

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Bayview"

"Bayview", Proposed Residential cum Commercial Building on Plot No. 207, Sector - 3,
Village – Ulwe, Near CIDCO Garden, Ulwe, Taluka- Panvel, District- Raigad, Navi Mumbai, PIN – 410 206,
State- Maharashtra, Country- India

Latitude Longitude: 18°59'10.1"N 73°01'30.3"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



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

MASTER VALUATION REPORT OF "Bayview"

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Village – Ulwe, Near CIDCO Garden, Ulwe, Taluka- Panvel, District- Raigad,
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Latitude Longitude: 18°59'10.1"N 73°01'30.3"E

NAME OF DEVELOPER: M/s. Skyline Realbuild LLP

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 **06th December 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Bayview"**, Proposed Residential cum Commercial Building on Plot No. 207, Sector - 3, Village – Ulwe, Near CIDCO Garden, Ulwe, Taluka- Panvel, District- Raigad, Navi Mumbai, PIN – 410 206, State- Maharashtra, Country- India. It is about 2.1 Km. travel distance from Bamandongari Railway Station on Uran – Darave Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Skyline Realbuild LLP	
Project Registration Number	Project	RERA Project Number
	Bayview	P52000051373
Register office address	M/s. Skyline Realbuild LLP Shop No. 7, "Concord CHSL", Plot No - 1, N S. Road No. 10, Juhu Circle, Vile Parle (West), Mumbai, PIN - 400 049, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Vishal Sorathiya (Finance Head – Mobile No. 8097222614) Mr. Suresh Katarmal (CRM Head – Mobile No. 9029214699)	
E – mail ID	info@skylinerealtygroup.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road
On or towards South	Prathmesh Arcade Building
On or towards East	Rajesh Residency Building
On or towards West	Shivamrit Complex



Our Pan India Presence at :

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

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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 : 06.12.2023
	b)	Date on which the valuation is made : 13.12.2023
3.	List of documents produced for perusal	
	1.	Copy of Search Report Cum Title Certificate date 05.04.2023 from Adv, Sharad R. Jadhav
	2.	Copy of Affidavit – Cum – Declaration date 21.03.2023 of Mr. Varun Bhatti, Authorized signatory of Skyline Realbuild LLP
	3.	Copy of Certificate of Percentage of Completion work date 24.10.2023 issued by Ar. Atul Patel
	4.	Copy of Work Process Certificate date 08.09.2023 issued by Ar. Atul Patel
	5.	Copy of CA Certificate date 14.10.2023 issued by CA Viral Mehta & Co.
	6.	Copy of Provisional Fire NOC No. CIDCO / FIRE / HQ / 2019 / SAP / 638 date 12.12.2019 issued by CIDCO
	7.	Copy of NOC for Height Clearance date 29.05.2019 issued by Airports Authority of India
	8.	Copy of MAHARERA Registration Certificate of Project No. P52000051373 issued by Maharashtra Real Estate Regulatory Authority date 08.06.2023. Last Modified date 07.11.2023
	9.	Copy of Plinth Completion Certificate No. CIDCO / BP – 17199 / TPO (NM & K) / 2019 / 10615 date 11.04.2023 issued by Associate Planner, CIDCO
	10.	Copy of Amended Commencement Certificate No. CIDCO / BP- 17199 / TPO (NM & K) / 2019 / 9794 date 08.09.2022 issued by Associate Planner, CIDCO
	11.	Copy of Approved Plan No. CIDCO / BP- 17199 / TPO (NM & K) / 2019 / 9794 date 08.09.2022 issued by Associate Planner, CIDCO. (Number of Copies – Two -Sheet No. 1/1 to 1/2)
	Approved upto:	
	Project	Number of Floors
	Bayview	Ground (Part) + Stilt (Part) + 1st to 5th (Part Residential / Part Open Terrace) Upper Floors.
	Project Name (with address & phone nos.)	: "Bayview" , Proposed Residential cum Commercial Building on Plot No. 207, Sector - 3, Village – Ulwe, Near CIDCO Garden, Ulwe, Taluka- Panvel, District- Raigad, Navi Mumbai, PIN – 410 206, State- Maharashtra, Country- India
4.	Name of the owner(s) and his / their address (es) with	: M/s. Skyline Realbuild LLP

