

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Parkway Manor"

"Parkway Manor", Proposed Redevelopment of the Existing Building on Plot bearing C.T.S. No. 1225, Final Plot No. 292 of T. P. S. II of Village – Vile Parle (East), Chitrakar Ketkar Marg, Near Gujarati Society, Vile Parle (East), Mumbai, PIN – 400 057, State- Maharashtra, Country - India

Latitude Longitude: 19°05'53.7"N 72°51'05.1"E

Valuation Done for: **State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051 State - Maharashtra, Country - India



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

MASTER VALUATION REPORT OF "Parkway Manor"

"Parkway Manor", Proposed Redevelopment of the Existing Building on Plot bearing C.T.S. No. 1225, Final Plot No. 292 of T. P. S. II of Village – Vile Parle (East), Chitrakar Ketkar Marg, Near Gujarati Society, Vile Parle (East), Mumbai, PIN – 400 057, State- Maharashtra, Country - India

Latitude Longitude: 19°05'53.8"N 72°51'05.1"E

NAME OF DEVELOPER: M/s. NSB Properties (Mr. Gautam Eknath Thakur)

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **24th November 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is "Parkway Manor", Proposed Redevelopment of the Existing Building on Plot bearing C.T.S. No. 1225, Final Plot No. 292 of T. P. S. II of Village – Vile Parle (East), Chitrakar Ketkar Marg, Near Gujarati Society, Vile Parle (East), Mumbai, PIN – 400 057, State- Maharashtra, Country - India. It is about 850 M. travel distance from Vile Parle Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is higher class & developed.

2. Developer Details:

Name of builder	M/s. NSB Properties (Mr. Gautam Eknath Thakur)	
Project Registration Number	Project	RERA Project Number
	Parkway Manor	P51800052927
Register office address	M/s. NSB Properties (Mr. Gautam Eknath Thakur) B-7/8, Bageshree, Shankar Ghanekar Marg, Prabhadevi, Mumbai – 400 025, State – Maharashtra, Country - India.	
Contact Numbers	Contact Person : Ms. Mugdha Waingankar (Builder Person – Mobile No. 9892724615)	
E – mail ID & Website	nsbproperties@yahoo.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Chitrakar Ketkar Marg
On or towards South	Dubhashi Ground
On or towards East	Deo Enclave CHSL and Gujarat Society Road
On or towards West	Everest Grandeur CHSL



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- 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 Branch Manager,
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General					
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.				
2.	a)	Date of inspection : 24.11.2023				
	b)	Date on which the valuation is made : 29.11.2023				
3.	List of documents produced for perusal					
	1.	Copy of Title Report Circular No: VSJJ / 4522 / 41 / 23 from V. S. Jog & Co. dated 13.06.2023				
	2.	Copy of Affidavit cum Declaration made by Shri. Gautam E. Thakur, Proprietor of M/s. NSB Properties dated 21.06.2023				
	3.	Copy of Affidavit – Cum – Declaration date 26.07.2023 of M/s. NSB Properties				
	4.	Copy of MAHARERA Registration Certificate of Project No. P51800052927 issued by Maharashtra Real Estate Regulatory Authority date 05.10.2023				
	5.	Copy of Architect's Certificate date 06.01.2023 issued by Chamunda Consultant (As per RERA Certificate)				
	6.	Copy of IOD Certificate No. P – 9793/ 2021 / (292) / K/E Ward / FP / IOD / 1 / New dated 12.12.2022 issued by Municipal Corporation of Greater Mumbai				
	7.	Copy of Commencement Certificate No. P – 9793/ 2021 / (292) / K/E Ward / FP / CC / 1 / Amend dated 16.12.2021 issued by Municipal Corporation of Greater Mumbai This C.C. is re-endorsed upto top of stilt floor (i.e. height of 5.05 mt. AGL), as per approved plan dated 12.07.2023. This C.C. valid upto 21.08.2024				
	8.	Copy of Amended Plan Approval Letter No. P – 9793/ 2021 / 292 / K/E Ward / FP / 337 / 2 / Amend dated 12.07.2023 issued by Municipal Corporation of Greater Mumbai				
	9.	Copy of Approved Plan No. P – 9793/ 2021 / 292 / K/E Ward / FP dated 12.07.2023 issued by Municipal Corporation of Greater Mumbai. (Number of Copies – Two - Sheet No. 1/2 to 2/2) Approved upto:				
		<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Parkway Manor</td> <td>Ground Floor (Part) + Stilt Floor (Part) + 1st Floor (Part Residential / Part Fitness Centre + 3rd to 8th Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Parkway Manor	Ground Floor (Part) + Stilt Floor (Part) + 1 st Floor (Part Residential / Part Fitness Centre + 3 rd to 8 th Upper Floors.
Project	Number of Floors					
Parkway Manor	Ground Floor (Part) + Stilt Floor (Part) + 1 st Floor (Part Residential / Part Fitness Centre + 3 rd to 8 th Upper Floors.					
	Project Name (with address & phone nos.)	: "Parkway Manor" , Proposed Redevelopment of the Existing Building on Plot bearing C.T.S. No. 1225, Final Plot No. 292 of T. P. S. II of Village – Vile Parle (East), Chitrakar Ketkar Marg, Near Gujarati Society, Vile Parle (East), Mumbai, PIN – 400 057, State- Maharashtra, Country - India				

