PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd		Invoice No) .	Da	ited	_	
B1-001,U/B FLOOR,	- 1	PG-2237	/23-24	29	29-Aug-23		
BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072		Delivery Note			Mode/Terms of Payment		
GSTIN/UIN: 27AADCV4303R1ZX State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org		Reference	No. & Da	ite. Ot	her Refer	ences	
Buyer (Bill to) JNION BANK OF INDIA BHARAT DIAMOND BOURSE BRANCH 4, Bharat diamond bourse, G Block, Bandra Kurla comple		Buyer's Order No.			Dated		
		Dispatch	Doc No	De	livery No	te Date	
		3369 / 23			miory inc		
Bandra East, Mumbai 400051 GSTIN/UIN : 27AAACU0564G1ZH			d through	De	stination		
State Name : Maharashtra, Code : 27	\ 	Terms of	Delivery				
	1	1,011115					
\					J.		
SI Particulars No.				HSN/SAC	GST Rate	Amount	
1 VALUATION FEE				997224	18 %	5,000.00	
(Technical Inspection and Certification Service	es)		CGST			450.00	
The state of the s	es)		CGST SGST			/NO 55 = 1	
The state of the s	es)					/NO 55 T	
The state of the s	es)					450.00	
(Technical Inspection and Certification Service	es)		SGST			450.00 ₹ 5,900.00	
The state of the s	1		SGST			450.00 ₹ 5,900.00	
(Technical Inspection and Certification Service Amount Chargeable (in words)	d Only Taxable	_	Total ntral Tax		ate Tax	₹ 5,900.00 E. & O.E	
Amount Chargeable (in words) Indian Rupee Five Thousand Nine Hundre HSN/SAC	d Only Taxable Value	Rate	Total ntral Tax Amount	Rate	Amoun	₹ 5,900.00 E. & O.E Total	
(Technical Inspection and Certification Service Amount Chargeable (in words) Indian Rupee Five Thousand Nine Hundre	d Only Taxable	Rate 9%	Total ntral Tax	Rate 00 9%		t Tax Amoun .00 900.00	
Amount Chargeable (in words) Indian Rupee Five Thousand Nine Hundre HSN/SAC 997224 Total	d Only Taxable Value 5,000.0	Rate 90 9%	Total Amount 450.	Rate 00 9%	Amoun 450.	₹ 5,900.00 E. & O.E Total t Tax Amoun 00 900.00	
Amount Chargeable (in words) Indian Rupee Five Thousand Nine Hundre HSN/SAC 997224 Total Tax Amount (in words) : Indian Rupee Nine Hur	d Only Taxable Value 5,000.0 5,000.0	Rate 90 9%	Total Amount 450.	Rate 00 9%	Amoun 450.	₹ 5,900.00 E. & O.E Total t Tax Amoun 00 900.00	
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Amount Chargeable (in words) Indian Rupee Five Thousand Nine Hundre HSN/SAC 997224 Total Tax Amount (in words): Indian Rupee Nine Hur Remarks. Mr. Moradiya Bhaveshkumar Babubhai & Mrs. La' Bhaveshbhai Moradiya - Residential Flat No. A/50 Floor, Building No. 09, Type J-3, "Poonam Vihar	Taxable Value 5,000.0 5,000.0 adred On	Rate 9% 10 10 Company's Bank Name Vc No.	Total Total Amount 450. 450. Bank Dete	Rate 00 9% 00 ails UNION BA 635301010	Amoun 450. 460. NK OF IN	₹ 5,900.00 E. & O.E. Total t Tax Amour .00 900.00	
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Amount Chargeable (in words) Indian Rupee Five Thousand Nine Hundre HSN/SAC 997224 Total Tax Amount (in words): Indian Rupee Nine Hur Remarks. Mr. Moradiya Bhaveshkumar Babubhai & Mrs. La' Bhaveshbhai Moradiya - Residential Flat No. A/50 Floor, Building No. 09, Type J-3, "Poonam Vihar Indraprastha A, B & C Wing Co-Op. Hsg. Soc. Ltc Poonam Vihar Complex, Behind Ayyappa Temple Feet Road, Mira Road (East), Thane - 401 107, S Maharashtra, Country - India Company's PAN Declaration	Taxable Value 5,000.0 5,000.0 ttaben 01, 5th d.", 100 State –	Rate 9% 10 10 Company's Bank Name Vc No.	Total ntral Tax Amount 450. 450. Bank Dete	alls UNION BA 635301010 Bandra Ea	Amoun 450. 460. NK OF IN 0050194 951 & UBI	# 5,900.00 E. & O.6 Total t Tax Amour .00 900.00 .00 900.00	

