

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Savita Gopinath Gaikar, Mr. Gopinath Bhaug Gaikar & Mr. Santosh Gopinath Gaikar**

Residential Flat No. 202, 2nd Floor, Wing - C, Phase - II, "Aarambh Co-op. Hsg. Soc. Ltd.", Village - Dudulgaon, Taluka - Haveli, District - Pune, PIN - 412 105, State - Maharashtra, India.

Latitude Longitude : 18°40'45.6"N 73°52'4.0"E

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Valuation Prepared for:

State Bank of India

RACPC Belapur

Estate Department Corporate Centre, 4th Floor, CIDCO Tower No. 4, Railway Station Building, C.B.D. Belapur, Navi Mumbai - 400 614, State - Maharashtra, Country - India.



Our Pan India Presence at :

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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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 202, 2nd Floor, Wing - C, Phase - II, "Aarambh Co-op. Hsg. Soc. Ltd.", Village - Dudulgaon, Taluka - Haveli, District - Pune, PIN - 412 105, State - Maharashtra, India belongs to **Mrs. Savita Gopinath Gaikar, Mr. Gopinath Bhau Gaikar & Mr. Santosh Gopinath Gaikar.**

Boundaries of the property

North : 'D' Wing of Aarambh CHSL
South : Dehu Alandi Road
East : Undeveloped Land
West : Undeveloped Land

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 27,23,500.00 (Rupees Twenty Seven Lakh Twenty Three Thousand Five Hundred Only)**.

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

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.11 17:46:05 +05'30

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl.: Valuation report



Our Pan India Presence at :

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Regd. Office : B1-001, U/B 1st floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
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mumbai@vastukala.org

Vastukala Consultants India 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****RACPC Belapur**

Estate Department Corporate Centre, 4th Floor, CIDCO

Tower No. 4, Railway Station Building, C.B.D. Belapur, Navi

Mumbai - 400 614, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
2	a) Date of inspection : 11.01.2024
	b) Date of which the valuation is made : 11.01.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale Registration No.28056 Dated 22.12.2023 between Mr. Dadabhau Balu Darekar(The Vendor) And Mrs. Savita Gopinath Gaikar, Mr. Gopinath Bhau Gaikar & Mr. Santosh Gopinath Gaikar(The Purchasers). II) Copy of Approved Building Plan No.B.P. Dudulgaon / 31 / 2018 Dated 06.09.2018 issued by Pimpri Chinchwad Municipal Corporation(Downloaded from Rera). III) Copy of Part Occupancy Certificate No.721/2021 Dated 18.02.2021 issued by Pimpri Chinchwad Municipal Corporation. IV) Copy of Commencement Certificate No.B.P. / Dudulgaon / 31 / 2018 Dated 06.09.2018 issued by Pimpri Chinchwad Municipal Corporation.
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Mrs. Savita Gopinath Gaikar, Mr. Gopinath Bhau Gaikar & Mr. Santosh Gopinath Gaikar Residential Flat No. 202, 2 nd Floor, Wing - C, Phase - II, "Aarambh Co-op. Hsg. Soc. Ltd.", Village - Dudulgaon, Taluka - Haveli, District - Pune, PIN - 412 105, State - Maharashtra, India. Contact Person : Ms. Deepali Deshmukh (Tenant) Mobile No. 9769242007 Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 2 nd Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + WC + Bathroom. (1 BHK) The property is at 11.4 km. distance from Chinchwad Junction Railway Station.

6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 215
b)	Door No.	:	Residential Flat No. 202
c)	C.T.S. No. / Village	:	Village - Dudulgaon
d)	Ward / Taluka	:	Taluka - Haveli
e)	Mandal / District	:	District - Pune
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No. B.P. Dudulgaon / 31 / 2018 dated 06.09.2018 issued by Pimpri Chinchwad Municipal Corporation. (Downloaded from Rera)
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7	Postal address of the property	:	Residential Flat No. 202, 2 nd Floor, Wing - C, Phase - II, "Aarambh Co-op. Hsg. Soc. Ltd.", Village - Dudulgaon, Taluka - Haveli, District - Pune, PIN - 412 105, State - Maharashtra, India.
8	City / Town		
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9	Classification of the area		
	i) High / Middle / Poor		Middle Class
	ii) Urban / Semi Urban / Rura		Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Dudulgaon Pimpri Chinchwad Municipal Corporation
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12	Boundaries of the property	:	As per site As per Document
	North	:	'D' Wing of Aarambh CHSL By property of Mr. Tanaji Pawar Gat No. 212
	South	:	Dehu Alandi Road By Foresht Boundary
	East	:	Undeveloped Land By property of Pawar Gat No. 212