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)	M/s. NSB Properties (Mr. Gautam Eknath Thakur) Address: Office No. B-7/8, "Bageshree CHSL", Shankar Ghanekar Marg, Prabhadevi, Mumbai, PIN – 400 025, State – Maharashtra, Country - India. Contact Person : Ms. Mugdha Waingankar (Builder Person – Mobile No. 9892724615)																				
5.	Brief description of the property (Including Leasehold / freehold etc.)																					
<p>About "Parkway Manor" Project: Parkway Manor is among the newest addresses for homebuyers. This is an under-construction project right now, and is expected to be delivered by August, 2026. It has a variety of options to choose from that too in a varied budget range. Parkway Manor is a RERA-registered housing society, which means all projects details are also available on state RERA website for end-users and investors. The RERA registration number of this project is P51800052927.</p> <p>TYPE OF THE BUILDING</p> <table border="1" data-bbox="300 961 1441 1079"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Parkway Manor</td> <td>Proposed Ground Floor (Part) + Stilt Floor (Part) + 1st Floor (Part Residential / Part Fitness Centre + 3rd to 8th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1" data-bbox="293 1147 1402 1231"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Parkway Manor</td> <td>Excavation work was in progress</td> <td>0%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is August - 2026 (As per MAHARERA Certificate)</p> <p>Future estimated life of the Structure is 60 years (After Completion) Subject to proper, preventive periodic maintenance & Structural repairs</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1" data-bbox="293 1499 1161 1855"> <tbody> <tr><td>> Vitrified tiles flooring in all rooms</td></tr> <tr><td>> Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>> Powder coated aluminum sliding windows with M.S. Grills</td></tr> <tr><td>> Laminated wooden flush doors with Safety door</td></tr> <tr><td>> Concealed wiring</td></tr> <tr><td>> Concealed plumbing</td></tr> <tr><td>> Garden</td></tr> <tr><td>> Club House</td></tr> <tr><td>> Kids Play Area</td></tr> <tr><td>> Children's Play Zone</td></tr> </tbody> </table>			Project	Number of Floors	Parkway Manor	Proposed Ground Floor (Part) + Stilt Floor (Part) + 1 st Floor (Part Residential / Part Fitness Centre + 3 rd to 8 th Upper Floors.	Project	Present stage of Construction	Percentage of work completion	Parkway Manor	Excavation work was in progress	0%	> Vitrified tiles flooring in all rooms	> Granite Kitchen platform with Stainless Steel Sink	> Powder coated aluminum sliding windows with M.S. Grills	> Laminated wooden flush doors with Safety door	> Concealed wiring	> Concealed plumbing	> Garden	> Club House	> Kids Play Area	> Children's Play Zone
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6.	Location of property																					
	a)	Plot No. / Survey No. : Final Plot No. 292 of T. P. S. II																				
	b)	Door No. : Not applicable																				

