

## 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.	Dated	
		PG-2166/23-24	25-Aug-23	
		Delivery Note	Mode/Terms of Payment	
			<b>AGAINST REPORT</b>	
Buyer (Bill to) <b>STATE BANK OF INDIA- RASMECCC Panvel</b> RASMECCC Panvel Sharda Terrace,Shop No 5,Ground Floor, Plot No 65,Sector-11,CBD Belapur GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27		Reference No. & Date.	Other References	
		Buyer's Order No.	Dated	
		Dispatch Doc No.	Delivery Note Date	
		003168 / 2302230		
		Dispatched through	Destination	
		Terms of Delivery		

  

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

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
<b>Total</b>			<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

**Remarks:**  
 Mrs. Anjali Brajesh Vishwakarma & Mr. Brajesh Vishwakarma - Residential Flat No. 2805, 28th Floor, Wing - A, "Gami Asters", Plot No. 17 & 18, Sector - 2, Ghansoli, Navi Mumbai - 400 701, Taluka & District - Thane, 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**  
**Asmita Rathod**  
 Authorised Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**  
 An ISO 9001:2015 Certified Company www.vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Anjali Brajesh Vishwakarma & Mr. Brajesh Vishwakarma**

Residential Flat No. 2805, 28<sup>th</sup> Floor, Wing – A, "**Gami Asters**", Plot No. 17 & 18, Sector – 2, Ghansoli, Navi Mumbai – 400 701, Taluka & District – Thane, State – Maharashtra, Country – India.

Longitude Latitude: 19°07'01.2"N 73°00'20.3"E

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### Valuation Prepared for:

**State Bank of India**

**RASMECCC Panvel Branch**

Shop No. 5, Ground Floor, Sharda Terrace, Plot No. 65, Sector – 11, CBD Belapur, Navi Mumbai, Taluka & District – Thane, 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. 2805, 28<sup>th</sup> Floor, Wing – A, "Gami Asters", Plot No. 17 & 18, Sector – 2, Ghansoli, Navi Mumbai – 400 701, Taluka & District – Thane, State – Maharashtra, Country – India belongs to **Mrs. Anjali Brajesh Vishwakarma & Mr. Brajesh Vishwakarma**.

Boundaries of the property.

North : Slum Area  
South : Open Plot  
East : Railway Station  
West : Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Value for this particular purpose at ₹ 1,92,99,000.00 (Rupees One Crore Ninety Two Lakh Ninety Nine Thousand Only). As per site inspection 62% of 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.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-IF-1763

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

Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, c=IN, postalCode=400000, st=Maharashtra, serialNumber=1, uri=urn:ietf:params:spki:uri=mailto:manoj@vastukala.com, cn=MANOJ BABURAO CHALIKWAR  
C=IN, OU=VASTUKALA CONSULTANTS (I) PVT. LTD., O=VASTUKALA CONSULTANTS (I) PVT. LTD., EMAIL=manoj@vastukala.com, URN=urn:ietf:params:spki:uri=mailto:manoj@vastukala.com, CN=MANOJ BABURAO CHALIKWAR

Auth. Sign.



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

**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,  
**The Assistant General Manager,**  
**State Bank of India**  
**RASMECCC Panvel Branch**  
 Shop No. 5, Ground Floor, Sharda Terrace,  
 Plot No. 65, Sector - 11, CBD Belapur,  
 Navi Mumbai, Taluka & District – Thane,  
 State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 19.08.2023
	b) Date on which the valuation is Made	: 25.08.2023
3.	List of documents produced for perusal: 1) Copy of Agreement dated 20.07.2023 Between M/s. Thalia & Gami Enterprise (the Promoters) and Mrs. Anjali Brajesh Vishwakarma & Mr. Brajesh Vishwakarma (the Allottee). (23 pages from Documents) 2) Copy of RERA Registration Certificate No. P51700025311 dated 20.06.2022. 3) Copy of Commencement Certificate No. NMMP / NRV / BP / Case No. 20211CNMMC18491 / 538 / 2022 dated 25.02.2022 issued by Navi Mumbai Municipal Corporation. 4) Copy of Approved Plan No. NMMP / NRV / BP / Case No. 20211CNMMC18491 / 538 / 2022 dated 25.02.2022 issued by Navi Mumbai Municipal Corporation.	
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>Mrs. Anjali Brajesh Vishwakarma &amp; Mr. Brajesh Vishwakarma</b>  <b>Address:</b> Residential Flat No. 2805, 28 <sup>th</sup> Floor, Wing – A, "Gami Asters", Plot No. 17 & 18, Sector – 2, Ghansoli, Navi Mumbai – 400 701, Taluka & District – Thane, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Rohit (Site Person) Contact No. 9321331183 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 No. 2805 in under construction building. The flat is located on 28 <sup>th</sup> Floor in the said under construction building. As per approved plan, the composition of flat will be 3 Bedrooms + Living Room + Dining + Kitchen + 3 Toilets + Passage (i.e., <b>3BHK with 3 Toilets</b> ). The property is at 46 Mt. walkable distance from nearest railway station Ghansoli.