	Phone no. (details of share of each owner in case of joint ownership)		Address: Shop No. 7, "Concord CHSL", Plot No - 1, N S. Road No. 10, Juhu Circle, Vile Parle (West), Mumbai, PIN - 400 049, State - Maharashtra, Country - India. Contact Person : Mr. Vishal Sorathiya (Finance Head – Mobile No. 8097222614) Mr. Suresh Katarmal (CRM Head – Mobile No. 9029214699)									
5.	Brief description of the property (Including Leasehold / freehold etc.)											
TYPE OF THE BUILDING <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Bayview</td> <td>Proposed Ground (Part) + Stilt (Part) + 1st to 14th Upper Floors as per information provided by builder. The building permission as on date is received till Ground (Part) + Stilt (Part) + 1st to 5th (Part Residential / Part Open Terrace) Upper Floors.</td> </tr> </tbody> </table>				Project	Number of Floors	Bayview	Proposed Ground (Part) + Stilt (Part) + 1 st to 14 th Upper Floors as per information provided by builder. The building permission as on date is received till Ground (Part) + Stilt (Part) + 1 st to 5 th (Part Residential / Part Open Terrace) Upper Floors.					
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Bayview	RCC work upto 8 th floor slab is completed.	30%										
DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2025 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (After Completion) Subject to proper, preventive periodic maintenance & Structural repairs												
PROPOSED PROJECT AMENITIES: <table border="1"> <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>➤ Kids Play Area</td></tr> <tr><td>➤ Club House</td></tr> <tr><td>➤ Children's Play Zone</td></tr> </tbody> </table>				➤ 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	➤ Kids Play Area	➤ Club House	➤ Children's Play Zone
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➤ Children's Play Zone												
6.	Location of property											
	a) Plot No. / Survey No.	:	Plot No.- 207									
	b) Door No.	:	Not applicable									
	c) C. T.S. No. / Village	:	Sector- 3, Village – Ulwe									
	d) Ward / Taluka	:	Taluka – Panvel									
	e) Mandal / District	:	District – Raigad									
7.	Postal address of the property	:	"Bayview", Proposed Residential cum Commercial Building on Plot No. 207, Sector - 3, Village – Ulwe,									

		Near CIDCO Garden, Ulwe, Taluka- Panvel, District- Raigad, Navi Mumbai, PIN – 410 206, State- Maharashtra, Country- India		
8.	City / Town	:	Ulwe, Navi Mumbai	
	Residential area	:	Yes	
	Commercial area	:	Yes	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	CIDCO, Village - Ulwe	
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	As per RERA Certificate	As per Site
	North	30.00 Mtr. Wide Road	30.00 Mtr. Wide Road	Road
	South	Plot No. 202,203 & 204	Plot No. 202,203 & 204	Prathmesh Arcade Building
	East	Plot No. 206	Plot No. 206	Rajesh Residency Building
	West	Plot No. 208	Plot No. 208	Shivamrit Complex
14.1	Dimensions of the site	N. A. as the land is irregular in shape		
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	18°59'10.1"N 73°01'30.3"E	
14.	Extent of the site	:	Plot area – 1198.34 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)	:	Plot area – 1198.34 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 work is in progress	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	:	Middle 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	:	All available near by	