	c)	C. T.S. No. / Village	:	C.T.S. No. 1225 of Village – Vile Parle
	d)	Ward / Taluka	:	K – E / Ward
	e)	Mandal / District	:	Mumbai Suburban District
7.		Postal address of the property	:	"Parkway Manor" , Proposed Redevelopment of the Existing Building on Plot bearing C.T.S. No. 1225, Final Plot No. 292 of T. P. S. II of Village – Vile Parle (East), Chitrakar Ketkar Marg, Near Gujarati Society, Vile Parle (East), Mumbai, PIN – 400 057, State- Maharashtra, Country - India
8.		City / Town	:	Vile Parle (East), Mumbai
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
		i) High / Middle / Poor	:	Middle Class
		ii) Urban / Semi Urban / Rural	:	Urban
10		Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village – Vile Parle (East)
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		In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.		Boundaries of the property		
		As per Documents (TIR)	As per RERA Certificate	As per Site
		North	Public Road	Chitrakar Ketkar Marg
		South	Waman Dubashi Maidan	Dubhashi Ground
		East	Land bearing F. P. No. 291	Deo Enclave CHSL and Gujarat Society Road
		West	Land bearing F. P. No. 293	Everest Grandeur CHSL
14.1		Dimensions of the site	N. A. as the land is irregular in shape	
			A	B
			As per the Deed	Actuals
		North	-	-

	South	:	-	-				
	East	:	-	-				
	West	:	-	-				
14.2	Latitude, Longitude & Co-ordinates of property	:	19°05'53.7"N 72°51'05.1"E					
14.	Extent of the site	:	Total Plot area – 493.30 Sq. M. (As per Approved Plan & as per RERA Certificate) Structure - As per table attached to the report					
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 493.30 Sq. M. (As per Approved Plan & as per RERA Certificate)					
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction is under construction					
II	CHARACTERISTICS OF THE SITE							
1.	Classification of locality	:	Higher class					
2.	Development of surrounding areas	:	Good					
3.	Possibility of frequent flooding/ sub-merging	:	No					
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by					
5.	Level of land with topographical conditions	:	Plain					
6.	Shape of land	:	Irregular					
7.	Type of use to which it can be put	:	For Residential purpose					
8.	Any usage restriction	:	Residential					
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. P – 9793/ 2021 / 292 / K/E Ward / FP dated 12.07.2023 issued by Municipal Corporation of Greater Mumbai. (Number of Copies – Two - Sheet No. 1/2 to 2/2) Approved upto:					
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10.	Corner plot or intermittent plot?	:	Intermittent					
11.	Road facilities	:	Yes					
12.	Type of road available at present	:	B. T. Road					
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Existing 30 ft. Wide Road					
14.	Is it a Land – Locked land?	:	No					
15.	Water potentiality	:	Municipal Water supply					
16.	Underground sewerage system	:	Connected to Municipal sewer					
17.	Is Power supply is available in the site	:	Yes					
18.	Advantages of the site	:	Located in developed area					
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No					



Part – A (Valuation of land)								
1	Size of plot	: Total Plot area – 493.30 Sq. M. (As per Approved Plan & as per RERA Certificate)						
	North & South	: -						
	East & West	: -						
2	Total extent of the plot	: As per table attached to the report						
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: As per table attached to the report Details of recent transactions/online listings are attached with the report.						
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	: ₹ 2,15,850.00 per Sq. M. for Residential ₹ 1,08,770.00 per Sq. M. for Land						
5	Assessed / adopted rate of valuation	: As per table attached to the report						
6	Estimated value of land	: As per Approved Plan & RERA Certificate						
		<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>493.30</td> <td>108770</td> <td>5,36,56,241.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	493.30	108770	5,36,56,241.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)						
493.30	108770	5,36,56,241.00						
Part – B (Valuation of Building)								
1	Technical details of the building	:						
	a) Type of Building (Residential / Commercial / Industrial)	: Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	: Excavation work was in progress.						
	c) Year of construction	: N.A. Building is under construction						
	d) Number of floors and height of each floor including basement, if any	:						
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	e) Plinth area floor-wise	: As per table attached to the report						
	f) Condition of the building	:						
	i) Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress						
	g) Date of issue and validity of layout of approved map	: Copy of Approved Plan No. P – 9793/ 2021 / 292 / K/E Ward / FP dated 12.07.2023 issued by Municipal Corporation of Greater Mumbai.						
	h) Approved map / plan issuing authority	: (Number of Copies – Two - Sheet No. 1/2 to 2/2) Approved upto:						
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	i) Whether genuineness or authenticity of approved map / plan is verified	: Yes						
	j) Any other comments by our empanelled valuers on authentic of approved plan	: No.						

