

## Tax 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 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.org	Invoice No. <b>MUM/2324/SEP/239</b>	Dated <b>29-Sep-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
Buyer (Bill to) <b>STATE BANK OF INDIA - RASMECCC BHAYANDAR</b> RASMECCC BHAYANDAR Unit No-101,102,103B, 1St Floor IT Landmark Building, 150 ft. Road, Near Hotel Shree Nidhi, Opp Maxus Mall, Bhayander(W) Thane GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Quantity	Amount
1	<b>VALUATION FEE</b>	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: Mr. Mehul Gunvantrai Malkan & Mrs. Neelam Mehul Malkan - Residential Flat No. B-001, Ground Floor, 'B' Wing, Building Type A, "Star Residency B", Star Residency Bldg B & B2 Co-Op. Hsg. Soc. Ltd.", Evershine City, Village - Achole, Vasai Road (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India Company's PAN : <b>AADCV4303R</b> 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 : <b>ICICI BANK LTD - THANE</b> A/c No. : <b>340505000531</b> Branch & IFS Code: <b>THANE CHARAI &amp; ICIC0003405</b>  UPI Virtual ID : <b>VASTUKALATHANE@icici</b> for <b>VASTUKALA CONSULTANTS (I) PVT LTD</b> <div style="text-align: right;">Authorized Signatory</div>
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SUBJECT TO MUMBAI JURISDICTION

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

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Mehul Gunvantrai Malkan & Mrs. Neelam Mehul Malkan**

Residential Flat No. B-001, Ground Floor, 'B' Wing, Building Type A, "**Star Residency B**", Star Residency Bldg B & B2 Co-Op. Hsg. Soc. Ltd.", Evershine City, Village - Achole, Vasai Road (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India.

Longitude Latitude: 19°24'28.3"N 72°50'03.5"E

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### Valuation Done for:

**State Bank of India**

**RASMECCC Bhayandar Branch**

Unit No. 101, 102, 103B, 1<sup>st</sup> Floor, IT Landmark Building, 150ft. Road, Near Hotel Shree Nidhi, Opp. Maxus Mall, Bhayander (West), Thane - 401 101, 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. B-001, Ground Floor, 'B' Wing, Building Type A, "Star Residency B", Star Residency Bldg B & B2 Co-Op. Hsg. Soc. Ltd.", Evershine City, Village - Achole, Vasai Road (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India belongs to **Mr. Mehul Gunvantrai Malkan & Mrs. Neelam Mehul Malkan.**

Boundaries of the property.

North	:	Regal Plaza Building
South	:	Internal Road
East	:	Garden Area
West	:	Bungalows and Star Residency 'A' Wing

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose ₹ **35,88,750.00 (Rupees Thirty Five Lakh Eighty Eight Thousand Seven Hundred Fifty 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

Director

Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report.



### Our Pan India Presence at :

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

- Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali 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 Bhayandar Branch**  
 Unit No. 101, 102, 103B, 1<sup>st</sup> Floor,  
 IT Landmark Building, 150ft. Road,  
 Near Hotel Shree Nidhi, Opp. Maxus Mall,  
 Bhayander (West), Thane – 401 101,  
 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 : 21.09.2023
	b)	Date on which the valuation is made : 29.09.2023
3.	List of documents produced for perusal: 1) Copy of Agreement for Sale dated 12.09.2023 between Mrs. Roohi Ignatious Binoy Vadakkethala (the Transferor) AND Mr. Mehul Gunvantrai Malkan & Mrs. Neelam Mehul Malkan (the Transferees) 2) Copy of Part Occupancy Certificate No. CIDCO / VVSR / POC / BP / ZCC-20 / E / 4059 dated 07.01.2023 issued CIDCO for Building No. A-269, A-270, C-266 & C-267. 3) Copy of No Objection Letter No. SRB & B2 / 200 dated 28.09.2023 in favour of Flat No. 001 in B Wing in the name of Mr. Mehul G. Malkan & Mrs. Neelam M. Malkan, issued by Star Residency B & B2 Co-Op. Hsg. Soc. Ltd.	
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>Mr. Mehul Gunvantrai Malkan &amp; Mrs. Neelam Mehul Malkan</b>  <b>Address:</b> Residential Flat No. B-001, Ground Floor, 'B' Wing, Building Type A, " <b>Star Residency B</b> ", Star Residency Bldg B & B2 Co-Op. Hsg. Soc. Ltd.", Evershine City, Village - Achole, Vasai Road (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Gupta (Security Guard)  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 is located on Ground Floor. The composition of Flat is Living with Dining + 1 Bedroom + Kitchen + Passage + WC with Bath ( <b>i.e., 1BHK + WC with Bath</b> ). The property is at 5.1Km travelling distance from nearest railway station Vasai.

