PROFORMA INVOICE

V	stukala Consultants (I) Pvt Ltd		Invoice	No.	[Dated	
	-001,U/B FLOOR,		PG-49	96/23-24		4-Mar-24	
	DOMERANG, CHANDIVALI FARM RC	DAD,		y Note			is of Payment
	DHERI-EAST, MUMBAI - 400072					AGAINST	REPORT
St	STIN/UIN: 27AADCV4303R1ZX ate Name:Maharashtra, Code:27 Mail:accounts@vastukala.org		Refere	nce No. &		Other Refe	
Bu	yer (Bill to)		Buyer's	s Order No	D. [Dated	
	ACPC KALYAN		Dispate	ch Doc No). [Delivery No	ote Date
	ound Floor, 1 st Floor,		00729	6/230530)1		
Mi Sł	llenium Heights, Opp. Patedar Bhawan M nahad Mohone Road, Shahad,	arriage Hall,	Dispate	ched throu	igh [Destination	
G	alyan (West) - 421 103 STIN/UIN : 27AAACS8577K2ZC ate Name : Maharashtra, Code :		Terms	of Deliver	у		
			1				
SI No.	Particulars				HSN/SAC	GST Rate	Amount
1	VALUATION FEE	Convisco)			997224	18 %	2,500.00
	(Technical Inspection and Certification	Services)		CGST			225.00
				SGST			225.00
				0001			220.00
					/		
					1 1		
-				Total			2,950.00
An	ount Chargeable (in words)			/	/		E. & O.E
	dian Rupee Two Thousand Nine H	undred Fift	v Only				
	HSN/SAC	Taxable		tral Tax	Sta	ate Tax	Total
		Value	Rate	Amount	and the second se	Amount	Tax Amount
99	7224	2,500.00	9%	225.		225.0	
	Total	2,500.00		225.	00	225.0	450.00
Та	x Amount (in words) : Indian Rupee For	ur Hundred	Fifty C	Only			
	marks:			ny's Bank I	Details		
	7296/2305301 Mr. Santosh Baliram Cho	rge & Mrs.	Bank Na	ame 😑	: ICICI BA		
	nita Santosh Chorge - Residential Flat N		A/c No.		3405050		0000000405
	oor, "Imperial Greens", Garibacha Wada, mol Nagari, Mahatma Phule Road, Village		Branch	S IFS Code		CHARAI &	ICIC0003405
	igar, Taluka - Kalyan, District - Thane, Do		30				
	est), PIN Code - 421 202, State - Mahara		220				
	lia.			6 1.00			
	mpany's PAN : AADCV4303R		法计	24.22			
	claration DTE – AS PER MSME RULES INVOICE I		1.30	2-0-W			
1	CLEARED WITHIN 45 DAYS OR INTER		100				
CH	ARGES APPLICABLE AS PER THE RUI			14750			
	SME Registration No 27222201137		UPI Virt	ual ID : VA		HANE@ic	
CL	stomer's Seal and Signature				for Vastuk		tants (I) Pvt Ltd
							JAYSING RATHOD med on 04-03-2024 14:46:38
							norised Signatory

This is a Computer Generated Invoice







Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : Mr. Santosh Baliram Chorge & Mrs. Vanita Santosh Chorge

Residential Flat No. 301, 3rd Floor, **"Imperial Greens"**, Garibacha Wada, Opp. Anmol Nagari, Mahatma Phule Road, Village - Shivaji Nagar, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India.

Latitude Longitude : 19°14'6.2"N 73°5'5.0"E

Valuation Prepared for:

State Bank of India RACPC Kalyan

Ground Floor, 1 st Floor, Millenium Heights, Opp. Patedar Bhawan Marriage Hall, Shahad Mohone Road, Shahad, Kalyan (West) - 421 103



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan	India Prese	nce at :		
 Mumbai Thane Delhi NCR 	♀ Aurangabad ♀ Nanded ♀ Nashik	♀ Pune ♀ Indore ♀ Ahmedabad	 Rajkot Raipur 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

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





Valuation Report Prepared For: SBI / RACPC Kalyan/ Mr. Santosh Baliram Chorge (007296/2305301)

Page 2 of 27

Vastu/Thane/03/2024/007296/2305301 04/5-49-PSSK Date: 04.03.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 301, 3rd Floor, "Imperial Greens", Garibacha Wada, Opp. Anmol Nagari, Mahatma Phule Road, Village - Shivaji Nagar, Taluka - Kalyan, District -Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India belongs to Mr. Santosh Baliram Chorge & Mrs. Vanita Santosh Chorge.