	West	:	Undeveloped Land	By property of Mr. Nivarutti Saste Gat No. 216
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 384.36 (Area as per Site measurement) Carpet Area in Sq. Ft. = 419.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 460.90 (Carpet Area + 10%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	18°40'45.6"N 73°52'4.0"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 419.00 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied Tenant Name : Ms. Deepali Deshmukh	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:		
	Block No.	:		
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Dudulgaon, Pimpri Chinchwad Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 202, 2 nd Floor, Wing - C, Phase - II, "Aarambh Co-op. Hsg. Soc. Ltd.", Village - Dudulgaon, Taluka - Haveli, District - Pune, PIN - 412 105, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2021 (As Per Part Occupancy Certificate)	
5.	Number of Floors	:	Stilt + 1 Podium + 7 Upper Floors	

6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	2 nd Floor is having 8 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	2 nd Floor
2.	Door No. of the Flat	:	Residential Flat No. 202
3.	Specifications of the Flat		
	Roof	:	R.C.C. slab
	Flooring	:	Vitrified tile flooring
	Doors	:	Teak wood door frame with flush shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	Mrs. Savita Gopinath Gaikar, Mr. Gopinath Bhau Gaikar & Mr. Santosh Gopinath Gaikar
8.	What is the undivided area of land as per Sale Deed?	:	Details not available

2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 6,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 4,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 52,190/- per Sq. M. i.e. ₹ 4,849/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differ.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	3 years
	Life of the building estimated	:	57 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,500/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 6,500/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	419.00 Sq. Ft.	6,500.00	27,23,500.00
2	Wardrobes			

3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
Total value / Realizable value of the property				27,23,500.00
Insurable value of the property (460.90 X 2,500.00)				11,52,250.00
Guideline value of the property (460.90 X 4,849.00)				22,34,904.00

Justification for Price / Rate

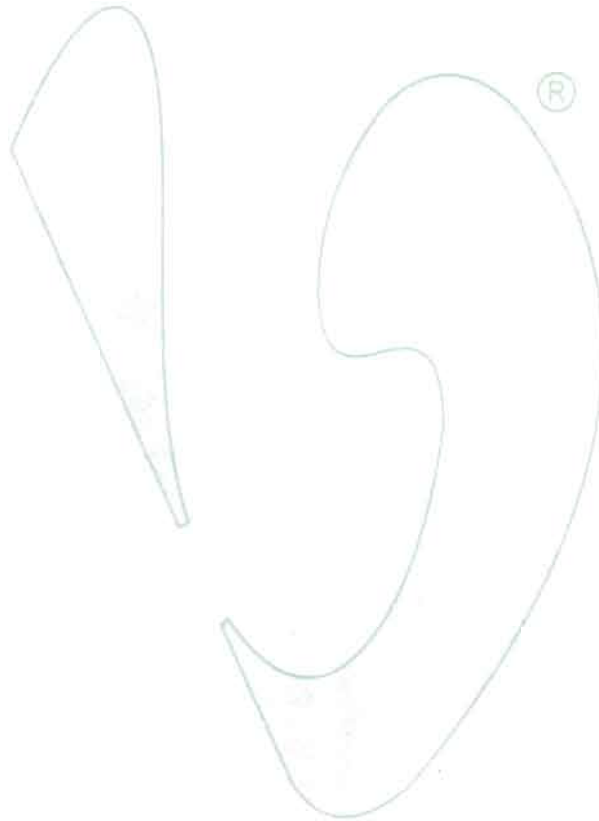
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property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