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
2.	Compound Wall	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
3.	Electrical installation	: N.A. Building Construction work is in progress
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in progress
	Fan points	:
	Spare plug points	:
	Any other item	: -
4.	Plumbing installation	:
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	: N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1) Parkway Manor:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	1 BHK	460	506					16,19,200
2	102	1	1 BHK	466	513					16,40,320
3	201	2	3 BHK	942	1036					33,15,840
Land Owner's Share										

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
4	202	2	3 BHK	742	816	45000	3,33,90,000.00	3,53,93,400.00	88500	26,11,840
5	301	3	3 BHK	942	1036	45000	4,23,90,000.00	4,49,33,400.00	112500	33,15,840
6	302	3	3 BHK	824	906	45000	3,70,80,000.00	3,93,04,800.00	98500	29,00,480
7	401	4	3 BHK	942	1036	Land Owner's Share				33,15,840
8	402	4	3 BHK	824	906	45000	3,70,80,000.00	3,93,04,800.00	98500	29,00,480
9	501	5	3 BHK	942	1036	Land Owner's Share				33,15,840
10	502	5	3 BHK	824	906	Land Owner's Share				29,00,480
11	601	6	3 BHK	942	1036	45000	4,23,90,000.00	4,49,33,400.00	112500	33,15,840
12	602	6	3 BHK	824	906	45000	3,70,80,000.00	3,93,04,800.00	98500	29,00,480
13	701	7	3 BHK	942	1036	45000	4,23,90,000.00	4,49,33,400.00	112500	33,15,840
14	702	7	3 BHK	824	906	45000	3,70,80,000.00	3,93,04,800.00	98500	29,00,480
15	801	8	3 BHK	942	1036	45000	4,23,90,000.00	4,49,33,400.00	112500	33,15,840
16	802	8	3 BHK	824	906	45000	3,70,80,000.00	3,93,04,800.00	98500	29,00,480
Total				13206	14527		38,83,50,000.00	41,16,51,000.00		4,64,85,120

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Sale Flat	3 BHK - 10	10	8630	9493	38,83,50,000.00	41,16,51,000.00
Land Owner's Share	1 BHK - 02 3 BHK - 04	06	4576	5034	-	-
Total		16	13206	14527	38,83,50,000.00	41,16,51,000.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	38,83,50,000.00
Final Realizable Value After Completion in ₹	41,16,51,000.00
Cost of Construction (Total Built up area x Rate) 14527 Sq. Ft. x ₹ 3200.00	4,64,85,120.00

Part – C (Extra Items)		Amount in ₹
1.	Portico	N.A. Building Construction work is in progress
2.	Ornamental front door	
3.	Sit out / Verandah with steel grills	
4.	Overhead water tank	
5.	Extra steel / collapsible gates	
Total		

Part – D (Amenities)		Amount in ₹
1.	Wardrobes	N.A. Building Construction work is in progress
2.	Glazed tiles	
3.	Extra sinks and bath tub	
4.	Marble / ceramic tiles flooring	
5.	Interior decorations	
6.	Architectural elevation works	
7.	Paneling works	
8.	Aluminum works	
9.	Aluminum hand rails	
10.	False ceiling	
Total		

Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	N.A. Building Construction work is in progress
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
Total		

Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Realizable Value / Fair Market Value as on date in ₹		₹ 38,83,50,000.00
Final Realizable Value After Completion in ₹		₹ 41,16,51,000.00

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 comparable, 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 ₹ 43,000 to ₹ 46,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 45,000.00 per Sq. Ft. on Carpet Area for valuation.