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CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mr. Moradiya Bhaveshkumar Babubhai & Mrs. Lattaben Bhaveshbhai Moradiya

Residential Flat No. A/501, 5th Floor, Building No. 09, Type 'J-3', "Poonam Vihar Indraprastha A, B & C Wing Co-Op. Hsg. Soc. Ltd.", Poonam Vihar Complex, Behind Ayyappa Temple, 100 Feet Road, Mira Road (East), Thane - 401 107, State - Maharashtra, Country - India.

Longitude Latitude: 19°16'33.3"N 72°51'30.1"E

Valuation Done for: Union Bank of India

Bharat Diamond Bourse Branch

E-4, Bharat Diamond Bourse, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051, State - Maharashtra, Country - India.



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Mumbai	Aurangabad	Pune	P	Rajkot
Thane	♥ Nonded	Indore	Ŷ	Raipur
Dalle NCD	Marchile	Q Abmodahad	0	Injunit

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

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: UBI / Bharat Diamond Bourse Branch / Mr. Moradiya Bhaveshkumar Babubhai (3369/2302304) Page 2 of 23

Vastu/Mumbai/08/2023/3369/2302304 29/10-450-JASK Date: 29 08.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A/501, 5th Floor, Building No. 09, Type J-3, "Poonam Vihar Indraprastha A, B & C Wing Co-Op. Hsg. Soc. Ltd.", Poonam Vihar Complex, Behind Ayyappa Temple, 100 Feet Road, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India belongs to Mr. Moradiya Bhaveshkumar Babubhai & Mrs. Lattaben Bhaveshbhai Moradiya.

Boundaries of the property.

North : Internal Road
South : Bapa Sitaram Marg
East : Ayyappa Temple
West : Residential 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 valued for this particular purpose at ₹ 52,66,800.00 (Rupees Fifty Two Lakhs Sixty Six Thousand Eight Hundred Only).

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR Digitally segment by MANIOU SAREEMAC CHARLESMAN.

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Auth. Sign.

Manoj B. Chalikwar

Director

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22

Encl: Valuation report.





🔤 mumbai@va:stukaia.org

Vastukala Consultants (I) Pvt. Ltd.

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

To,

The Branch Manager, Union Bank of India

Bharat Diamond Bourse Branch

E-4, Bharat Diamond Bourse, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051, State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

	General		7
1.	Purpose for which the valuation is m	nade :	To assess fair market value of the property for Bank Loan Purpose.
2.	a) Date of inspection		25.08.2023
	b) Date on which the valuation	is made :	29.08.2023
3.	List of documents produced for peru	sal :	
	Moradiya Bhaveshkumar Babul 2. Copy of Occupancy Certificate Bhayandar Municipal Corporation	ohai & Mrs. La e No. MNP / on. ficate No. M.E	3 between Mrs. Cynthia D'souza (the Transferor) AND Mr. Itaben Bhaveshbhai Moradiya (the Transferees) NR / 4113 / 06-07 dated 13.03.2007 issued by Mira B. / MNP / NR / 286 / 2654 / 2003-04 dated 19.07.2003 tion.
4	Name of the owner(s) and his / thei (es) with Phone no. (details of shar owner in case of joint ownership)	e of each	Mr. Moradiya Bhaveshkumar Babubhai & Mrs. Lattaben Bhaveshbhai Moradiya Address: Residential Flat No. A/501, 5th Floor, Building No. 09, Type J-3, "Poonam Vihar Indraprastha A, B & C Wing Co-Op. Hsg. Soc. Ltd.", Poonam Vihar Complex, Behind Ayyappa Temple, 100 Feet Road, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India. Contact Person: Mr. Moradiya Bhaveshkumar Babubhai (Owner) Contact No.: 9920019425 Joint Ownership Details of ownership share is not available
5.	Brief description of the property Leasehold / freehold etc.)	(Including :	The property is a Residential Flat located on 5th Floor. The composition of flat is Living Room + Bedroom + Kitchen + WC + Bath + Passage + Cupboard Area + Flowerbed Area. (i.e., 1BHK with WC + Bath). The property is at 600 M. walkable distance from nearest railway station Mira Road.