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 5,400.00 to ₹ 7,800.00 per Sq. Ft. on Carpet Area / ₹ 4,900.00 to ₹ 7,100.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹6,500.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	₹ 8,500/- (Present rented income per month)
Any likely income it may generate	Rental Income



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Actual Site Photographs

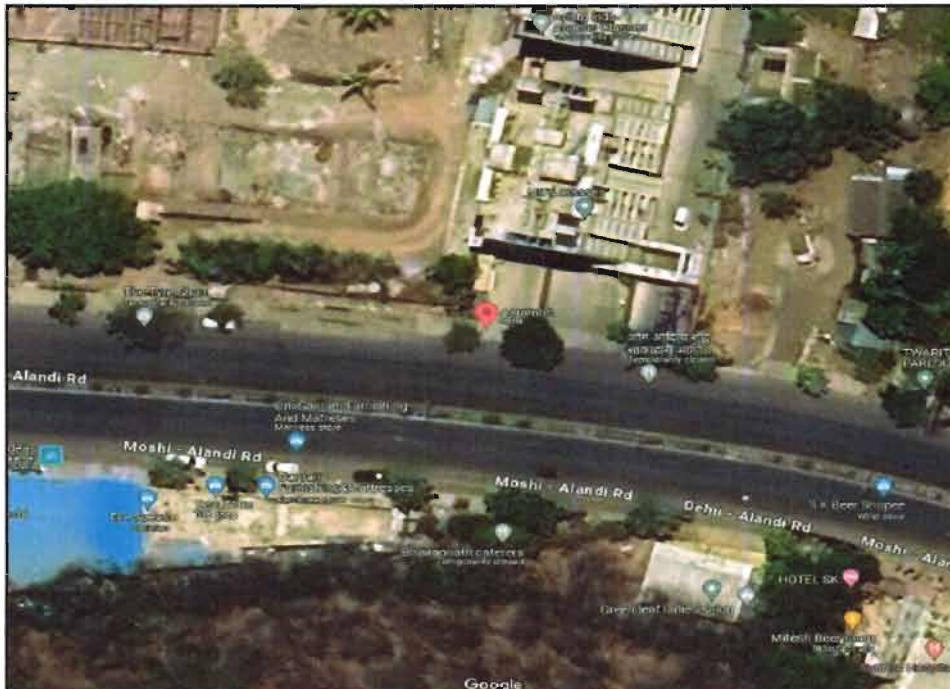


Actual Site Photographs

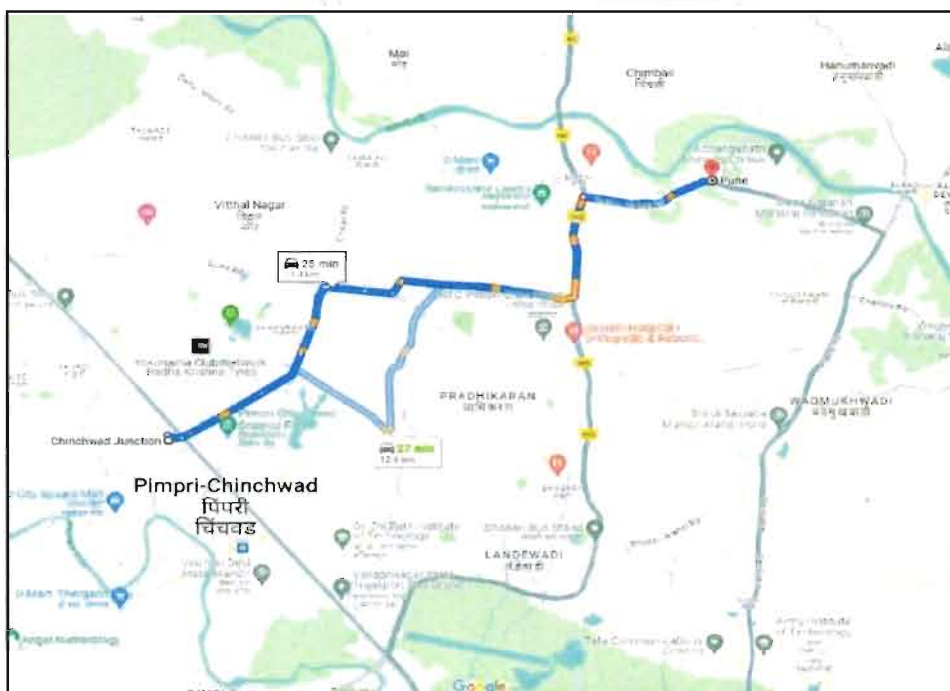


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Route Map of the property




Note: Red marks shows the exact location of the property



Longitude Latitude: 18°40'45.6"N 73°52'4.0"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Chinchwad Junction - 11.4 km.).

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: Pune

Select Taluka: Haveli

Select Village: Dudulgaon

Search By: Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी मदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	19/1 - मोशी ते आळंदी रस्त्यावरील मालमना	6440	52190	60020	65240	0	चौ. मीटर
SurveyNo	19/2 - गावठाण	3680	46240	53180	57800	0	चौ. मीटर
SurveyNo	19/3 - उर्वरित क्षेत्र नाविकास विभागातील क्षेत्र प्र.चौ.मी	2590	0	0	0	0	चौ. मीटर
SurveyNo	19/4 - निवासी विभागातील क्षेत्र	4820	50050	57560	62570	0	चौ. मीटर
SurveyNo	19/3.1 - उर्वरित क्षेत्र नाविकास विभागातील क्षेत्र प्र.हे.	14456000	0	0	0	0	हेक्टर

Stamp Duty Ready Reckoner Market Value Rate for Flat	52190			
Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	52,190.00	Sq. Mtr.	4,848.61.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	6440			
The difference between land rate and building rate(A-B=C)	45,750.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	52,190.00	Sq. Mtr.	4,849.00	Sq. Ft.

Multi-Storied building with Lift

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

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



e)	31 Floors and above	Increase by 20% on units located on 31 and above floors