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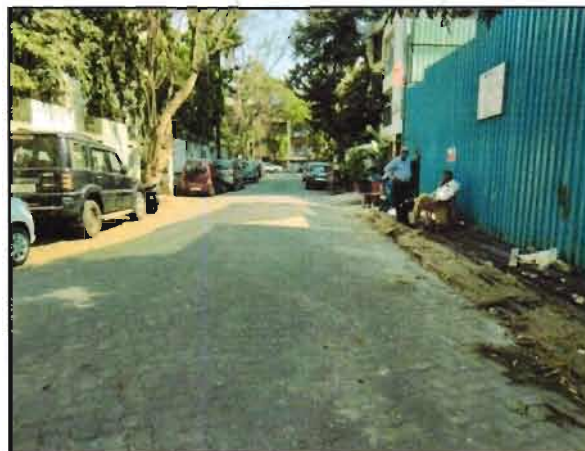
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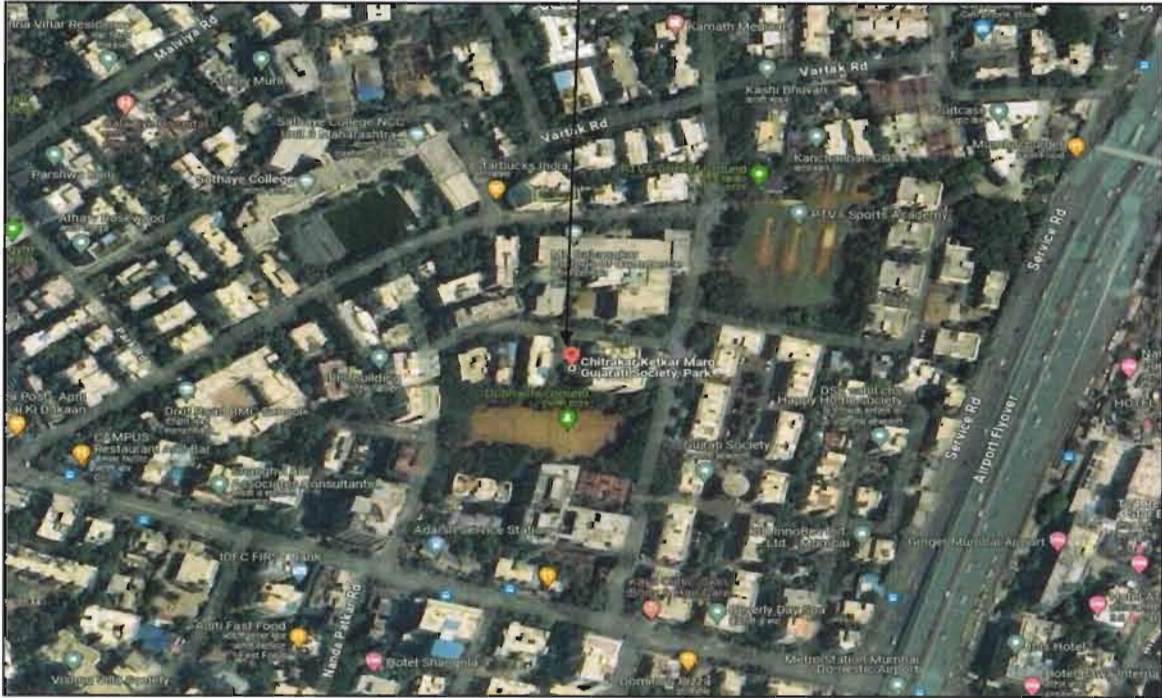


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°05'53.7"N 72°51'05.1"E


Note: The Blue line shows the route to site from nearest railway station (Vile Parle – 850 M.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)
[Valuation Guidelines](#) | [User Manual](#)

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban


Select Village: विलेपार्ले पुर्व (अंधेरी)

Search By: Survey No. Location

Enter Survey No: 292 Search


उपविभाग	सुची अमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
36/183-भुभाग: उत्तरेस गावाची हद्द, पूर्वेस दूतगती मार्ग, दक्षिणेस वॉर्ड सीमा व पश्चिमेस रेल्वे लाईन.	108770	215850	248230	315900	215850	ची. मीटर मि.टी.एस. नंबर
36/183-भुभाग: उत्तरेस गावाची हद्द, पूर्वेस दूतगती मार्ग, दक्षिणेस वॉर्ड सीमा व पश्चिमेस रेल्वे लाईन T.P.S.Vile Parlene II	108770	215850	248230	315900	215850	ची. मीटर अंतीम प्लॉट नंबर

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An ISO 9001:2015 Certified Company www.vastukala.org



Price Indicators Projects nearby Locality

HOUSING.COM
Buy in Mumbai

Atharv Murli in HLS

By **Atharv**


On Plot: 175/158 - 1st Stage, East, Andheri Suburbia, Mumbai

₹2.19 Cr - 10.29 Cr | ₹45.00 K/sq.ft


BHK starts at ₹1.09 Lacs

[See More](#)


[Contact Developer](#)




1 RK, 3 BHK Apartments
Configurations



Dec. 2026
Possession Starts



₹45.00 K/sq.ft
Avg. Price



487.00 sq.ft. - 2287.00 sq.ft.
Carpet Area
Sizes

HOUSING.COM
Buy in Mumbai

Sayaji Yoga Yog CHS Crest in HLS

By **Sayaji**


On Plot: 196 - 1st Stage, West, Andheri Suburbia, Mumbai

₹1.82 Cr - 6.23 Cr


BHK starts at ₹90.88 K

[See More](#)

