

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-1903/23-24	Dated 8-Aug-23
Buyer (Bill to) PUNJAB NATIONAL BANK THANE EAST BRANCH Plot No. 1F10, Chatrapati Shivaji CHS, Sadhu Vaswani Nagar, Kopri Colony, Thane East 400 603 GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002996 / 2301962	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

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

Indian Rupee Three Thousand Five Hundred Forty Only

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

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

Remarks:
 "Kunal Sharad Pavde - Residential Flat No. 2105, 21st Floor, Wing - A, ""Dosti Merlin"", Dosti West County - Dosti Nest Phase I, Village - Balkum, Thane (West), Taluka & District - Thane, PIN Code - 400 608, State - Maharashtra, Country - India.

Company's PAN : **AADCV4303R**

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

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code : **THANE CHARAI & ICIC0003405**


 UPI Virtual ID : **VASTUKALATHANE@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: **Kunal Sharad Pavde.**

Residential Flat No. 2105, 21st Floor, Wing – A, "**Dosti Merlin**", Dosti West County – Dosti Nest Phase I,
Village – Balkum, Thane (West), Taluka & District - Thane, PIN Code - 400 608,
State – Maharashtra, Country – India.

Latitude Longitude: 19°13'44.6"N 72°59'45.2"E

Valuation Done for:

Punjab National Bank Thane East Branch

Chatrapati Shivaji Co-op. Hsg. Soc, Plot No 1, F10, S. V. Nagar, Thane (East),
PIN Code - 400 705, State – Maharashtra, Country – India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

Mumbai **Aurangabad** **Pune** **Rajkot**
Thane **Nanded** **Indore** **Roipur**
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. 2105, 21st Floor, Wing – A, "Dosti Merlin", Dosti West County – Dosti Nest Phase I, Village – Balkum, Thane (West), Taluka & District - Thane, PIN Code - 400 608, State – Maharashtra, Country – India belongs to **Kunal Sharad Pavde**.

Boundaries of the property.

North	: Open Plot
South	: Dosti Cedar
East	: Balkum Pipeline Road
West	: Under Construction Building

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 and this particular purpose at ₹ 60,91,500.00 (Rupees Sixty Lakh Ninety One Thousand Five Hundred Only). As per Site Inspection 12% 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.

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: 2023.08.08 17:41:52 +05'30'

Auth. Sign.



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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 Report of Immovable Property

I General				
1.	Name and Address of the Valuer		: Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093	
2.	Purpose for which the valuation is made		: To assess Fair Market value of the property for Banking Loan Purpose.	
3.	a)	Date of inspection	: 08.08.2023	
	b)	Date of valuation	: 08.08.2023	
	C)	Title Deed Number & Date	17119/2023	
4.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 14.07.2023 2. Copy of RERA Certificate No. P51700033640 dated 02.03.2022 3. Copy of Commencement Certificate No. V. P. No. S05 / 00135 -17 TMC / TDD / 3950 / 22 dated 09.02.2022 issued Thane Municipal Corporation. 4. Copy of Approved Plan No V. P. No S05 / 0135 / 17 TMC / TDD / 3844 / 21 date 31.12.2021 issued by Thane Municipal Corporation (As downloaded from RERA site).			
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		: Kunal Sharad Pavde. Address: Residential Flat No. 2105, 21 st Floor, Wing – A, "Dosti Merlin", Dosti West County – Dosti Nest Phase I, Village – Balkum, Thane (West), Taluka & District - Thane, PIN Code - 400 608, State – Maharashtra, Country – India. Contact Person: Manisha (CRM) Contact No. 7045933389 Sole Ownership	
6.	Brief description of the property		: The property is a residential flat in under construction Building. The flat is located on 21 st floor in the said under construction building. As per site information, the composition of flat will be 1 Bedrooms + Living Room + Kitchen + 2 Toilets (i.e. 1 BHK + 2 Toilets.). The property is at 6.3 Km. distance from nearest railway station Thane At the time of inspection, the property was under construction. Extent of completion are as under:	
Stage of Construction				
If under construction, extent of completion				
	Excavation	Completed	RCC Plinth	Completed
	Ground/Stilt Floors	Completed	Podium	Completed upto 1st Podium. 2nd Podium Slab Work in Progress