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Depreciation Percentage Table

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



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Price Indicator

Property	Residential Flat
Source	Nobroker.com
Area Type	Carpet
Area	410 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 6,984.48/-
Floor	-

NOBROKER

1 BHK Flat in Nivasa Aarambh For Sale in Muzli
Survey No. 113, Main - Kandi Road, Saktapur, Near, Pune, Maharashtra, 400604

Loan Verified ₹ 11.5 Lacs ₹ 18,004/Month 500

Home / Flats for Sale in Pune / Flats for Sale in Muzli / 1 BHK Flat for Sale in Muzli / Property Details

Photos Location Share/Save

1 Bedroom Dec 9, 2023

1 Bathroom Immediately

2 Nivasa Aarambh

Car Full

Get Owner Details

Price trends by WEestimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Activity On This Property

77 2

Similar Properties

Overview

Age of Building	1-3 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 11 Per Sq.Ft.M	Flooring	Carpet
Builtup Area	110 Sq.Ft	Carpet Area	410 Sq.Ft

Property	Residential Flat
Source	Nobroker.com
Area Type	Built Up
Area	559 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 5,366.73/- per Sq. Ft.
Floor	-

NOBROKER

1 BHK Flat in D R Destination Ostia For Sale in Moshi
 Moshi | Khand-Rd Mosh Cavn, Moshi

₹ 30 Lacs
 Estimated EMI ₹ 17,194/Month
 559 Sq. Ft.

Home | Flats for Sale in Pune | Flats for Sale in Moshi | 1BHK Flat for Sale in Moshi | Property Details

Photos Location

1 Bedroom
 1 Bathroom
 NA
 Car

Sep 17, 2023
 Immediately
 D R Destination Ost...
 Noite
 Prop Saved

Get Owner Details

Price trends by NB Estimate
 Report what was not correct in this property
 Listed by Broker Sold Out Wrong Info

Activity On This Property
 36 Views 0 Shares

Overview

Age of Building	3-11 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 6 Per Sq. Ft. M	Furnishing	NA
Builtup Area	559 Sq. Ft.	Furnishing Status	Unfurnished Renovation