Stage of Construction				
If under construction, extent of completion				
	Foundation	Completed	RCC Plinth	Completed
	Ground/Stilt Floors	Completed	RCC Floors	23 Floors Completed
	Internal Brick Work	19 Floors Completed	External Brick Work	21 Floors Completed
	Internal & External Plastering	19 Floors Completed	Flooring, Tiling, Kitchen	12 Floors Completed
	<b>Total</b>	<b>62% work completed</b>		
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No. 17 & 18, Sector – 2
	b)	Door No.	:	Residential Flat No. 2805
	c)	C.T.S. No. / Village	:	Village – Ghansoli
	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. NMMP / NRV / BP / Case No. 20211CNMMC18491 / 538 / 2022 dated 25.02.2022 issued by Navi Mumbai Municipal Corporation.
	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	:	N.A.
7.	Postal address of the property		:	Residential Flat No. 2805, 28 <sup>th</sup> Floor, Wing – A, "Gami Asters", Plot No. 17 & 18, Sector – 2, Ghansoli, Navi Mumbai – 400 701, Taluka & District – Thane, State – Maharashtra, Country – India.
8.	City / Town		:	Ghansoli, Navi Mumbai
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Village – Ghansoli Navi Mumbai Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	Boundaries of the property			<b>As per Site</b> <b>As per Document</b>
	North		:	Slum Area                      6 Mtr. Wide Road
	South		:	Open Plot                      24.50 Mtr. Wide Road
	East		:	Railway Station              Railway Compound Wall
	West		:	Internal Road                 30.00 Mtr. Wide Road

13	Dimensions of the site	N. A. as property under consideration is a Residential Flat in a building.
		A As per the Deed
		B Actuals
	North	-
	South	-
	East	-
	West	-
14.	Extent of the site	<b>Carpet Area in Sq. Ft. = 919.00 (Area as per Agreement)</b>  Built Up Area in Sq. Ft. = 1,011.00 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Flat	19°07'01.2"N 73°00'20.3"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	<b>Carpet Area in Sq. Ft. = 919.00 (Area as per Agreement)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Building is under construction
<b>II</b>	<b>APARTMENT BUILDING</b>	
1.	Nature of the Apartment	Residential
2.	Location	
	C.T.S. No.	Plot No. 17 & 18, Sector – 2
	Block No.	-
	Ward No.	-
	Village / Municipality / Corporation	Village – Ghansoli Navi Mumbai Municipal Corporation
	Door No., Street or Road (Pin Code)	Residential Flat No. 2805, 28 <sup>th</sup> Floor, Wing – A, "Gami Asters", Plot No. 17 & 18, Sector – 2, Ghansoli, Navi Mumbai – 400 701, Taluka & District – Thane, State – Maharashtra. Country – India.
3	Description of the locality Residential Commercial / Mixed	Residential
4.	Year of Construction	Building is under construction
5.	Number of Floors	Proposed Ground + 6 Parking + 7 to 28 <sup>th</sup> Upper Floor
6.	Type of Structure	Proposed R.C.C. Framed Structure
7.	Number of Dwelling units in the building	Proposed 6 Flats on 28 <sup>th</sup> Floor (as per approved plan)
8.	Quality of Construction	Good
9.	Appearance of the Building	Building is under construction
10.	Maintenance of the Building	Building is under construction
11.	Facilities Available	
	Lift	Proposed 4 Lifts (as per approved plan)
	Protected Water Supply	Proposed Municipal Water supply
	Underground Sewerage	Proposed Connected to Municipal sewer

Car parking - Open / Covered	:	Proposed Along with Two Car Parking Space No. 431 & 432
Is Compound wall existing?	:	Building is under construction
Is pavement laid around the building	:	Building is under construction