Boundaries of the pro-	operty		
North	- :	Chawls	
South		Internal Road	
East		Chawls / Internal F	Road
West	$\langle \cdot \rangle$	Open Plot	

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 ₹ 38,67,500.00 (Rupees Thirty Eight Lakh Sixty Seven Thousand Five Hundred Only) After completion of the property. As per Site Inspection 42% Construction Work is Completed.

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. L Digitally signed by Manoj Chalikwa Manoj Chalikwar Director

LTD DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.03.04 15:11:36 +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 SME/TCC/221/13

Encl.: Valuation report

www.vastukala.org

Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at : 💡 Aurangabad 💡 Pune 💡 Mumbai **Q** Rajkot ♀ Indore *Q* Raipur Nanded **P** Thane **Q** Delhi NCR **Nashik** ♀ Ahmedabad ♀ Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA 🖀 TeleFax : +91 22 28371325/24

🖂 mumbai@vastukala.org

Vastukala Consultants India Pvt. Ltd.

101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601

To,

The Branch Manager, State Bank of India RACPC Kalyan

Ground Floor, 1 st Floor, Millenium Heights, Opp. Patedar Bhawan Marriage Hall, Shahad Mohone Road, Shahad, Kalyan (West) - 421 103

VALUATION REPORT (IN RESPECT OF FLAT)

	Gener	al		
1	Purpos	se for which the valuation is made	 bsh Baliram Chorge & Mrs. Vanita Santosh Chorge(The purcha tificate No.KDMC / NRV / BP / DOV / 2016 - 2017 / 39 / 51 unicipal Corporation. 023481 Dated 18.12.2019 issued by Maharashtra Real E Mr. Santosh Baliram Chorge & Mrs. Vanita San Chorge Residential Flat No. 301, 3rd Floor, "Imperial Gre Garibacha Wada, Opp. Anmol Nagari, Mahatma Phule Village - Shivaji Nagar, Taluka - Kalyan, District - T Dombivli (West), PIN Code - 421 202, State - Mahara India. Contact Person : Mr. Umakant Ingale (Site Supervisor) Mobile No. 8097129818 Joint Ownership Details of ownership share is not available 	
2	a)	Date of inspection	:	29.02.2024
	b)	Date of which the valuation is made	:	04.03.2024
3	List of I) II) III)	Developers(The Promoter) And Mr. Santo Copy of Amended Commencement Cert 13.08.2018 issued by Kalyan Dombivli Mu	sh B ificat nicip	ted 01.02.2023 between M/s. Shree Dhanlaxmi Properties And aliram Chorge & Mrs. Vanita Santosh Chorge(The purchaser). te No.KDMC / NRV / BP / DOV / 2016 - 2017 / 39 / 51 Date bal Corporation. 81 Dated 18.12.2019 issued by Maharashtra Real Estate
4	with Pl	of the owner(s) and his / their address (es) none no. (details of share of each owner in f joint ownership) Think .In		Residential Flat No. 301, 3 rd Floor, "Imperial Greens" Garibacha Wada, Opp. Anmol Nagari, Mahatma Phule Road Village - Shivaji Nagar, Taluka - Kalyan, District - Thane Dombivli (West), PIN Code - 421 202, State - Maharashtra India. Contact Person : Mr. Umakant Ingale (Site Supervisor) Mobile No. 8097129818 Joint Ownership
5		escription of the property (Including nold / freehold etc.)		Details of ownership share is not available The property is a Residential Flat located on 3 rd Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + WC + 2 Passage + Bathroom + Balcony. (1 BHK The property is at 2.3 KM distance from Dombivli Railway Station. At the time of inspection building was under construction.