6.	Loca	ation of property	1		
	a)	Plot No. / Survey No.	1	Old Survey No. 194, New Survey No. 195, New Survey	
	b)	Door No.		Residential Flat No. A/501	
	c)	C.T.S. No. / Village	;	Village - Penkarpada	
	d)	Ward / Taluka	1	Taluka – Thane	
	e)	Mandal / District	1	District – Thane	
	f)	Date of issue and validity of layout of approved map / plan		As Occupancy Certificate is a the construction is as per app	
	g)	Approved map / plan issuing authority			
	h)	Whether genuineness or authenticity of approved map/ plan is verified	24		
	1)	Any other comments by our empanelled valuers on authentic of approved plan	7	N. A.	
7.	Post	tal address of the property	:	Residential Flat No. A/501, Type J-3, "Poonam Vihar Wing Co-Op. Hsg. Soc Complex, Behind Ayyappa Mira Road (East), Thane Maharashtra, Country – India	Indraprastha A, B & C Ltd.", Poonam Vihar Temple, 100 Feet Road, - 401 107, State -
8.	City	/ Town	:	Mira Road (East), Thane	====
	-	idential area	:	Yes	
		nmercial area	:	No	
	-	istrial area	:	No	
9.		ssification of the area		7 /	
-		gh / Middle / Poor	1	Middle Class	
		rban / Semi Urban / Rural	:	Urban	
10.	Con	ning under Corporation limit / Village chayat / Municipality	:	Village - Penkarpada Mira Bhayandar Municipal Co	orporation
11.	Whe Gov Act)	ether covered under any State / Central it. enactments (e.g., Urban Land Ceiling or notified under agency area/ scheduled a / cantonment area	V	No ate.Create	
12.	Bou	ndaries of the property		As per Site	As per Documents
	Nort	th		Internal Road	Details not available
	Sou	th		Bapa Sitaram Marg	Details not available
	Eas	t		Ayyappa Temple	Details not available
	Wes	st		Residential Building	Details not available
13	Dim	ensions of the site		N. A. as property under con Flat in a building.	sideration is a Residential
				Α	. B
			_	As per the Deed	Actuals
	Nort		:	<u> </u>	
_	Sou		:		
	Eas	τ	1	-	•





14.	Extent of the site	;	Carpet Area in Sq. Ft. = 403.00 (Area as per actual site measurement)
			Carpet Area in Sq. Ft. = 385.00 (Area as per Agreement for Sale)
			Built-up Area in Sq. Ft. = 462.00
			(Area as per Agreement for Sale)
14.1	Latitude, Longitude & Co-ordinates of Flat	1	19°16'33.3"N 72°51'30.1"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built-up Area in Sq. Ft. = 462.00 (Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
Ш	APARTMENT BUILDING		100
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	1	
	Block No.	:	
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village - Penkarpada Mira Bhayandar Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. A/501, 5th Floor, Building No. 09 Type J-3, "Poonam Vihar Indraprastha A, B & C Wing Co-Op. Hsg. Soc. Ltd.", Poonam Vihal Complex, Behind Ayyappa Temple, 100 Feet Road Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Industrial / Mixed		Residential
4.	Year of Construction	:	2007 (As per Occupancy Certificate)
5.	Number of Floors		Ground + 7 upper floors
6.	Type of Structure	14	R.C.C. framed structure
7.	Number of Dwelling Flats in the building		4 Flat on 5th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	1 lift
	Protected Water Supply	;	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Severage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?		Yes
	Is pavement laid around the building		Yes