	Total	12% work completed	
7.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 21 (Part), 22(Part), 25/5 (Part), 25/6, 25/7(Part), 25/8, 25/9 (Part), 25/10A, 25/10B, 25/11, 40/15 (Part), 40/17 (Part), 40/18, 40/19, 40/22 (Part), & Others
	b) Door No.	:	Residential Flat No. 2105
	c) C.T.S. No. / Village	:	Village – Balkum
	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 Plan No V. P. No S05 / 0135 / 17 TMC / TDD / 3844 / 21 date 31.12.2021 issued by Thane
	g) Approved map / plan issuing authority	:	Municipal Corporation (As downloaded from RERA site).
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	N.A., as the building is under construction
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	Building is under construction
	j) Comment on unauthorizes Construction if any		N.A., the property under consideration is Residential Flat
	k) Comment on demolition proceedings if any		
8.	Postal address of the property	:	Residential Flat No. 2105, 21 st Floor, Wing – A, " Dosti Merlin ", Dosti West County – Dosti Nest Phase I, Village – Balkum, Thane (West), Taluka & District - Thane, PIN Code - 400 608, State – Maharashtra, Country – India.
9.	City / Town	:	Thane (West)
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
10.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
11.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Balkum Thane Municipal Corporation
12.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Boundaries of the property		As per Site As per document
	North	:	Open Plot By Land bearing Survey No. 25/7
	South	:	Dosti Cedar By Land bearing Survey No. 44/1
	East	:	Balkum Pipeline Road By Land bearing Survey No.43/1



3	Specifications of the Flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Wooden door frame with solid flush shutters
	Windows	:	Proposed Powder coated Aluminum Sliding Windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
	Finishing	:	Proposed Cement Plastering with POP finishing
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 under Construction
7	Sale Deed executed in the name of	:	Kunal Sharad Pavde.
8	What is the undivided area of land as per Sale Deed?	:	Not applicable
9	What is the plinth area of the Flat?	:	Built-up Area in Sq. Ft. = 432.00 (Area aa per Agreement for sale)
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. = 393.00 (Area aa per Agreement for sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Proposed Residential purpose
14	Is it Owner-occupied or let out?	:	Building under Construction
15	If rented, what is the monthly rent?	:	₹ 13,000.00 Expected rental income per month after completion
IV	MARKETABILITY	:	
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
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Residential 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)	:	₹ 15,000.00 per Sq. Ft. to ₹ 16,000.00 per Sq. Ft. on Carpet Area

Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of i.e. ₹ 15,000.00 per Sq. Ft. to ₹ 16,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, 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 residential and commercial application in the locality etc. We estimate ₹ 15,500.00 per Sq. Ft. on Carpet Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications **₹ 60,91,500.00 (Rupees Sixty Lakh Ninety One Thousand Five Hundred Only)**. As per Site Inspection 12% Construction Work is Completed.

I	Date of Purchase of Immovable Property	:	14.07.2023
II	Purchase Price of immovable property	:	₹ 55,72,000.00
III	Book value (Purchase Price) of immovable property:	:	₹ 59,92,100.00
IV	Fair Market Value of immovable property:	:	₹ 60,91,500.00
V	Realizable Value of immovable property:	:	₹ 54,82,350.00
VI	Distress Sale Value of immovable property:	:	₹ 48,73,200.00
VII	Guideline Value	:	₹ 47,81,376.00
VIII	Insurable value of the property	:	₹ 12,09,600.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 12 & 13

Place: Thane

Date: 08.08.2023

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: 2023.08.08 17:42:07 +05'30'



Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts

Actual Site Photographs



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महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year **Language**

20222023 English

Selected District ठाणे

Select Taluka ठाणे

Select Village गावाचे नाव : बाळकुम

Search By Survey No Location

Enter Survey No 21

उपविभाग	चूली जमीन	निवासी सदनिका	बॉम्बेस	डुकाने	औद्योगिक	एकक (Rs./)	Attribute
9/38/D-3ई-1) बाळकुम गावातील उपविभाग "अ" व "ब" वगळता इतर सर्व सीटीएस/सर्वे क्रमांक	33200	103600	116000	129700	116000	चौ. मीटर	सर्व्हे नंबर

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Price Indicator

Dosti Nest Phase 1

₹42.22 L - 68.13 L | ₹14.46/sq.ft.
288 sq.ft. at ₹22.38/sq.ft.

1 RK, 1 BHK Apartments Configuration

Jun. 2027 Possession Starts

₹14.46 L/sq.ft. Avg. Price

288.03 sq.ft. - 458.00 sq.ft. Carpet Area

View Details

Contact Seller

15 more

View More

More About Project About Project Floor Plan Tour This Project Amenities Brochure

99acres

Buy - Enter Locality / Project / Society / Landmark

₹42.64 Lac

Estimated EMI ₹34,357

1BHK 1Bath

Built Up area: 317 sq.ft. (294.45 sq.ft.)

₹42.64 Lac @ ₹13,451 per sq.ft.