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 272
	b) Door No.	:	Residential Flat No. B-001
	c) C.T.S. No. / Village	:	Village - Achole
	d) Ward / Taluka	:	Taluka – Vasai
	e) Mandal / District	:	District – Palghar
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate No. CIDCO / VWSR / POC / BP / ZCC-20 / E / 4059 dated 07.01.2023 issued CIDCO.
	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. B-001, Ground Floor, 'B' Wing, Building Type A, "Star Residency B", Star Residency Bldg B & B2 Co-Op. Hsg. Soc. Ltd.", Evershine City, Village - Achole, Vasai Road (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State – Maharashtra, Country – India.
8.	City / Town	:	Vasai (East), Palghar
	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 – Achole CIDCO / Vasai Virar City 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.	<b>Boundaries of the property</b>		<b>As per Site</b> <b>As per documents</b>
	North	:	Regal Plaza Building                      Details not available
	South	:	Internal Road                                      Details not available
	East	:	Garden Area                                      Details not available
	West	:	Bungalows and Star Residency 'A' Wing                      Details not available
13	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.
			A                                      B As per the Deed                      Actuals
	North	:	-                                      -
	South	:	-                                      -

	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 401.00 (Area as per actual site measurement)	
			<b>Built-up Area in Sq. Ft. = 495.00</b> <b>(Area as per Agreement for Sale)</b>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°24'28.3"N 72°50'03.5"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built-up Area in Sq. Ft. = 495.00</b> <b>(Area as per Agreement for Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	-	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Achole CIDCO / Vasai Virar City Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. B-001, Ground Floor, 'B' Wing, Building Type A, " <b>Star Residency B</b> ", Star Residency Bldg B & B2 Co-Op. Hsg. Soc. Ltd.", Evershine City, Village - Achole, Vasai Road (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2003 (As per Occupancy Certificate)	
5.	Number of Floors	:	Ground + 7 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	4 Flats on Ground Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	1	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewer	
	Car parking - Open / Covered	:	Open parking space	
	Is Compound wall existing?	:	Yes	
	Is pavement laid around the building	:	Yes	

III	Residential Flat	
1	The floor in which the Flat is situated	: Ground Floor
2	Door No. of the Flat	: Residential Flat No. B-001
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Ceramic tiles flooring
	Doors	: Teak Wood door frame 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	:
	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?	: Normal
7	Sale Deed executed in the name of	: <b>Mr. Mehul Gunvantrai Malkan &amp; Mrs. Neelam Mehul Malkan</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?	: <b>Built-up Area in Sq. Ft. = 495.00 (Area as per Agreement for Sale)</b>
10	What is the floor space index (app.)	: As per CIDCO norms
11	What is the Carpet Area of the Flat?	: Carpet Area in Sq. Ft. = 401.00 (Area as per actual site measurement)
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?	: Vacant
15	If rented, what is the monthly rent?	: ₹ 7,000.00 Expected rental income per month
IV	<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	<b>Rate</b>	:
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	: ₹ 7,000.00 to ₹ 9,000.00 per Sq. Ft. on Built-up Area

