understand that the subject property is owned by **Mrs. Sophia Ningsheng & Mr. Sodaun Ningsheng**. 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/Mumbai has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **678.00 Sq. Ft. Carpet Area**.

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

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/Mumbai has not independently verified that information and VCIPL/Mumbai 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



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. 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.

MANOJ BABURAO
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
s=5420e98278c0fae136a078a0f59a29865913895e119381332
115279b17a18b0552, postalCode=400069, cn=Manoj Chalikwar,
serialNumber=41a56a566ab8cc890642a55a86a3c4eaa11e11d2e
384e2872e29a32786250c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.03 13:26:03 +05:30

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

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