Similar Properties

Property	Residential Flat
Source	Nobroker.com
Area Type	Carpet
Area	408 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 7,130.12/-
Floor	-

NOBROKER

1 BHK Flat in Destination Ostia For Sale in Moshi

₹ 32 Lacs
New registration

₹ 28,340/Month
Estimated EM -

420
Sq Ft

1 Bedroom
1 Bathroom
1 Car

Oct 24, 2023
Immediately
Destination Ostia
Full

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Activity On This Property

Similar Properties

Overview

- Age of Building: 23 Years
- Maintenance Charges: ₹ 4.8 Per Sq.Ft.M
- Builtup Area: 420 Sq.Ft.
- Ownership Type: Self Owned
- Flooring: Vitrified Tiles
- Carpet Area: ~198 Sq.Ft.



Sale Instances

Property	Residential Flat
Source	Index_no.2
Area Type	Carpet
Area	557 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 5,549.21/-
Floor	

1/11/24, 2:45 PM freesearchignrservice.maharashtra.gov.in/sariteHTMLReportSuchiKremank2_RegLive.aspx	
9777525 11-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office	सूची क्र.2
	द्वयम निबंधक : सह दु.नि.हवेली 2-1 दस्ता क्रमांक : 9777/2023 नोंदणी : Regnr.63m
गावाचे नाव : जुड्डळगांव	
(1) वित्तखाचा प्रकार	असाईनमेंट झीड
(2) मोबदला	3400000
(3) बाजारभाव,भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे,	2991082.216
(4) भू.माण.पोटहिस्सा व परक्रमांक (असल्यास)	1) पालिकेचे नाव:पिंपरी-विचवड म.न.पा.इतर वर्णन : इतर माहिती: गाव मौजे जुड्डळगांव येथील गट नं. 215 या जागेवर बांधलेल्या आरंभ को. ऑप. होसिंग सोसायटी लि. या इमारती मधील बिल्डिंग वी मधील तिसऱ्या मजल्यावरील फ्लॉट क्र 301 यांसी क्षेत्र 41.27 चौ.मी कारपेट + एनक्लीज बाल्कनी 6.554 चौ.मी. + गृहीलिट्टी टेरेस 1.198 चौ.मी + टेरेस 2.752 चौ.मी + एक कवर्ड कार पार्किंगसह (मिळकत क्र.1120105425.00) (भोगवटा प्रमाणपत्र क्र.641/2019 दि.05.12.2019) ((GAT NUMBER : 215 :))
(5) क्षेत्रफळ	41.27 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तावेज करून देणा या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव :श्री. मेजो के एल व्हा -38 पत्ता:-फ्लॉट नं. -, माला नं. -, इमारतीचे नाव :- ब्लॉक नं. -, रोड नं. - जुड्डळगांव पुणे, महाराष्ट्र, पुणे. पिन कोड:-411005 पॅन नं.-ACJPL9492J
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव :श्री पालीमपाटी नरेश - - वय -35; पत्ता -फ्लॉट नं. -, माला नं. -, इमारतीचे नाव :- ब्लॉक नं. -, रोड नं. भोसरी पुणे, महाराष्ट्र, पुणे. पिन कोड:-411026 पॅन नं :-BYXPP9335H
(9) दस्तावेज करून दिल्याचा दिनांक	10/05/2023
(10)दस्त नोंदणी केल्याचा दिनांक	10/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	9777/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	238000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्याकनासाठी विचारात घेतलेला तपशील -	
मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.
https://freesearchignrservice.maharashtra.gov.in/sariteHTMLReportSuchiKremank2_RegLive.aspx	
1/2	

Property	Residential Flat
Source	Index_no.2
Area Type	Carpet
Area	555 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 4,914/-
Floor	-