	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).	:	₹ 8,000.00 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	:	₹ 5,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office for new property	:	₹ 69,400.00 per Sq. M. i.e., ₹ 6,447.00 per Sq. Ft.
4a	Guideline rate (after depreciation)	:	₹ 59,360.00 per Sq. M. i.e., ₹ 5,515.00 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 the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	20 Years
	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	30.00%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,750.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 5,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 7,250.00 per Sq. Ft.</b>
	<b>Remarks:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	495.00 Sq. Ft.	7,250.00	35,88,750.00
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>35,88,750.00</b>
	<b>Insurable value of the property (495.00 X 2,500.00)</b>		<b>12,37,500.00</b>
	<b>Guideline value of the property (As per Index II)</b>		<b>29,79,000.00</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.

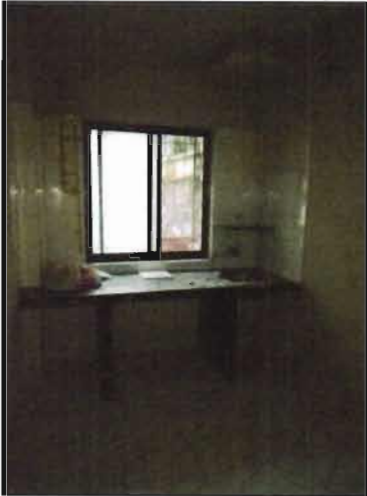
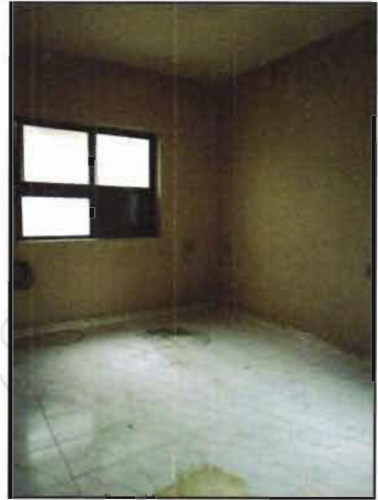
#### Method of Valuation / Approach

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 ₹ 7,000.00 to ₹ 9,000.00 per Sq. 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 Residential and Commercial application in the locality etc. We estimate ₹ 7,250.00 per Sq. Ft. on Built-up Area (after depreciation) 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	₹ 7,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