<b>III</b>	<b>Residential Flat</b>	
1	The floor in which the Flat is situated	: 28 <sup>th</sup> Floor
2	Door No. of the Flat	: Residential Flat No. 2805
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Proposed Vitrified tile flooring
	Doors	: Proposed Teak Wood door frame, Flush doors 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
4	House Tax	:
	Assessment No.	: Details not available
	Tax paid in the name of:	: Details not available
	Tax amount:	: Details not available
5	Electricity Service connection No.:	: Details not available
	Meter Card is in the name of:	: Details not available
6	How is the maintenance of the Flat?	: Building is under construction
7	Sale Deed executed in the name of	: <b>Mrs. Anjali Brajesh Vishwakarma &amp; Mr. Brajesh Vishwakarma</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. = 1,011.00 (Carpet Area + 10%)
10	What is the floor space index (app.)	: As per NMMC norms
11	What is the Carpet Area of the Flat?	: <b>Carpet Area in Sq. Ft. = 919.00</b> <b>(Area as per Agreement)</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?	: Building is under construction
15	If rented, what is the monthly rent?	: ₹ 48,000.00 Expected rental income per month for after building completion
<b>IV</b>	<b>MARKETABILITY</b>	:
1	How is the marketability?	: Good
2	What are the factors favoring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No



V	Rate	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	₹ 20,000.00 to ₹ 22,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	₹ 21,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	
	I. Building + Services	₹ 2,800.00 per Sq. Ft.
	II. Land + others	₹ 18,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office for new property	₹ 1,14,425 00 per Sq. M. i.e. ₹ 10,630.00 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 are Fixed by respective State Government for computing Stamp Duty / Rgstrn Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	
	Replacement cost of Flat with Services (v(3)i)	₹ 2,800.00 per Sq. Ft.
	Age of the building	Building is under construction
	Life of the building estimated	60 years (After Completion) Subject to proper, preventive periodic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	N.A. Building is under construction
	Depreciated Ratio of the building	
<b>b</b>	Total composite rate arrived for Valuation	
	Depreciated building rate VI (a)	₹ 2,800.00 per Sq. Ft.
	Rate for Land & other V (3) ii	₹ 18,200.00 per Sq. Ft.
	<b>Total Composite Rate</b>	<b>₹ 21,000.00 per Sq. Ft.</b>
	<b>Remarks:</b> The details about the work progress status has been provided by Site Person Mr. Rohit (Contact No. 9321331183)	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	919.00 Sq. Ft.	21,000.00	1,92,99,000.00
2	Wardrobes			





3	Showcases		
4	Kitchen arrangements		
5	Superfine finish		
6	Interior Decorations		
7	Electricity deposits / electrical fittings, etc.		
8	Extra collapsible gates / grill works etc.		
9	Potential value, if any		
10	Others		
<b>Total / Realizable value of the property</b>			<b>1,92,99,000.00</b>
<b>Insurable value of the property (1,011.00 x 2,800.00)</b>			<b>28,30,800.00</b>
<b>Guideline value of the property (As per Index II)</b>			<b>82,27,602.00</b>

### Justification for price / rate

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

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

### Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 20,000.00 to ₹ 22,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹ 21,000.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 48,000.00 Expected rental income per month for after building completion
iii) Any likely income it may generate	Rental Income

## Actual site photographs



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## Route Map of the property

site u/r



**Longitude Latitude: 19°07'01.2"N 73°00'20.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Ghansoli – 46 Mt.)



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## Ready Reckoner Rate

Department of Registration & Stamps Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन					
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन बाजारमूल्य दर पत्रक							
Home	Valuation Rules	User Manual	Close Feedback				
<b>Annual Statement of Rates</b>			Language				
Year	Selected District		English				
2022/2024	[Dropdown]						
	Select Taluka	[Dropdown]					
	Select Village	[Dropdown]					
	Search By	<input type="radio"/> Survey No <input checked="" type="radio"/> Location					
Select	अवस्थान	पूरी मूल्य	विशेषी मूल्य	सीटिंग	पुस्तक	सीटिंग	एकक (Sq./)
SurveyNo	4 / 107 - पनवेली नगर विकास नगर 1	35500	96100	110500	120100	110500	चौ. मीटर
SurveyNo	4/108/1-पनवेली नगर विकास नगर 2	34800	99500	117200	124900	117200	चौ. मीटर
SurveyNo	4 / 108- पनवेली नगर विकास नगर 2	27700	79800	91500	99500	91500	चौ. मीटर
SurveyNo	4 / 109- पनवेली नगर विकास नगर 3	37400	107900	121700	134200	121700	चौ. मीटर
SurveyNo	4 / 110 - पनवेली नगर विकास नगर 4	32800	94400	103900	117900	103900	चौ. मीटर
1 2 3 4 5 6 7 8							