Ш	FLAT		
1	The floor in which the Flat is situated		5th Floor
2	Door No. of the Flat	:	Residential Flat No. A/501
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door framed with flush shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings.
	()		Electrical wiring with Concealed
	Finishing	:	Cement Plastering
4	House Tax	:	7
	Assessment No.	:/	Details not available
	Tax paid in the name of:	Ī:	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?		Good
7	Sale Deed executed in the name of	:	Mr. Moradiya Bhaveshkumar Babubhai &
	X 1		Mrs. Lattaben Bhaveshbhai Moradiya
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	l:	Built-up Area in Sq. Ft. = 462.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)		As per MBMC norms
11	What is the Carpet Area of the Flat?	21	Carpet Area in Sq. Ft. = 403.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 385.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?		Medium
13	Is it being used for Residential or Industrial purpose?	v	Residential purpose
14	Is it Owner-occupied or let out?		Vacant
15	If rented, what is the monthly rent?	:	₹ 11,000.00 Expected rental income per month
IV	MARKETABILITY	:	The second of th
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	4	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
٧	Rate	14	
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 /	:	₹ 11,000.00 to ₹ 13,000.00 per Sq. Ft. on Built-up Area





Valuation Report Prepared For: UBI / Bharat Diamond Bourse Branch / Mr. Moradiya Bhaveshkumar Babubhai (3369/2302304) Page 7 of 23

	transactions with respect to adjacent properties in the areas)		
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).		₹ 12,000.00 per Sq. Ft. on Built-up Area
3	Break – up for the rate		
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 9,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 99,225.00 per Sq. M. i.e., ₹ 9,218.00 per Sq. Ft.
	Guideline rate (after depreciation)	1	₹ 89,173.00 per Sq. M. i.e., ₹ 8,284.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
а	Depreclated building rate	:	
	Replacement cost of Flat with Services (v(3))	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	100	16 Years
	Life of the building estimated	:	44 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%		24.00%
	Depreclated Ratio of the building	1	
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,900.00 per Sq. Ft.
	Rate for Land & other V (3) ii	100	₹ 9,500,00 per Sq. Ft.
	Total Composite Rate		₹ 11,400.00 per Sq. Ft.
	Remarks:		

Details of Valuation:

Sr. No.	Description Description	Qty.	Rate per Flat (₹)	Estimated Value (₹)
1	Present total value of the Flat	462.00 Sq. Ft.	11,400.00	52,66,800.00
2	Wardrobes		1	
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			
	Total Value of the Property			52,66,800.00
	Realizable value of the property			47,40,120.00







Valuation Report Prepared For: UBI / Bharat Diamond Bourse Branch / Mr., Moradiya Bhaveshkumar Babubhai (3369/2302304) Page 8 of 23

Distress value of the property	42,13,440.00
Insurable value of the property (462.00 X 2,500.00)	11,55,000.00
Guideline value of the property (As per Index II)	44,72,800.00

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 ₹ 11,000.00 to ₹ 13,000.00 per Sq. Ft. on Built-up 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 commercial and residential application in the locality etc. We estimate ₹ 11,400.00 per Sq. Ft. on Built-up Area (after depreciation) for valuation.

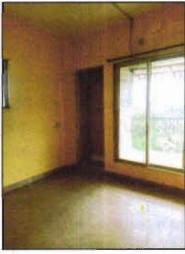
wideni	ding threat of acquisition by government for roading / publics service purposes, sub merging & ability of CRZ provisions (Distance from sea-cost / vel must be incorporated) and their effect on	There is no threat of acquisition by Govt. by road widening / public service purposes. The land is leveled and there is no threat of sub merging. The land falls under category CRZ – II and there is no adverse effect of the same on existing building structure.
1)	Saleability	Good
ii)	Likely rental values in future in	₹ 11,000.00 Expected rental income per month
iii)	Any likely income it may generate	Rental Income

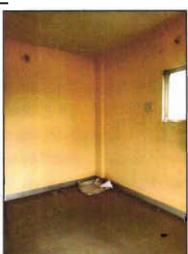




Actual Site Photographs























Route Map of the property





Longitude Latitude: 19°16'33.3"N 72°51'30.1"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 600 M.)





Ready Reckoner Rate



Stamp Duty Ready Reckoner Market Value Rate for Flat	94,500.00	b. 3		
5% Increase on flat located on 5th floors	4,725.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	99,225.00	Sq. Mtr.	9,218.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	36,400.00			
The difference between land rate and building rate (A – B = C)	62,825.00			
Depreciation Percentage as per table (D) [100% - 16%] (Age of the Building – 16 Years)	84%			
Rate to be adopted after considering depreciation [B + (C x D)]	89,173.00	Sq. Mtr.	8,284.00	Sq. Ft.