1	Technical details of the building	:					
	a) Type of Building (Residential / Commercial / Industrial)	:	Proposed Residential				
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress				
	c) Year of construction	:	N.A. Building Construction work is in progress				
	d) Number of floors and height of each floor including basement, if any	:					
	Project		Number of Floors				
	Bayview		Proposed Ground (Part) + Stilt (Part) + 1 st to 14 th Upper Floors as per information provided by builder. The building permission as on date is received till Ground (Part) + Stilt (Part) + 1 st to 5 th (Part Residential / Part Open Terrace) Upper Floors.				
	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. CIDCO / BP- 17199 / TPO (NM & K) / 2019 / 9794 date 08.09.2022				
	h) Approved map / plan issuing authority	:	issued by Associate Planner, CIDCO. (Number of Copies – Two -Sheet No. 1/1 to 1/2) 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	:	N.A. Building Construction work is in progress
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Bayview (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder Chaaja + 40% Natural Terrace in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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	2 BHK	571	189	760	836	12600	95,76,000.00	1,03,42,080.00	21500	21,73,600
2	102	1	2 BHK	571	195	766	843	12600	96,51,600.00	1,04,23,728.00	21500	21,90,760
3	201	2	2 BHK	571	102	673	740	12600	84,79,800.00	91,58,184.00	19000	19,24,780
4	202	2	2 BHK	571	102	673	740	12600	84,79,800.00	91,58,184.00	19000	19,24,780
5	203	2	1 BHK	379	97	476	524	12600	59,97,600.00	64,77,408.00	13500	13,61,360
6	204	2	1 BHK	379	75	454	499	12600	57,20,400.00	61,78,032.00	13000	12,98,440
7	301	3	2 BHK	571	102	673	740	12600	84,79,800.00	91,58,184.00	19000	19,24,780
8	302	3	2 BHK	571	102	673	740	12600	84,79,800.00	91,58,184.00	19000	19,24,780
9	303	3	1 BHK	379	75	454	499	12600	57,20,400.00	61,78,032.00	13000	12,98,440
10	304	3	1 BHK	379	75	454	499	12600	57,20,400.00	61,78,032.00	13000	12,98,440
11	401	4	2 BHK	571	102	673	740	12600	84,79,800.00	91,58,184.00	19000	19,24,780
12	402	4	2 BHK	571	102	673	740	12600	84,79,800.00	91,58,184.00	19000	19,24,780
13	403	4	1 BHK	379	75	454	499	12600	57,20,400.00	61,78,032.00	13000	12,98,440
14	404	4	1 BHK	379	75	454	499	12600	57,20,400.00	61,78,032.00	13000	12,98,440
15	501	5	2 BHK	571	102	673	740	12600	84,79,800.00	91,58,184.00	19000	19,24,780
Total				7413	1570	8983	9881		11,31,85,800.00	12,22,40,664.00		2,56,91,380

1a) Bayview (Proposed Inventory, Approval Pending):

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. Ft.	As per Builder Chajja + Terrace in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total 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 ₹
16	502	5	2 BHK	569	102	671	738	12600	84,54,600.00	91,30,968.00	19000	19,19,060
17	503	5	1 BHK	377	75	452	497	12600	56,95,200.00	59,79,960.00	12500	12,92,720
18	504	5	1 BHK	377	75	452	497	12600	56,95,200.00	59,79,960.00	12500	12,92,720
19	601	6	2 BHK	569	102	671	738	12820	86,02,220.00	90,32,331.00	19000	19,19,060
20	602	6	2 BHK	569	102	671	738	12820	86,02,220.00	90,32,331.00	19000	19,19,060
21	603	6	1 BHK	377	75	452	497	12820	57,94,640.00	60,84,372.00	12500	12,92,720
22	604	6	1 BHK	377	75	452	497	12820	57,94,640.00	60,84,372.00	12500	12,92,720
23	701	7	2 BHK	569	102	671	738	12820	86,02,220.00	90,32,331.00	19000	19,19,060
24	702	7	2 BHK	569	102	671	738	12820	86,02,220.00	90,32,331.00	19000	19,19,060
25	703	7	1 BHK	377	75	452	497	12820	57,94,640.00	60,84,372.00	12500	12,92,720
26	704	7	1 BHK	377	75	452	497	12820	57,94,640.00	60,84,372.00	12500	12,92,720
27	801	8	2 BHK	569	102	671	738	12820	86,02,220.00	90,32,331.00	19000	19,19,060
28	802	8	2 BHK	569	102	671	738	12820	86,02,220.00	90,32,331.00	19000	19,19,060
29	803	8	1 BHK	377	75	452	497	12820	57,94,640.00	60,84,372.00	12500	12,92,720
30	804	8	1 BHK	377	75	452	497	12820	57,94,640.00	60,84,372.00	12500	12,92,720
31	901	9	2 BHK	569	102	671	738	12820	86,02,220.00	90,32,331.00	19000	19,19,060
32	902	9	2 BHK	569	102	671	738	12820	86,02,220.00	90,32,331.00	19000	19,19,060
33	903	9	1 BHK	377	75	452	497	12820	57,94,640.00	60,84,372.00	12500	12,92,720
34	904	9	1 BHK	377	75	452	497	12820	57,94,640.00	60,84,372.00	12500	12,92,720
35	1001	10	2 BHK	569	102	671	738	12820	86,02,220.00	90,32,331.00	19000	19,19,060
36	1002	10	2 BHK	569	102	671	738	12820	86,02,220.00	90,32,331.00	19000	19,19,060
37	1003	10	1 BHK	377	75	452	497	12820	57,94,640.00	60,84,372.00	12500	12,92,720
38	1004	10	1 BHK	377	75	452	497	12820	57,94,640.00	60,84,372.00	12500	12,92,720
39	1101	11	2 BHK	569	102	671	738	13040	87,49,840.00	91,87,332.00	19000	19,19,060
40	1102	11	2 BHK	569	102	671	738	13040	87,49,840.00	91,87,332.00	19000	19,19,060
41	1103	11	1 BHK	377	75	452	497	13040	58,94,080.00	61,88,784.00	13000	12,92,720
42	1104	11	1 BHK	377	75	452	497	13040	58,94,080.00	61,88,784.00	13000	12,92,720
43	1201	12	2 BHK	569	102	671	738	13040	87,49,840.00	91,87,332.00	19000	19,19,060
44	1202	12	2 BHK	569	102	671	738	13040	87,49,840.00	91,87,332.00	19000	19,19,060
45	1203	12	1 BHK	377	46	423	465	13040	55,15,920.00	57,91,716.00	12000	12,09,780
46	1204	12	1 BHK	377	45	422	464	13040	55,02,880.00	57,78,024.00	12000	12,06,920
47	1301	13	2 BHK	569	102	671	738	13040	87,49,840.00	91,87,332.00	19000	19,19,060
48	1302	13	2 BHK	569	102	671	738	13040	87,49,840.00	91,87,332.00	19000	19,19,060
49	1303	13	1 BHK	377	46	423	465	13040	55,15,920.00	57,91,716.00	12000	12,09,780