Stamp Duty Ready Reckoner Market Value Rate for Flat	99,500.00			
Increase by 15% on Flat Located on 28 <sup>th</sup> Floor	14,925.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) Flat (A)</b>	<b>1,14,425.00</b>	<b>Sq. Mtr.</b>	<b>10,630.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	00.00			
The difference between land rate and building rate (A – B = C)	00.00			
Depreciation Percentage as per table (D)	00%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>00.00</b>	<b>Sq. Mtr.</b>	<b>00.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

### Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate





## Price Indicators

**₹2.25 Cr** (EMI: ₹1.17L) [Get more comparable sales](#)

3 BHK, 1080 Sq.ft. Flat For Sale **Chemboli, New Mumbai**

**Contact Agent**  
 Certified Agent  
**Jagdish Sharma** (+91-2028302147)  
[Get Phone No.](#)  
[Download Brochure](#)

3 Beds, 3 Baths, 3 Balconies, Unfurnished, Laundry Service

Carpet Area <b>980 sqft</b> ₹22.65/sqft	Developer <b>Gemini Group</b>	Project <b>Gemini Asters</b>	Floor <b>11 (Out of 29 Floors)</b>
Transaction Type <b>New Property</b>	Configuration <b>1 Store Room</b>	Facing <b>East</b>	Furnished Status <b>Unfurnished</b>

East Facing Property

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

**More Details**

Price Breakup: **₹2.25 Cr | ₹11,25,000** Approx. Registration Charges

**₹2.0 Cr** (EMI: ₹1.02L) [Get more comparable sales](#)

3 BHK, 1057 Sq.ft. Flat For Sale **Chemboli, New Mumbai**

**Contact Agent**  
 Certified Agent  
**Bhupendra** (+91-2028302147)  
[Get Phone No.](#)  
[Download Brochure](#)

3 Beds, 3 Baths, 3 Balconies, 2 Covered Parking, Skyline View, Sea Facing

Carpet Area <b>935 sqft</b> ₹21.39/sqft	Developer <b>Gemini Group</b>	Project <b>Gemini Asters</b>	Floor <b>20 (Out of 28 Floors)</b>
Transaction Type <b>New Property</b>	Facing <b>East</b>	Units <b>3</b>	Furnished Status <b>Unfurnished</b>

East Facing Property

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

**More Details**

Price Breakup: **₹2 Cr | ₹10,00,000** Approx. Registration Charges **₹15** Monthly



## Price Indicators

**magicbricks**
Home > Property for sale in navi mumbai > 2BHK/2BA Flat For Sale in Chansoli, Navi Mumbai > 2BHK/2BA Flat For Sale in Chansoli, Navi Mumbai > 2BHK/2BA Flat For Sale in Chansoli, Navi Mumbai
Post Property

**₹1.72 Cr** ₹1.72 Cr Get Offer

2BHK/2BA Flat For Sale in Chansoli, Navi Mumbai

2 Beds

2 Baths

2 Balconies

1 Covered Parking

Carpet Area  
790 sqft  
₹22,302/sqft

Floor  
15 (Out of 21 Floors)

Lifts  
3

Developer  
Gami Group

Transaction Type  
New Property

Furnishing Status  
Unfurnished

Project  
Gami Asters

Facing  
East

Car Parking  
1 Covered

East Facing Property

Contact Agent
Get Phone No.

**Contact Agent**

Verified Agent License Number  
**kishan.verma** 9800000000

Get Phone No.