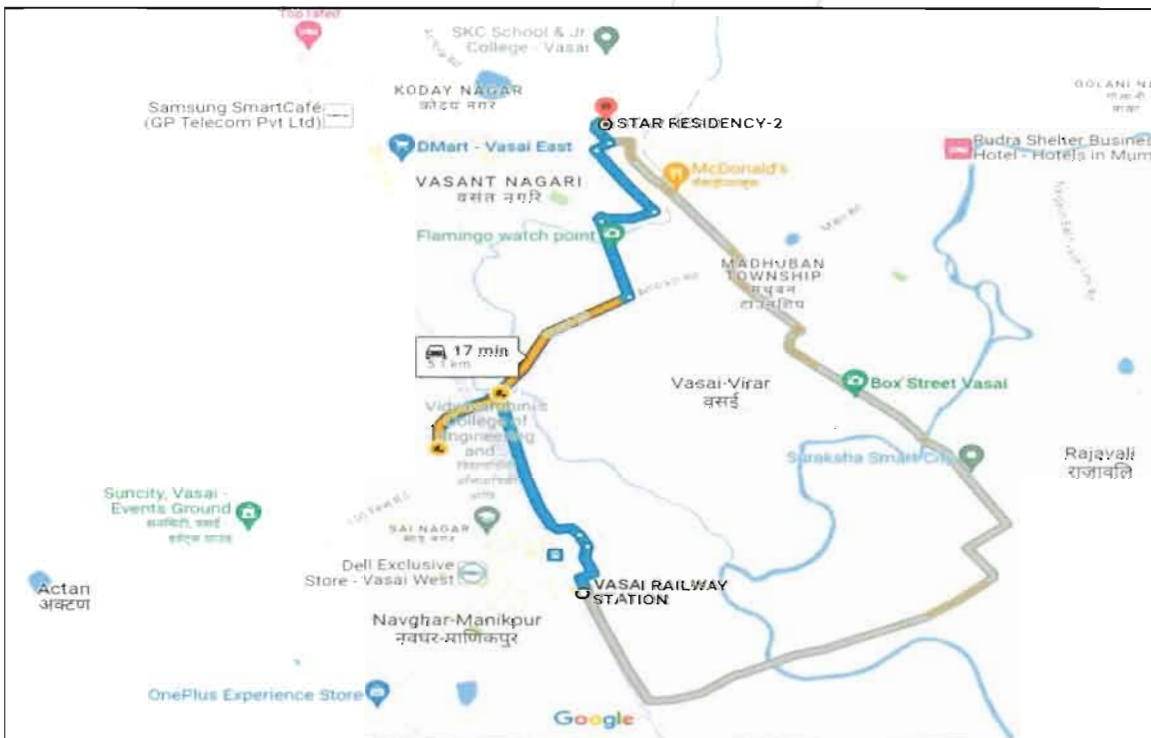
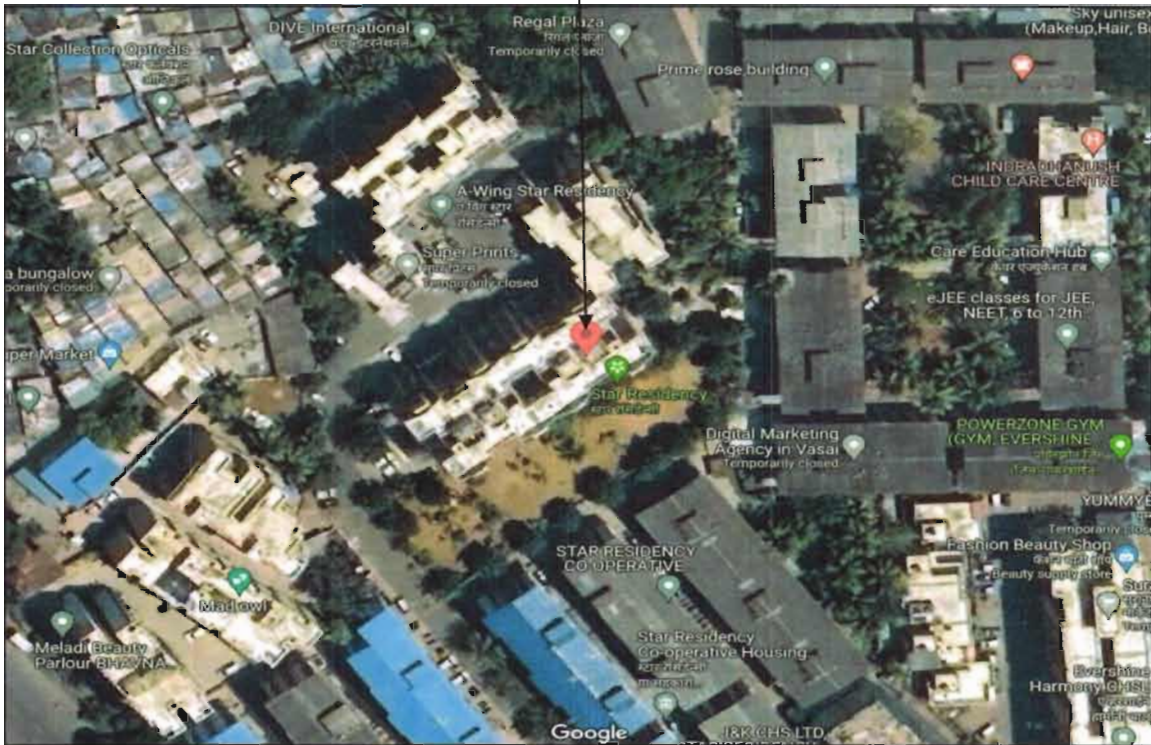