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. Ft.	As per Builder Chaaja + Terrace in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total 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 ₹
50	1304	13	1 BHK	377	46	423	465	13040	55,15,920.00	57,91,716.00	12000	12,09,780
51	1401	14	2 BHK	569	102	671	738	13040	87,49,840.00	91,87,332.00	19000	19,19,060
52	1402	14	2 BHK	569	102	671	738	13040	87,49,840.00	91,87,332.00	19000	19,19,060
53	1403	14	1 BHK	377	61	438	482	13040	57,11,520.00	59,97,096.00	12500	12,52,680
54	1404	14	1 BHK	377	60	437	481	13040	56,98,480.00	59,83,404.00	12500	12,49,820
Total				18351	3292	21643	23807		27,90,61,120.00	29,32,67,814.00		6,18,98,980

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 ₹
Approved	1 BHK - 06 2 BHK - 09	15	8983	9881	11,31,85,800.00	12,22,40,664.00
Proposed	1 BHK - 20 2 BHK - 19	39	21643	23807	27,90,61,120.00	29,32,67,814.00
Total		54	30626	33688	39,22,46,920.00	41,55,08,478.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	39,22,46,920.00
Final Realizable Value After Completion in ₹	41,55,08,478.00
Cost of Construction (Total Built up area x Rate) 33688 Sq. Ft. x ₹ 2600.00	8,75,88,800.00

Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Bayview	30	33688	8,75,88,800.00	2,62,76,640.00

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 ₹		:	₹ 39,22,46,920.00
Final Realizable Value After Completion in ₹		:	₹ 41,55,08,478.00

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 ₹ 11,500 to ₹ 13,500.00 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 ₹ 12,600.00 per Sq. Ft. on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 18°59'10.1"N 73°01'30.3"E

Note: The Blue line shows the route to site from nearest Railway station (Bamandongari– 2.1 Km.)



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 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

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 बाजारमूल्य दर पत्रक

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Annual Statement of Rates
Language

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रायगड

Select Taluka
पुनवेल


Select Village
उलवे, गव्हाण, बारकोपर

Search By

 Survey No
 Location

Select Location
इतर विकसनशिल विभाग

Select	विषय नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.1	निवासी सदनिका	82500	चौ. मीटर
SurveyNo	27/27.2	कार्यालय/औद्योगिक गाळा/पोहाडन	93500	चौ. मीटर
SurveyNo	27/27.3	दुकाने	103100	चौ. मीटर
SurveyNo	27/0		0	NA


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 Government of Maharashtra

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 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
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Select Taluka
पुनवेल