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

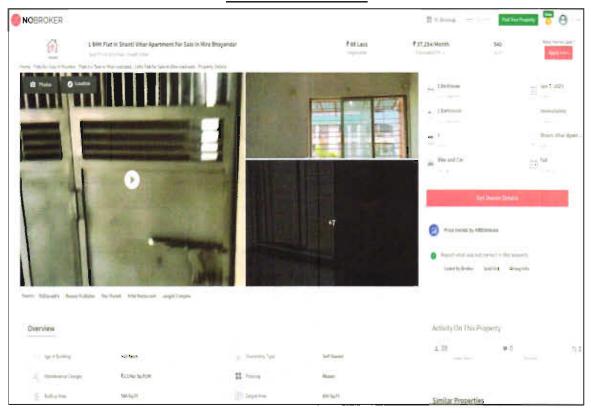
Table - D: Depreciation Percentage Table

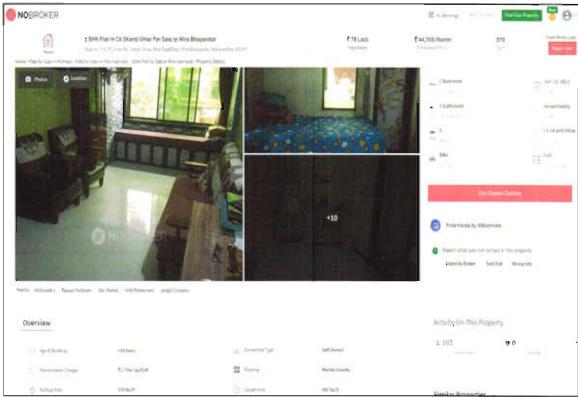
Completed Age of Building in Years	Value in percent after depreciation		
-	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.	
0 to 2 Years	100%	100%	
Above 2 & up to 5 Years	95%	95%	
Above 5 Years	After initial 5 year for every year 1% depreciation 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











Sales Instance

926393

सूची क. २

29-08-2023

Note:-Generated Through eDisplay v2.1 Module, For original report please contact concern SRO office. दुध्यम निवसक :सङ्ग दुः.नि. ट्यांगे 10