### Actual site photographs



## Route Map of the property

Site u/r



**Longitude Latitude: 19°24'28.3"N 72°50'03.5"E**

**Note:** The Blue line shows the route to site from nearest railway station (Vasai Road – 5.1KM.)

## Ready Reckoner Rate

DIVISION / VILLAGE : ACHOLE						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation Class: "C"		
Local Body Name	Vasai-Virar City Municipal Corporation					
Land Mark	Lands for residential and other similar permissible use.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
15	7	19200	69400	80100	89400	80100
Survey No. 1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 58, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 73, 74, 75, 76, 79, 102, 103, 104, 105, 107, 108, 109, 110, 111, 112, 113, 114, 115, 117, 119, 120, 121, 122, 123, 124, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 166, 167, 168, 169, 170, 171, 172, 176, 177, 179, 180, 181, 182, 183, 185, 186, 187, 188, 206, 209, 210, 211, 213, 214, 215, 216, 217, 218, 234, 235, 236, 237, 238, 239, 270, 271, 272, 273, 274, 275, 276, 277						

Stamp Duty Ready Reckoner Market Value Rate for Flat	69,400.00			
No Increase for flat located on Ground floors	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>69,400.00</b>	<b>Sq. Mtr.</b>	<b>6,447.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	19,200.00			
The difference between land rate and building rate (A – B = C)	50,200.00			
Depreciation Percentage as per table (D) [100% - 20%] (Age of the Building – 20 Years)	80%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>59,360.00</b>	<b>Sq. Mtr.</b>	<b>5,515.00</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

**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

**HOUSING.COM** Buy in Mumbai

1 BHK Flat

₹37.0 L EMI starts at ₹19.59 K

By STAR

Star Star Residency, Exterline C/A, Vazal East, Mumbai

✓ VERIFIED

🔴 NEW: Double Door Entry/Kitchen Here

550 sq.ft Build Up Area

₹6.73 K/sq.ft Avg. Price

15 Year Old Age of property

Ready to move Possession status

Lower of 4 floors

East facing Facing

Semi Furnished Furnishing

**NOBROKER**

1 BHK Flat in Star Residency Co-Operative Housing Society For Sale in Vazal East

₹33 Lacs

₹18,913 Month EMI (EMI ₹1)

425 sq.ft

1 BHK

1 Bathroom

10 Years

Self Owned

Get Owner Details

Price needs to be estimated

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Activity On This Property

Age of Building: 10 Years

Connected To: Gas

Self Owned: Yes

Maintenance Charges: ₹2,200 SA/PM

Flooring: Carpet

Verified This: Yes

Buildup Area: 400 SQ FT

Carpet Area: 300 SQ FT

## Price Indicators

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark 🔍

₹37.5 Lac (Estimated EMR ₹29.95) **1BHK 1Bath**

Area: Built Up area: 485 sq.ft. Carpet area: 400 sq.ft.

Price: ₹37.5 Lac @ 7,731 per sq.ft.

Address: Star Residency CHS, Vasai East, Mira Road And Beyond.