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सूची क्र. 2

दुयम निबंधक : सह द्रु.नि. हवेली 17
दस्ता क्रमांक 12209/2023
नोदणी
Regn.63m

गावाचे नाव : डुडुळगाव

(1) विलेखाचा प्रकार	ऑथरीटेट टू सेल
(2) मोजकता	3000000
(3) बाजारभावात भाडेपट्ट्याच्या बाबतिलेपट्टाकार आकारणी देतो की पट्टेदार ले नसुद कराले	2975717.48
(4) भू.मापन,घोटहिस्सा व परक्रमांक,असल्यास	1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा.इतर वर्णन :- इतर माहिती: गाव मोजे डुडुळगाव,तालुका हवेली,जिल्हा पुणे येथील(पिंपरी चिंचवड महानगर पालिका हद्दीतील)सर्व्हे नं.215 या मिल्ककती वर बांधलेल्या " आरंभ " या योजनेतील म्हणजेच आरंभ सहकारी गृहबना संस्था भयदित या सोसायटी मधील इमारतीमधील चौथ्या मजल्यावरील विंग डी मधील फ्लॉट नं.405,यांसी क्षेत्र 40.82 चौ.मिटर कर्पेट,प्लंबलीच्छ बाल्कनी यांसी क्षेत्र 6.7 चौ.मिटर व रिझर्व कार पार्किंग नं.59(लोकेशन पी/डी-405)व सर्व सामाईक सुख सुविधांसह मिल्ककत हि या प्रस्तुत दस्ताचा विषय आहे((Survey Number : 215 :))
(5) क्षेत्रफळ	40.82 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल कीच	
(7) दस्तऐवज करून देणा-यासिद्द व दिवण्या-या पदाकाराचे नाव किंवा दिवणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -श्री शतानंद कर्तारव सुभेदार -- वय-57 पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव -- ब्लॉक नं. , रोड नं. प्लॉट नं.405, आरंभ सोसायटी, गट नं.२२५, डुडुळगाव, तालुका हवेली, जिल्हा पुणे , महाराष्ट्र, औरंगाबाद पिन कोड -431004 पिन नं. 2) नाव -श्री शतानंद कर्तारव सुभेदार लक्षापूर्वीचे नाव शतानंद कर्तारव सुभेदार -- वय-54 पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव -- ब्लॉक नं. , रोड नं. प्लॉट नं.405, आरंभ सोसायटी, गट नं.२२५, डुडुळगाव, तालुका हवेली, जिल्हा पुणे , महाराष्ट्र, औरंगाबाद पिन कोड -431004 पिन नं. 3) नाव -श्री किंबल्य शतानंद सुभेदार -- वय -27 पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव -- ब्लॉक नं. , रोड नं. प्लॉट नं.405, आरंभ सोसायटी, गट नं.२२५, डुडुळगाव, तालुका हवेली, जिल्हा पुणे , महाराष्ट्र, औरंगाबाद पिन कोड -431004 पिन नं.
(8)दस्तऐवज करून देणा-या पदाकाराचे व किंवा दिवणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -श्री शाम रम्याकांत चौधरी -- वय-29, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव -- ब्लॉक नं. , रोड नं. प्लॉट नं. २04, सारिता संगम सोसायटी, सर्व्हे नं.500/1, सिटीएच नं.196/7, कासारवाडी, पुणे , महाराष्ट्र, पुणे पिन कोड: 411034 पिन नं.
(9) दस्तऐवज करून दिल्याचा दिनांक	08/07/2023
(10)दस्त नोंदणी केल्याचा दिनांक	08/07/2023
(11)अनुक्रमणक,शेड व पृष्ठ	12209/2023
(12)बाजारभक्ताप्रमाणे मुद्रांक मूल्य	210000
(13)बाजारभक्ताप्रमाणे नोंदणी मूल्य	30000
(14)शेरा	

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Property	Residential Flat
Source	Index_no.2
Area Type	Carpet
Area	622 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 5,802.4/-
Floor	-

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सूची क्र.2
दुय्यम निबंधक - सह दु.नि. हवेली 8
दस्त क्रमांक 692/2023
नोंदणी
Regn.63in