Download Brochure

**More Details**

Price Breakup: ₹1.72 Cr | ₹6 Per sq. unit Monthly

Booking Amount: ₹5.0 Lac Secure Now

RERA ID: P51700025311

Address: Chansoli, Navi Mumbai, Chansoli, Navi Mumbai - Central Navi Mumbai, Maharashtra

**magicbricks**
Home > Property for sale in navi mumbai > 2BHK/2BA Flat For Sale in Chansoli, Navi Mumbai > 2BHK/2BA Flat For Sale in Chansoli, Navi Mumbai > 2BHK/2BA Flat For Sale in Chansoli, Navi Mumbai
Post Property

**₹1.58 Cr** ₹1.58 Cr Get Offer

2BHK/2BA Flat For Sale in Chansoli, Navi Mumbai

2 Beds

2 Baths

2 Balconies

1 Covered Parking

Carpet Area  
874 sqft  
₹18,423/sqft

Floor  
10 (Out of 20 Floors)

Lifts  
4

Developer  
Gami Group

Transaction Type  
New Property

Furnishing Status  
Unfurnished

Project  
Gami Asters

Facing  
East

Car Parking  
1 Covered

East Facing Property

Contact Agent
Get Phone No.

**Contact Agent**

Verified Agent License Number  
**Rej Bhanushali** 9800000000

Get Phone No.

Download Brochure

**More Details**

Price Breakup: ₹1.58 Cr | ₹7,90,000 approx. registration charges | ₹6 Per sq. unit Monthly

Booking Amount: ₹1.5 Lac Secure Now

RERA ID: P51700025311

Address: Plot No17 1B, Sector 2, Chansoli, Navi Mumbai, Chansoli, Navi Mumbai - Central Navi Mumbai, Maharashtra

## Sales Instance

15169392 21-08-2023 Note -Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	<b>सूची क्र. २</b>	दुधयम निरपेक्ष सह.दु.नि. ठाणे 8 दस्तावेज क्रमांक:15169/2023 नोंदणी : Regn-53m
<b>गाव : बणसोली</b>		
(1)दस्तावेज प्रकार	करगनामा	
(2)मोबिलिटी	18950000	
(3)साजाराभाव (नालेपट्टा याच्या याचतीलपट्टेकर अकारणी देता कि पट्टेकर ते नमुद करावे )	8882004.412	
(4)मुभापन गोटहिस्सा व परक्याक (अस्तित्वात)	1) इतर माहिती : सदनिका क्र.2602.26 वा मजला,ए.विंग,गामी एस्टेट,प्लॉट नं.17 आणि 18,सेक्टर-2,बणसोली,नवी मुंबई. क्षेत्र-86.457 चौ.मी. कारपेट एरिया अंदाज कार पाकिंग स्पेस नं.415 आणि 416	
(5)क्षेत्रफळ	1) 86.457 चौ.मीटर	
(6)अकारणी किंवा चुकी देण्यात आलेले वेळा		
(7)दस्तावेज करून देणाऱ्या /लिहून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अपेक्ष अस्तित्वात प्रतिवादीचे नाव व पत्ता	1) में, धानिया अँड गामी एंटरप्राइजेस लॉके भागीदार श्री. सुरजी भानजी गामी यांच्या लॉके कु.मु.म्हणून भारत जी राजणे - - 35 प्लॉट नं : - माळा नं : - इमारतीचे नाव : ब्लॉक नं : गामी युव 101 रियल देवपार्क 1 ला मजला प्लॉट नं. 39/2 सेक्टर 3007 घाशी नवी मुंबई. AANET4444L रोड नं : - महाराष्ट्र ठाणे. 400705	
(8)दस्तावेज करून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अपेक्ष अस्तित्वात प्रतिवादीचे नाव व पत्ता	1) श्री सुब्रमनियम अनंताकृष्णन - 36 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : आर ५०४ ओएम क्यू रेसिडन्सेस ठाणे बेलापूर रोड रिलायन्स कॉर्पोरट आयटी पार्क च्यापुढे बणसोली नवी मुंबई ठाणे महाराष्ट्र BPYPS4290G रोड नं : महाराष्ट्र ठाणे. 400710 2) दिव्या सुब्रमनियम - 32 प्लॉट नं : - माळा नं : - इमारतीचे नाव : आर ५०४ ओएम क्यू रेसिडन्सेस ठाणे बेलापूर रोड रिलायन्स कॉर्पोरट आयटी पार्क च्यापुढे बणसोली नवी मुंबई ठाणे महाराष्ट्र AXFPB1352E ब्लॉक नं : - रोड नं : - महाराष्ट्र ठाणे. 400710	
(9)दस्तावेज करून दिल्याचा दिनांक	10/07/2023	
(10)दस्ता नोंदणी करण्याचा दिनांक	10/07/2023	
(11)अनुक्रमक्रमांक व पृष्ठ	15169/2023	
(12)साजाराभावाप्रमाणे मुद्रांक शुल्क	1137000	
(13)साजाराभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेअर		
मूल्यांकनासाठी विचारात घेतलेला तपशील :		