Select Village
उलवे, गव्हाण, बारकोपर

Search By

 Survey No
 Location

Select Location
विनशेती झालेल्या भूमिनी

Select	विषय नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	११.२८	सिक्की सेक्टर क्र. २८	१७५००	चौ. मीटर
SurveyNo	११.२९	सिक्की सेक्टर क्र. २९	१०१४०	चौ. मीटर
SurveyNo	११.३	सिक्की सेक्टर क्र. ३	२१०६०	चौ. मीटर
SurveyNo	११.३०	सिक्की सेक्टर क्र. ३०	१०१४०	चौ. मीटर
SurveyNo	११.३१	सिक्की सेक्टर क्र. ३१	१०१४०	चौ. मीटर

Sales Instance

2/11/23, 2:37 PM		freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx	
11369398	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 3	
11-12-2023		दस्त क्रमांक : 11369/2023	
Note :-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी :	
		Regn:63m	
गावाचे नाव : उलवे			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	7400000		
(3) बाजारभाव(भाडेपट्ट्याचा बाबतितपट्टाकार अकारणी देतो की पट्टेदार ते नमुद करावे)	4815690		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: सदनिका क्र.402,चौथा मजला,बेव्ह्यू,प्लॉट क्र.207,सेक्टर 3,उलवे,ता.पनवेल,जि.रायगड. क्षेत्र 53.066 चौ.मी.कारपेट.लिहून घेणा-या महिला खरेदीदार असून शासन आदेश क्र.मुद्रांक-2021/अनौ.सं.क्र.12/प्र.क्र.107/म-1(धोरण)दिनांक-31-03-2021 अन्वये 1% मु.शु सवलत दिलेली आहे((SECTOR NUMBER : 3 :))		
(5) क्षेत्रफळ	53.066 चौ.मीटर		
(6)आकारणी किंवा जुटी 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:-स्कायलाईन रीअलबिल्ड एल.एल.पी तर्फे भागीदार वरुण के. भट्टी व चंद्रेश पी. गोठी यांचे कु.मु. म्हणून सुधिर ईश्वर चोरगे - वय:-34 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: दुकन क्र.७, कॉन्कर्ट सी.एच.एस.लि., प्लॉट क्र.१, नॉर्थ साऊथ रोड क्र.१०, विलेपार्ले वेस्ट, मुंबई., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400049 पॅन नं:-AEGFS8361A 2): नाव:-मान्यता देणार - पर्वत मनजी गोठी यांचे कु.मु. म्हणून स्कायलाईन रीअलबिल्ड एल.एल.पी तर्फे भागीदार वरुण के. भट्टी व चंद्रेश पी. गोठी यांच्या तर्फे कबुली जबाब देणार सुधिर ईश्वर चोरगे वय:-34 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.११०१, वसोवा शांती सी.एच.एस.लि., म्हण्डा लँड, ४ बंगली, अंधेरी वेस्ट, मुंबई., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AABPG9936G		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-परमजीत कौर - - वय:-67, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए-२७०४, टी.बी वूड्स, किष्णा वांटिका मार्ग, गोरगाव ईस्ट, मुंबई., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AESP0087K		
(9) दस्तऐवज करून दिल्याचा दिनांक	22/06/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	22/06/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	11369/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	370000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		



Price Indicators Projects nearby Locality

99acres Buy - Enter Locality / Project / Society / Landmark

₹55 Lac @ 13,349 per sq.ft. **1BHK 2Baths**
 Estimated EMR ₹41,829
 Flat Apartment in Old Sale
 On Request - Bayview, Near Park Garden, Mumbai

Overview Dealer Details Price Trends Registry Record Recommendations Article

Property (5)

Area: Carpet area: 412 sq.ft. (2BHK)

Price: ₹ 55 Lac @ 13,349 per sq.ft. (AP inclusive) (Old Price)

Floor Number: 2nd of 7 Floors

Configuration: 1 Bedroom, 2 Bathrooms, 1 Balcony with Others

Address: On Request Sector 3 Ulwe, Near Mumbai

Facing: West

Possession: Jun 2024

99acres Buy - Enter Locality / Project / Society / Landmark

₹85 Lac @ 13,492 per sq.ft. **2BHK 2Baths**
 Estimated EMR ₹67,880
 High Apartment for Sale
 On Request - Bayview, Near Park Garden, Mumbai