1 Bedroom, 1 Bathroom, No Balcony

Dosti West County, Bdkum, Mumbai Thane

30' of 30 Floors

North East

Pool Park/Garden

Dec 2024 Under Construction

Places nearby

Bdkum, Mumbai Thane, Mumbai

Price Indicator

square yards Home | Buy | Rent | Projects | Agents | Property Mgmt | More Services | Resources | Intelligence

Home | Property for Sale in Thane | Property for Sale in Balkum | Property for Sale in (Dosti West County) Thane | Listing ID: #386567

Dosti West County
1 Bedroom 435 Sq.Ft. Apartment in Balkum Thane
 Listing ID: #386567
₹ 75 Lac

1 Bedroom
 Unfurnished
 2 Bathroom
 435 Sq Ft (Carpet Area)
 South West Facing

Get Instant Home Loan | Contact for Call

Key Highlights

Prime Location | Vastu compliant | Luxury lifestyle | Peaceful vicinity

A spacious 435 square feet apartment is available at a price of ₹ 75,00,000

- This property is available in a gated community in Thane which is on the border of Mumbai and Thane.
- The property is in a well known locality of balkum in Thane and is located at the 12th floor of a 20 storied building.
- The property is well ventilated and is Unfurnished.
- The property is available with a view of a landmark and a high speed elevator.
- The property is close to public transportation and is a short distance from the beach.

Property Information

Property Type: Residential | Building Type: Apartment

Contact our Real Estate Experts

Vinay V Konkar
 +919821000000

Name: | Email ID: | Phone Number: +91 |

Enable updates through WhatsApp | Contact Now

square yards City | Buy | Rent | Projects | Agents | Property Mgmt | More Services | Resources | Intelligence

Home | Property for Sale in Thane | Property for Sale in Balkum | Property for Sale in (Dosti West County) Thane | Listing ID: #386570

Dosti West County
1 Bedroom 393 Sq.Ft. Apartment in Balkum Thane
 Listing ID: #386570
₹ 60 Lac

1 Bedroom
 Semi-Furnished
 1 Bathroom
 393 Sq Ft (Carpet Area)
 Garden Facing Facing

Get Instant Home Loan | Contact for Call

Key Highlights

Schools in vicinity | Affordable | Vastu compliant | Prime Location

Investment Opportunity

Exclusive location
 3 Independent Towers
 Beautifully & Zeni Hastager's designed Homes
 Grand individual Club House
 Under construction Metro line 5 Balkum station just 7 min away
 Good proximity to commercial spaces & IT Parks
 Reputed educational & medical institutions nearby

Property Information

Property Type: Residential | Building Type: Apartment

Contact our Real Estate Experts

Arun D Singh
 +919821000000

Name: | Email ID: | Phone Number: +91 |

Enable updates through WhatsApp | Contact Now

Price Indicators

The screenshot displays a real estate listing on the 'square yards' platform. The main listing is for a '1 Bedroom 458 Sq.Ft. Apartment in Balkum Thane' located in 'Dosti West County'. The price is listed as '₹ 69 Lac'. The listing includes a large image of the apartment building, a map view, and a contact form for 'Aashish Dhiman Pandit'. The website header shows navigation options like Home, Buy, Rent, Projects, Agents, Property Mgmt, More Services, Reservations, and Intelligence. The listing also features a 'Key Highlights' section with bullet points and a 'Property Information' section with details like Listing Type (Sale), Property Type (Residential), and Building Type (Apartment).

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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 arrived 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.

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Appendix - VII

Format of undertaking to be submitted by the Valuer for Empanelment

UNDERTAKING

I, Sharadkumar B. Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment.
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. 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.
- g. My PAN Card number as applicable is AEAPC0117Q
- h. 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
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services



Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Kunal Sharad Pavde from M/s. Dosti Enterprises vide Agreement for Sale dated 14.07.2023
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, Thane East Branch, Navi Mumbai to assess Fair Market 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 Kashinath Ugate – Valuation Engineer Prajakta Patil – Technical Manager Nitesh Khedekar – 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 – 08.08.2023 Valuation Date – 08.08.2023 Date of Report – 08.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 08.08.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential flat size, location, upswing in real estate prices, sustained demand for Commercial Godown, 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

(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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **08th August 2023**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, 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 and for this particular purpose at **₹ 60,91,500.00 (Rupees Sixty Lakh Ninety One Thousand Five Hundred Only)**. As per Site Inspection 12% Construction Work is Completed.

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: 2023.08.08 17:42:22 +05'30'



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09



Vastukala Consultants (I) Pvt. Ltd.
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