दम्तरंख्य कमाक. 926/2023

नोंदणी -

Regn:63m

गाव : पेगबरपाडा

(1)दस्तणेवज प्रकार	करारनामा
(2)मीबदला	5900000
(3)बाजारमाय (मातेषट्टबाच्या बाबसीतपट्टकार आकारणी देती कि पट्टेटार ते नमूद करावे)	5475000
(४)मूमापन ,पोटहिस्सा व घटकमारू (उसल्याम)	1) इतर माहिती: मीजे पेगकरपाडा,वॉर्ड पी -4/21 फ्लॅट क्रमांक,701,सातवा मजला,विल्डिंग, नं.डी/11,संस्कृती-2 को-ओप. हो. सो. लिमिटेड,पून्म विहार कॉम्प्लेक्स,पीजी व्होरा स्कूलच्या मागे,मीरा रोड ईस्ट,टागे - 401107,क्षेत्रफळ 58 88 चो .मी. विल्टअप,जुना सर्व्हें 194पी,254पी,नवीन सर्व्हें नं.26पी,29पी
(5)होचळळ	1) 58.88 चौ.मीटर
(६)आकारगी किया चुडी देग्यात उसेल तेव्हर	. 20
() हस्तर्गवय करून देशाऱ्या / सिह्न टेवगाऱ्या पश्चलग्रेचे नाव किंवा दिवागीः न्यावस्त्रवरचा हुकूमनामा किंवो आहेश उसल्यास प्रतिवादीचे नाव व पत्ता	1) .हितेश अंबावी करोत्रा 36 प्लॉट नं : फ्रुक्सट गॉ.701 माळा नं : सातवा इमारतीचे नाव : संस्कृती-2 को-ओप.हो. सो. लिमिटेड क्लॉक नं : पूनम विहार कॉम्प्लेक्स विल्डिंग. नं डी/11 पी.जी.व्होरा हायस्कृतच्या मागे रोड नं : मीरा रोड पूर्व महाराष्ट्र THANE. 401107
(हाहरू ग्रेव के रूप बेगा ज्या प्रक्षकार वे पाव किया दिवागी न्यावालयाचा हुकूमरण्या किया आदेश उसल्बास प्रश्तिवादीचे नाव व पत्ता	1) . सजयभाई दामजीभाई कुकडीया 41 प्लॉट नं : 502 माळा नं : पाववा इमारतीचे नाव : नवयह विल्डिंग नवर आय 62 की-ओप. हो. सो. लिमिटेड क्लॉक नं : पूनम सागर कॉम्प्लेक्स अलाहावाद वैकेच्या मागे तोड नं : मीरा रोड पूर्व महाराष्ट्र THANE. 401107 2) मनिवावेन संजयभाई कुकडीया 41 प्लॉट नं : 502 माळा नं : पाववा इमारतींचे नाव : नवयह आय 62 को-ओप. हो. सो. लिमिटेड ब्लॉक नं : पूनम सागर कोम्प्लेसअलाहावाद बँकेच्या मागे रोड नं : मीरा रोड पूर्व महाराष्ट्र THANE. 401107
(९)दस्ताप्तज करून दिल्लाचा दिनाक	19/01/2023
(10)दस्त नोदगी केल्याचा दिनाक	19/01/2023
(11)जनुकमारु,संड द पृष्ट	926/2023
(12)बाजारमावाप्रमागे मुटोक शूलक	413000
(13)बाजसमावाप्रमधी नीटापि शुल्क	30000
(14)मेरा	
मृत्यास्तासाटी विचातात घेतलेला तप्मील :-	





Sales Instance

11730393

सूची क. २

दुष्वम निवंबक सह दुनि, ठागे 10

29-08-2023

टम्तएवव कमान::11730/2023

Note: Generated Through eDisplay v2.1 Module, For original report please contact concern SRO office.

नादाती :

Regn:63m

गाव : पेगकरपाडा

(1)द्रम्बरुढ्ड प्रकार	करार्नामा
(2)म्बंबदलर	10000000
(3)बच्चारमाच (आडेपर्टचाच्या बाबतीतपर्टकार आकारगी देतो कि पर्टेटम ते नमूद काचे)	9252800
(4)क्ष्मापन ,पोटहिस्सा व घरकामांक (उसल्यास)	1) इतर माहिती : मीजे पेणकरपाडा,वॉर्ड-पी.विभाग क्रमांक :-4/21,मध्ये,सदनिका क्रमांक :-604,6 चा मजला,बिल्डिंग नं.ए-15,संस्कृती -1,संस्कृती -1 को.बॉप.दी.सोसा.लीपूनम विद्वार,मिरारोड पूर्व,टाणेजुना सर्वे नं.194(पाट)बॅड 254(पार्ट),नवीन सर्वे नं.26(पार्ट)ब्राणि 29(पार्ट),क्षेत्रफळ :-796.38 ची.फुट कारपेट.
(ऽ)क्षेत्रफळ	1) 88.81 बी.मीटर
(6)आकारणी किया जुडी देखात उसेल नेव्हर	1 00
(7)हरतमेवज सफन देशाऱ्या / लिहून टेवगाऱ्या पशकारीचे नाव किया दिवाधी ऱ्याबानवाचा हुस्मनामा किया आदेश उसल्यास प्रतिवादीचे नाव व पत्तर	1) बलविंदर कीर सांभेल 59 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : 604बिल्डिंग नं.ए-15संस्कृती -1 को ऑप.ही.सोसा.ली.पूनम विहारमिरारोड पूर्वटागे. महाराष्ट्र टागे. 401107 2) सतनाम सिंग सांभेल 69 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : 604बिल्डिंग नं.ए-15संस्कृती -1 को ऑप.ही.सोसा.ली.पूनम विहारमिरारोड पूर्वटागे. महाराष्ट्र टागे. 401107
(६)इस्त्रुपेवज्र करून पेषान्या पक्षकारांचे नाव किवा दिवापी न्याचालवाचा हुकूमनामा किवा आदेश जसल्याम प्रतिवादीचे नाव व पत्ता	1) संतान मोती फर्नांडिस 63 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : 102मातीभद्रा टॉवररावल नगरपोस्ट ऑफिस जवळिमरा भाईदरिमरारोड पूर्वेटाणे महाराष्ट्र टाणे. 401107 2) सायमन संतान फर्नांडिस 34 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : 102मालीभद्रा टॉवररावल नगरपोस्ट ऑफिस जवळिमरा भाईदरिमरारोड पूर्वेटाणे महाराष्ट्र टाणे. 401107
(९)टस्तऍक्य करून दिल्बाचा दिनांक	30/06/2023
(10)द्रस्त नोटपी केल्बाचा दिनाक	30/06/2023
(11) जन्दुकमारू, संड व पृष्ट	11730/2023
	700000
(!2)बाजारभादायमधी मुद्रांक शुल्क	1.00000
(12)बाजरत्मावाप्रमणी मुद्रांक शुल्क (13)बाजरत्मावाप्रमणी नीटणी शुल्क	30000