Property (1/8) Photos (17/18)

1 Bedroom, 1 Bathroom, 1 Balcony

10+ Year Old

Ground of 4 Floors

**NOBROKER** My Bookings Find New Projects

1 BHK Flat in Mangaldeep Chs For Sale in Vasai East ₹39 Lacs ₹22,352/Month Estimated EMR 538

Home / Flats for Sale in Mumbai / Flats for Sale in Vasai East / 1BHK Flat for Sale in Vasai East / Property Details

1 Bedroom, 1 Bathroom, 10A, EWS and Car

Aug 21, 2021

Immediately

Mangaldeep Chs

Send Owner Details

Price trends by NOBROKER

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Activity On This Property

Similar Properties

Overview

Age of Building	110 Years	Ownership Type	Self Owned
Registration Charges	₹2.2 For Sq.Ft	Flooring	Marble/Graffiti
Built-up Area	333 Sq.Ft	Finishing Status	Done

**Sales Instance**



5470533 29/09/2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.वसई 4 दस्त क्रमांक : 5470/2023 नोंदणी . Regn.63m
<b>गावाचे नाव : आचोळे</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3800000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3212000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन ., इतर माहिती: सदनिका क्र. 104,पहिला मजला, स्टार रेसिडेन्सी बिल्डिंग ए को-ऑप. हौ. सो. लि. एव्हरशाईन सिटी,गाव मौजे आचोळे,ता. वसई,जिल्हा पालघर,विभाग क्र. 7( ( Survey Number : 272 : ) )	
(5) क्षेत्रफळ	46.28 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेरी कुरुविल्ला - - वय:-72 पत्ता:-प्लॉट नं. फ्लॉट नं.१०४, माळा नं. फर्स्ट फ्लोअर, इमारतीचे नाव: स्टार रेसिडेन्सी बिल्डिंग ए को-ऑप. हौ. सो. लि., ब्लॉक नं. एव्हरशाईन सिटी, रोड नं. वसई पूर्व, महाराष्ट्र, ठाणे पिन कोड:-401208 पॅन नं:-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सोसायटी ऑफ द सेव्हंट्स ऑफ द होली स्पिरिट तर्फे सेक्रेटरी लीसी देवसी - - वय:-67, पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव होली स्पिरिट हॉस्पिटल, ब्लॉक नं. महाकाली कॅम्पेस रोड, रोड नं. अंधेरी पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-AAAAS0148J	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	29/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	5470/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	266000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद .-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

**Sales Instance**

1007079 9/09/2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. वसई 1 दस्त क्रमांक : 10070/2023 नोंदणी : Regn 63m
<b>गावाचे नाव : आचोळे</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4900000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4435000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: . इतर माहिती: गाव मौजे आचोळे येथील सर्वे क्र.272,274 & 275,वरील सदनिका क्र.404,चौथा मजला,बी विंग,रीगल पॅराडाईज को-ओप.हा.सो.ली.,स्टार रेसिडेन्सी कॉम्प्लेक्स,एव्हरशाईन सिटी,वसई रोड पु 401208(क्षेत्र 573 चौ. फुट कार्पेट)शासन आदेश क्र.मुद्रांक 2021/अनौ. स. क्र. 12/ प्र.क्र.107/म-1(धोरण)दिनांक 31/03/2021 अन्वये महिलांना 1% मुद्रांक शुल्क माफी( ( Survey Number : 272, 274 & 275 ; ) )	
(5) क्षेत्रफळ	53.24 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:-शुबेदा हसन - - वय:-44 पत्ता:-प्लॉट नं. 404, माळा नं. चौथा मजला, बी विंग, इमारतीचे नाव: रीगल पॅराडाईज को-ओप.हा.सो.ली., ब्लॉक नं. स्टार रेसिडेन्सी कॉम्प्लेक्स, एव्हरशाईन सिटी. रोड नं. वसई रोड पु, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं.-AAXPH6831P	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-सरोज परमानंद शर्मा - - वय:-63; पत्ता:-प्लॉट नं. रूम नं. 1796, बिल्डींग नं.33, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. खेर नगर, रोड नं. बांद्रा पु, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं.- BAQPS0889A	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/07/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	27/07/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	10070/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	294000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