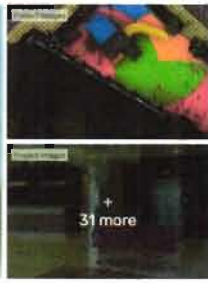
[Contact Developer](#)




1, 2, 3, 4 BHK Apartments
Configurations



May, 2022
Possession Starts



Price on request
Avg. Price



405.00 sq.ft. - 1385.00 sq.ft.
Carpet Area
Sizes

HOUSING.COM
Buy in Mumbai

Zee Jayashree in HLS

By **Zee**


On Plot: 175/158 - 1st Stage, East, Andheri Suburbia, Mumbai

₹1.64 Cr - 5.31 Cr | ₹45.00 K/sq.ft


BHK starts at ₹91.23 K

[See More](#)


[Contact Developer](#)




1, 2, 3 BHK Apartments
Configurations



Mar, 2027
Possession Starts



₹45.00 K/sq.ft
Avg. Price



364.00 sq.ft. - 1911.00 sq.ft.
Carpet Area
Sizes

Price Indicators Projects nearby Locality

Atharv Pride | RERA
By **Atharv Realty**
C75 No. 1144 Vile Parle East, Western Suburbs, Mumbai

₹2.2 Cr - 3.36 Cr | ₹45.00 K/sq.ft.
EMI starts at ₹1.08 Lacs

[Contact Developer](#)

Project Images: [SHARE](#) [SAVE](#)

1.2 BHK Apartments
Configurations

Jun. 2024
Possession Starts

₹45.00 K/sq.ft.
Avg. Price

488.00 sq.ft. - 746.00 sq.ft.
Carpet Area
Sizes

Pruthvi Purushottam | RERA
By **Pruthvi Group**
FF No. 62, 115-6, Vile Parle East, Western Suburbs, Mumbai

₹1.79 Cr - 79 Cr | ₹45.00 K/sq.ft.
EMI starts at ₹88.92 k

[Contact Developer](#)

[Secure the Deal to Buy](#)

Project Images: [SHARE](#) [SAVE](#)

1, 2, 3, 4 BHK Apartments
Configurations

Jun. 2023
Possession Starts

₹45.00 K/sq.ft.
Avg. Price

398.00 sq.ft. - 1756.00 sq.ft.
Carpet Area
Sizes

Price Indicators Projects nearby Locality

Sayaji Elvira Prabhukripa Chs Ltd

₹3.08 Cr - 4.48 Cr | ₹45.00 K/sq.ft
EMI starts at ₹15.53 Lacs

2.5 BHK Apartments Configurations

Dec 2025 Possession Starts

₹45.00 K/sq.ft Avg. Price

885.00 sq.ft - 997.00 sq.ft
Carpet Area Super Area

2 BHK Flat

₹2.68 Cr EMI starts at ₹13.12 Lacs

635 sq.ft. Built Up Area

₹42.20 K/sq.ft Avg. Price

1 Year Old Age of property

Ready to move Possession status

Lower of 15 floors

East facing Facing

Unfurnished Furnishing

Mangal Royale

₹1.46 Cr - 5.88 Cr | ₹45.00 K/sq.ft
EMI starts at ₹7.00 K

1, 2, 3 BHK Apartments Configurations

May 2025 Possession Starts

₹45.00 K/sq.ft Avg. Price

325.00 sq.ft. - 1507.00 sq.ft.
Carpet Area Super Area




Price Indicators Projects nearby Locality




magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Vile Parle East > 2 BHK Flats for sale in Vile Parle East > 1220 Sq-ft

₹2.95 Cr
EMI - ₹1.33L
Get pre-approved loan
PREMIUM LOCALITY

2 BHK 1220 Sq-ft Flat For Sale **Vile Parle East, Mumbai**

2 Beds **2 Baths** **2 Covered Parking** **Semi-Furnished**

Carpet Area
700 sqft *
₹42.143/sqft

Developer
Zee Infra Group

Project
Zee Jayshree

Floor
5 (Out of 6 Floors)

Transaction Type
New Property

Facing
East

Lifts
2

Furnished Status
Semi-Furnished

HOUSING.COM Buy in Mumbai ▾
Vile Parle East, Mumbai

View of Mumbai (western Suburbs) / Vile Parle East / Desai Bileshwar Darshan CHSL

Desai Bileshwar Darshan CHSL

By DESAI RESIDENCY PRIVATE LIMITED

Get Road view from East western Suburbs, Mumbai


₹12.6 L - 3.88 Cr

₹1,745.00 K/sq.ft.