Valuation Report Prepared For: UBI / Bharat Diamond Bourse Branch / Mr. Moradiya Bhaveshkumar Babubhai (3369/2302304) Page 15 of 23 As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 52,66,800.00 (Rupees Fifty Two Lakhs Sixty Six Thousand Eight Hundred Only). The Realizable Value of the above property is ₹ 47,40,120.00 (Rupees Forty Seve Lakhs Forty Thousand One Hundred Twenty Only). The Distress Value is ₹ 42,13,440.00 (Rupees Forty Two Lakhs Thirteen Thousand Four Hundred Forty Only).

Place: Mumbai Dale: 29.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22

The undersigned has inspected the property detailed in the Valuation Report dated				
on ₹	. We are satisfied that the fair and reasonable market value of the property i			
	only).			
	Think.Innovate.Create			
Date	Signature			

(Name of the Branch Manager with Flat Seal)





DECLARATION FROM VALUERS

I, hereby declare that:

- The information furnished in my valuation report dated 29.08.2023 is true and correct to a. the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- I/ my authorized representative have personally inspected the property on 25.08.2023 C. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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 have read the International Valuation Standards (IVS) and the report submitted to q. 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.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure h. III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- į. Further, I hereby provide the following information. Inink.Innovate.Create





Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Moradiya Bhaveshkumar Babubhai & Mrs. Lattaben Bhaveshbhai Moradiya from Mrs. Cynthia D'souza vide Agreement for Sale dated 10.08.2023.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Bharat Diamond Bourse Branch to assess fair market 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 Bhavika Chavan – Valuation Engineer Shyam Kajvilkar – Technical Manager Jayaraja Acharya – 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 – 25.08.2023 Valuation Date – 29.08.2023 Date of Report – 29.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done 25.08.2023
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 Comparison Method
9.	Restrictions on use of the report, if any,	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on 29th 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 advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring 462.00 in Sq. Ft. Built-up Area in the name of Mr. Moradiya Bhaveshkumar Babubhai & Mrs. Lattaben Bhaveshbhai Moradiya. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.





Valuation Report Prepared For: UBI / Bharat Diamond Bourse Branch / Mr. Moradiya Bhaveshkumar Babubhai (3369/2302304) Page 19 of 23

Property Title

Based on our discussion with the Client, we understand that the subject property is owned Mr. Moradiya Bhaveshkumar Babubhai & Mrs. Lattaben Bhaveshbhai Moradiya. 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, we understand that the Residential Flat, admeasuring 462.00 in Sq. Ft. Built-up 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 shop and properties that are typically traded on a Flat basis.

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





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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring 462.00 in Sq. Ft. Built-up 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.

iink Innovate i

- 2. The property is valued as though under responsible ownership.
- It is assumed that the property is free of liens and encumbrances. 3.
- 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 - III

MODEL CODE OF CONDUCT FOR VALUERS

(Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017))

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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.





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- 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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
- 19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

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





Gifts and hospitality:

- 25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
 - Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
- 26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

For VASTUKALA CONSULTANTS (I) PVT. LTD

MANOJ BABURAO **CHALIKWAR**

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

UBI Emp No.: ROS:ADV:Valuer/033:008:2021-22