गावाचे नाव : डुडुळगांव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3970000
(3) बाजारभाव, भाडेपट्टाकारा बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	3238614.167
(4) भू. मापन, पोटहिस्सा व घरकामांक असल्यास	1) पादिकेचे नाव: पिंपरी-विंभवड म.न.पा.इतर वर्णन : इतर माहिती: इतर माहिती: गाव मीजे डुडुळगाव गट नं.215(जुना स नं 35 डि नं 6)यासी क्षेत्र 83.20 आर म्हणजेच 8320 चौ.मी.या मिळकतीवर बांधलेल्या आरंभ सहकारी गृहरचना संस्था मर्यादीत मधील विंग ए मधील पहिल्या मजल्यावरील फ्लॉट नं.108 यासी कार्पेट क्षेत्र 43.193 चौ मी. एन्क्लीव्ह बाल्कनी यासी क्षेत्र. 6.752 चौ मी. युटिलिटी टेरेस यासी क्षेत्र 1.198 चौ मी. लगतचे टेरेस यासी क्षेत्र 6.68 चौ मी. तसेच एक कवर्ड कार पार्किंग सह .((GAT NUMBER : 215 :))
(5) क्षेत्रफळ	43.193 चौ.मीटर
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा या/दिहून ठेवणा या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -निलेश रामचंद्र पवार -- वय -34 पत्ता -प्लॉट नं. --, माळा नं. --, इमारतीचे नाव --, ब्लॉक नं. --, रोड नं. सी -1001, ओशिव्यासि, फेज -2, गाडे वस्ती, वाघोली पुणे, महाराष्ट्र, पुणे. पिन कोड:-412207 पिन नं :-BAJHP6639Q 2): नाव -पुनम निलेश पवार -- वय -30 पत्ता -प्लॉट नं. --, माळा नं. --, इमारतीचे नाव --, ब्लॉक नं. --, रोड नं. सी -1001, ओशिव्यासि, फेज -2, गाडे वस्ती, वाघोली पुणे, महाराष्ट्र, पुणे. पिन कोड:-412207 पिन नं :-DDPP66772P
(8) दस्तऐवज करून देणा या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -प्रदीप पंढरीनाथ पैठणे -- वय -47, पत्ता -प्लॉट नं. --, माळा नं. --, इमारतीचे नाव --, ब्लॉक नं. --, रोड नं. महावीर सोसायटी, शिवाजीनगर, नांदेड, महाराष्ट्र, नांदेड. पिन कोड -431602 पिन नं :-ANVPP4880B 2): नाव -कल्पना प्रदीप पैठणे -- वय -51, पत्ता -प्लॉट नं. --, माळा नं. --, इमारतीचे नाव --, ब्लॉक नं. --, रोड नं. महावीर सोसायटी, शिवाजीनगर, नांदेड, महाराष्ट्र, नांदेड. पिन कोड -431602 पिन नं :-APMP2746M
(9) दस्तऐवज करून दिल्याचा दिनांक	12/01/2023
(10) दस्त नोंदणी केल्याचा दिनांक	13/01/2023
(11) अनुक्रमांक, खंड व पृष्ठ	692/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	277900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शीरा	
मुद्रांकनासाठी विचारात घेतलेला तपशील -	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹27,23,500.00 (Rupees Twenty Seven Lakh Twenty Three Thousand Five Hundred Only)** .

Place : Mumbai

Date : 11.01.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.11 17:46:21 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India 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-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached

(Annexure-IV)**DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar do hereby solernrily 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 11.01.2024 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. My engineer Abhiraj Bhagat has personally inspected the property on 11.01.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure

- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.

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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mrs. Savita Gopinath Gaikar, Mr. Gopinath Bhaui Gaikar & Mr. Santosh Gopinath Gaikar from Mr. Dadabhau Balu Darekar vide Agreement for sale dated 22.12.2023.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Belapur to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Abhiraj Bhagat - Valuation Engineer Shyam Kajvilkar - Technical Manager Jayaraja Acharya - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 06.01.2024 Valuation Date - 11.01.2024 Date of Report - 11.01.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 11.01.2024
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	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

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

Environmental Conditions

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

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **419.00 Sq. Ft. Carpet Area**.

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed 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 Flat and properties that are typically traded on a unit basis.

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

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

valuation.

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Residential Flat, admeasuring 419.00 Sq. Ft. Carpet Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure-V)

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. 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 Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.11 17:46:32 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3