Overview Dealer Details Price Trends Registry Record Recommendations Article

Property (10)

Area: Carpet area: 630 sq.ft. (2BHK)

Price: ₹ 85 Lac @ 13,492 per sq.ft. (AP inclusive) (Old Price)

Floor Number: 1st of 7 Floors

Configuration: 2 Bedrooms, 2 Bathrooms, 1 Balcony with Others

Address: On Request Sector 3 Ulwe, Near Mumbai

Facing: East

Possession: Within 6 months

Price Indicators Projects nearby Locality

This screenshot shows a property listing on the 99acres website. The property is a 1BHK 1Bath unit with a price of ₹55 Lac. It is located in the LifeSpace Aroma Sector 3 Ulwe, Navi Mumbai. The listing includes a photo of the interior hallway, a built-up area of 635 sq.ft., and a price of ₹7.913 per sq.ft. (Regulated). The property is on the 5th floor of a 7-story building. The listing was updated on Feb 2024.

This screenshot shows a property listing on the 99acres website. The property is a 2BHK 2Baths unit with a price of ₹76.5 Lac. It is located in the LifeSpace Aroma Sector 3 Ulwe, Navi Mumbai. The listing includes a photo of a bedroom, a built-up area of 1000 sq.ft., and a carpet area of 805 sq.ft. The price is ₹12,750 per sq.ft. (All Inclusive). The property is on the 5th floor of a 7-story building. The listing was updated on 06 May 2024.

This screenshot shows a property listing on the 99acres website. The property is a 1BHK 1Bath unit with a price of ₹55 Lac. It is located in the Krishna Apartment Sector 3 Ulwe, Navi Mumbai. The listing includes a photo of the building exterior, a carpet area of 425 sq.ft., and a price of ₹12,841 per sq.ft. (Regulated). The property is on the 6th floor of a 6-story building. The listing was updated on 1 to 5 Year Old.



Price Indicators

Projects nearby Locality

magicbricks


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Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sector 3 Ulwe > 2 BHK Flats for Sale in Sector 3 Ulwe > 1050 Sq-ft

₹ 80.0 Lac


EMI - ₹ 36k | [Get pre-approved loan](#) | ✓ VERIFIED ON SITE

2 BHK 1050 Sq-ft Flat For Sale in [Sector 3 Ulwe, Navi Mumbai](#)



2 Beds 2 Baths 2 Balconies 1 Covered Parking

<p>Carpet Area 630 sqft - ₹ 1,765/sqft</p> <p>Status Ready to Move</p> <p>Furnished Status Unfurnished</p>	<p>Floor 3 (Out of 7 Floors)</p> <p>Facing North - East</p> <p>Car Parking 1 Covered</p>	<p>Transaction Type New Property</p> <p>Lift 1</p> <p>Type Of Ownership Co-operative Society</p>
--	--	--



+7 Photos

✓ Newly Constructed Property

Last contact made 13 days ago

Contact Agent

Get Phone No.

More Details

Price Breakup	₹ 80 Lac ₹ 4,00,000 Approx. Registration Charges ₹ 2,000 Monthly
Booking Amount	₹ 1.0 Lac
Address	ulwe, Sector 3 Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	The Property is close to the Bamandongri Railway station 8 min walk

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 : 13.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=B, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=98222b6-4fad33dc03e0c39e26865913490c3d33041
31113278b17a18059652, postalCode=400069, st=Maharashtra,
serialNumber=41a5fa566ab0cc94d62a55a8f0e3cfeb31911b0
2a394e282e20a327b6290af, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.12.13 12:17:17 +05:30

Auth. Sign.

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



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(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 13.12.2023 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 06.12.2023. 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 was purchased by M/s. Skyline Realbuild LLP
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 Rajesh Ghadi – 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 - 06.12.2023 Valuation Date – 13.12.2023 Date of Report - 13.12.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 06.12.2023
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 **13th December 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. Skyline Realbuild LLP**. 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. Skyline Realbuild LLP**. 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=B, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=india,
c=IN, email=2204c4a315d03a0199e268655_3490cf3e32a9_300,
st=1, 2.5.4.29=7a1825452, postalCode=400065, st=Maharashtra,
serialNumber=11a5a566abdc09062a35a8f0c3f6b31131bd2e8,
94e282e29e3270a2507c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.18 12:17:37 +05'30'

Auth. Sign.