EMI starts at ₹6.67 K

View details >>> | See More >>>

Contact Developer



No Property Images Available

Request Photos

1, 2, 3 BHK Apartments
Configurations

Dec 20 24
Possession Starts

₹15.81K/sq.ft
Avg. Price

38.00 sq.ft. - 168.20 sq.ft.
Carpet Area
Sizes

Price Indicators Projects nearby Locality

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Vile Parle East > 3 BHK Flats for Sale in Vile Parle East > 1200 Sq-ft

₹ 4.25 Cr EMI - ₹ 192L | [Can I afford it?](#) **PREMIUM LOCALITY**

3 BHK 1210 Sq-ft Flat For Sale in **Vile Parle East, Mumbai**

Photo not uploaded by advertiser

Request Photos

3 Beds 3 Baths 1 Covered Parking Unfurnished Visitor Parking

Carpet Area 968 sqft ₹ 43,905/sqft	Floor 4 (Out of 6 Floors)	Transaction Type New Property	Facing East
Lift 1	Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Freehold

HOUSING.com Buy in Mumbai Vile Parle East

Shrinathji Shri Vireshwar Mahal

11.74 Cr - 8.43 Cr (₹ 46,00 K/sqft)
EMI starts at ₹ 40 K

By SHRINATHJI BUILDCON HOMES
Vile Parle East, Western Suburb, Mumbai

Contact Developer

1 1.5 2 3 4 BHK Apartmen...
Configurations

Jun, 2025
Possession Starts

₹ 46,00 K/sqft
Avg Price

378.00 sq.ft. - 1832.00 sq.ft.
Carpet Area
Sizes

Price Indicators Projects nearby Locality

Sambhavparshva Eden II ₹2.15 Cr - 4.67 Cr | ₹45.00 K/sq.ft
EMI starts at ₹1.07 Lacs

By **SAMBHAVPARSHVA**
Prarthana Naina Road, Vile Parel East, Western Suburb, Mumbai

No Property Images Available
[Request Photos](#)

1, 2, 3 BHK Apartments Configurations	Dec. 2026 Possession Starts	₹45.00 K/sq.ft Avg. Price	477.00 sq.ft. - 1037.00 sq.ft. Carpet Area Sizes
---------------------------------------	-----------------------------	---------------------------	--

2 BHK Flat ₹4.05 Cr EMI starts at ₹2.01 Lacs

By **OMNIBUS LIFE SPACE LLP**
Convent Road, Nandgaon, Old DSJ Park Road, Vile Parel East, Mumbai

[Share](#) [Save](#)

1216 sq.ft
Build Up Area

₹83.34 K/sq.ft
Avg. Price

2 BHK
Configuration

15th Dec. 2025
Possession status

Middle 0
of 3 Floors

East facing
Facing

Unfurnished
Furnishing

As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place : Mumbai

Date : 29.11.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=address,
2.5.4.20=98222bc-46a33d-03e0f9e2b65913495f3e336413311
527017a1805852_post@Code=400069, cn=Maharashtra,
serialNumber=1a56a58ab8c894802a55a0f03c4b1131bd2e9f
4c28e2ba270a256f, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.29 14:57:30 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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 is

₹ _____ (Rupees _____

_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
	Model code of conduct for valuer - (Annexure - II)	Attached

(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 29.11.2023 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 24.11.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is developed by M/s. NSB Properties (Mr. Gautam Eknath Thakur)
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC 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 Tushar Bhuvad – Valuation Engineer Vinita Surve – Processing 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 - 24.11.2023 Valuation Date – 29.11.2023 Date of Report - 29.11.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 24.11.2023
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial 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 November 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 currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. NSB Properties (Mr. Gautam Eknath Thakur)**. 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 **M/s. NSB Properties (Mr. Gautam Eknath Thakur)**. 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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar

properties in an open and competitive market and is particularly useful in estimating the value of the land 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 currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

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.

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.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
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ou=address,
2.5.4.20=9022b0e4ad31cd31e0c13e268b913490cf3d33d4133
3115279617a1825652, postalCode=400009, st=Maharashtra,
serialNumber=41a56a566a08bc0900b2a5588fca37f631f311c0d
#394a29f2929a278a2358c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.29 14:58:28 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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