Think. Innovate. Create

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## Sales Instance

610175 21-08-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र. २	द्वयम निबंधक .सह दु.नि. ठाणे 3 दस्तावेज क्रमांक:6101/2023 नोंदणी : Regn.53m
गाव : बणसोली		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	12000000	
(3)बाजारभाव (भाडेपट्टेचा अथवा बाबलीतपट्टेदार अकारणी वेतो कि पट्टेदार ते नमूद करावे )	5443714.65	
(4)मुद्रापत्र ,वोटहिस्सा व धर क्रमांक (अमल्यास)	1) इतर माहिती : शॉप नं. 30,तळ मजला,बी-बिंग,गामी एस्टेट,प्लॉट नं.17 ते 18 सेक्टर-2 बणसोली,नवी मुंबई. क्षेत्र-49.737 चौ. मी. कार्पेट एरिया	
(5)क्षेत्रफळ	1) 49.737 चौ.मीटर	
(6)अकारणी किंवा जुडी देण्यात आलेले लेखा		
(7)दस्तावेज करून देणाऱ्या /लिहून देवणाऱ्या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाना हुकुमनामा किंवा आदेश अमल्यास प्रतिवादीचे नाव व पत्ता	1) मे. धालिया अँड गामी एंटरप्राइजेस तर्फे भागीदार श्री. मुरजी भानजी गामी यांच्या तर्फे कु.मु. म्हणून मणीकंठा व्ही. कालुवा - 35 प्लॉट नं. - माळा नं. - इमारतीचे नाव : गामी ग्रुप 101 रियल टक पार्क 1 ला मजला प्लॉट नं. 39/2 सेक्टर-30ए वाशी नवी मुंबई. ब्लॉक नं. : रोड नं. : महाराष्ट्र ठाणे. 400703	
(8)दस्तावेज करून देणाऱ्या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाना हुकुमनामा किंवा आदेश अमल्यास प्रतिवादीचे नाव व पत्ता	1) मे. डी.ओ. डायनॅमिक लॉजिस्टिक्स आणि व.अ.रहाउसिंग सर्व्हिसेस एलाएलपी तर्फे भागीदार श्री.मोहन भीमराव बांगर - 43 प्लॉट नं. - माळा नं. - इमारतीचे नाव : प्लॉट नं.ए-1203 सधेकृष्ण सीएचएस लि.प्लॉट नं.06 सेक्टर-17 रोडपालीकळबोली कळबोली नोड रायगड पनवेल महाराष्ट्र ब्लॉक नं. : रोड नं. : महाराष्ट्र RAIGARH(MH). 410218	
(9)दस्तावेज करून दिल्याचा दिनांक	31/03/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	31/03/2023	
(11)प्रतुक्रमांक,सड व पृष्ठ	6101/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	720000	
(13)बाबलीभावाप्रमाणे नोंदणी शुल्क	30000	
(14)जिंदा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		





(Annexure – I)

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 25.08.2023 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. I/ my authorized representative have personally inspected the property on 19.08.2023. 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 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.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mrs. Anjali Brajesh Vishwakarma & Mr. Brajesh Vishwakarma from M/s. Anant Builders vide Agreement for Sale dated 24.06.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECCC Panvel Branch to assess value of the property for Bank Loan Purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Shobha Kuperkar – Technical Manager Shamal Bodke – Technical officer
4.	disclosure of valuer interest or conflict, if any,	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 19.08.2023 Valuation Date – 25.08.2023 Date of Report – 25.08.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 19.08.2023
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	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 **25<sup>th</sup> 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. Vastukala Consultants India Pvt Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations.

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client's representative & documents, we understand that the subject property is Residential Flat, admeasuring **919.00 Sq. Ft. Carpet Area** in the name of **Mrs. Anjali Brajesh Vishwakarma & Mr. Brajesh Vishwakarma**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

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

### Environmental Conditions

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

### Area

Based on the information provided by the Client's representative & documents, we understand that the Residential Flat, admeasuring **919.00 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 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's representative & documents, we understand that the subject property is Residential Flat, admeasuring **919.00 Sq. Ft. Carpet Area.**

### **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.