## Society NOC

STAR RESIDENCY B & B2 CO. OP. HSG. SOC. LTD.	
REGISTERED UNDER REGN NO. TNA / VSI / HSG (TC) / 14301 / 2002-2003	
Survey No.272, H. No. 1 to 6, S. No. 273, H. No. 3 & 5 Evershine City, Vasai (East), Achole, Taluka Vasai - 401208	
Ref : SRB & B2 / 200	Dated: 28/9/2023
<p>The Assistant General Manager State Bank of India Retail Assets Centralised Processing Cell Mumbai. We,M/s Star Residency B &amp; B2 CHSL</p>	<p>Annex-B</p>
<p>Hereby Certify that:</p> <ol style="list-style-type: none"> <li>1. Flat 001 in B Wing Ground Floor situated at Evershine City Vasai East, Palghar- 401208, Bearing Survey No.272 is being transferred in the name of Mr. Mehul G. Malkan &amp; Mrs. Neelam M. Malkan by the existing owners Mrs. Roohignatious Binoy Vadakkethala. As per our record Mrs. Roohignatious Binoy Vadakkethala is member of the society and she has transferable rights of the property.</li> <li>2. That the total of the house/flat is Rs. 32,00,000/- (Rupees Thirty Two Lakhs only) as per agreement for sale entered into between Mrs. Roohignatious Binoy Vadakkethala and Mr. Mehul G. Malkan &amp; Mrs. Neelam M. Malkan.</li> <li>3. That title to the said land and the building thereon is clear, marketable and free from all encumbrances and doubts.</li> <li>4. The said building is constructed as per approved plan issue issued by competent authority.</li> <li>5. We have no objection for the said sale transaction and that there are no dues pending against the seller.</li> <li>6. We confirm that we have no objection whatsoever to Mr. Mehul G. Malkan &amp; Mrs. Neelam M. Malkan for mortgage the flat to State Bank of India as security for the amount advanced by the Bank.</li> <li>7. We further state and undertake to record the charge of the bank on the said flat in our register AND Further confirm that Share Certificate No. 101 with Distinctive Nos from 101 to 105 has been transferred in the name of Mrs. Roohignatious Binoy Vadakkethala.</li> <li>8. We hereby state and confirm that the building plan sanctioned under Occupancy Certificate No. CIDCO/VVSR/POC/BP/ZCC-20/E/158/E/4059 dated 07/01/2003 is issued by CIDCO for Building No. 'B', 'B2' &amp; shall not be altered/changed. We also confirm/declare Building No. A-269 &amp; A-270 (G+7) which is mentioned in the Occupancy Certificate is Building 'B' &amp; 'B2' (G+7) respectively.</li> <li>9. After creation of proper charge/mortgage and after receipt of proper nomination in favour of the Bank, from the said purchaser, we are agreeable to accept State Bank of India as nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the bank of having done so, We note not to change the same without the written NOC of the Bank.</li> </ol>	
Two Signature of Authorized officer bearers of the society with Rubber stamp	
	



(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 29.09.2023 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 21.09.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am Director of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is purchased by Mr. Mehul Gunvantrai Malkan & Mrs. Neelam Mehul Malkan from Mrs. Roohi Ignatious Binoy Vadakkethala, as per Agreement for Sale dated 12.09.2023
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECC Bhayandar 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 Bhavesh Shelar – 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 – 21.09.2023 Valuation Date – 29.09.2023 Date of Report – 29.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 21.09.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and 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 **29<sup>th</sup> September 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 and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **495.00 Sq. Ft. Built-up Area** in the name of **Mr. Mehul Gunvantrai Malkan & Mrs. Neelam Mehul Malkan**. 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 **Mr. Mehul Gunvantrai Malkan & Mrs. Neelam Mehul Malkan**. 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 **495.00 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 Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the

subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **495.00 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.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



(Annexure – II)

**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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

### Confidentiality

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

### Information Management

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

### Gifts and hospitality:

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