	If under construnction, ex	tent of completion							
	RCC Footing/Foundation	Complete	-	RCC Plinth	Complete				
	Full Building Rcc	Completed upto 11th	floor						
	External Brick Work	Completed upto 8th floo 42% work completed							
	Total	42% work completed							
6	Location of property								
a)	Plot No. / Survey No.		: 1	New Survey No - 39/9/1,	34/2 Old Survey No - 346/9 (P), 125				
b)	Door No.	/	: 1	Residential Flat No. 301					
c)	C.T.S. No. / Village		: '	Village - Shivaji Nagar					
d)	Ward / Taluka	lauren la en la en la	: /	Taluka - Kalyan					
e)	Mandal / District	V	: 1	District - Thane					
f)	Date of issue and validity of layout of approved map / plan Approved map / plan issuing authority			Copy of approved building plan not provided and not verifie					
g)	Approved map / plan issuin	ig authority	:						
h)	Whether genuineness or an map/ plan is verified	uthenticity of approved	: 1	N.A.					
i)	Any other comments by ou on authentic of approved p		: 1	N.A.	n in a second				
7	Postal address of the prope	erty		Residential Flat No. 301, 3rd Floor, "Imperial Gree					
				Village - Shivaji Nagar,	Anmol Nagari, Mahatma Phule Road Taluka - Kalyan, District - Thane ode - 421 202, State - Maharashtra				
8	City / Town		1	City - Dombivli (West)					
	Residential area	Think.Inr	10	yeste.Create					
	Commercial area	ait Argenti Scienti - 43 en Antièr Arcentient i	: 1	No					
	Industrial area	การสีบ มากวิจายังไป เกิด	: 1	No					
9	Classification of the area			19 ^{21 -} 1					
	i) High / Middle / Poor			Middle Class					
	ii) Urban / Semi Urban / Ru	ra	11	Urban					
10	Coming under Corporation Panchayat / Municipality	limit / Village		Village - Shivaji Nagar Kalyan Dombivali Munici	pal 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	:	Chawls	Land bearing Survey No. 37, H. No. 5/1/9/2
	South	:	Internal Road	Remaining Land of S. No. 37 H. No. 2
	East	:	Chawls / Internal Road	Land bearing Survey No. 39, H. No. 9(P)
	West	:	Open Plot	Land bearing Survey No. 37, H. No. 9
13	Dimensions of the site	:	N. A. as property under consi a building.	deration is a Residential Flat in
		:	As per the Deed	As per Actuals
	North	:		naet dan s
	South	:	- (Personal)	1
	East	:	n har- states a	
	West	:	a an an faile a - aireannaif a	
14	Extent of the site	·· 1202	Carpet Area in Sq. Ft. = 445.0 (Area as per Site measureme Carpet Area in Sq. Ft. = 455.0 (Area As Per Agreement for s Built Up Area in Sq. Ft. = 500 (Carpet Area + 10%)	nt) 00 sale)
14.1	Latitude, Longitude & Co-ordinates of Flat	ic	19°14'6.2"N 73°5'5.0"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 455 (Area As Per Agreement fo	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction	miteshinal wa biografiya (ji Maleshi)
П	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	s mes o mes modio ni
2.	Location			nin opginnen opnend i Seretaker sistema
	C.T.S. No.	:		
	Block No.	:	-	





	Ward No.	:	-
	Village / Municipality / Corporation		Village - Shivaji Nagar, Kalyan Dombivali Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 301, 3 rd Floor, "Imperial Greens" , Garibacha Wada, Opp. Anmol Nagari, Mahatma Phule Road, Village - Shivaji Nagar, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421 202, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	Part Ground + Part Stilt + 15 Upper Floors
6.	Type of Structure	:	Proposed RCC Slab Structure
7.	Number of Dwelling units in the building	:	Proposed 4 Flats on 3 rd Floor
8.	Quality of Construction	:	Building Under Construction
9.	Appearance of the Building	:	Building Under Construction
10.	Maintenance of the Building	:	Building Under Construction
11.	Facilities Available		
	Lift	:	Proposed 2 Lifts
	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt Parking
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the Building		Proposed, Yes
111	Residential Flat		
1.	The floor in which the Flat is situated	1.0	3 rd Floor
2.	Door No. of the Flat	:	Residential Flat No. 301
3.	Specifications of the Flat		
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder coated aluminium sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Proposed Cement Plastering





4.	House Tax		Ward No.
	Assessment No.	:	Details not available in the second of the second the second
_	Tax paid in the name of	:	Details not available
243 1	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?	:	Building is under construction
7.	Sale Deed executed in the name of	:	Mr. Santosh Baliram Chorge & Mrs. Vanita Santosh Chorge
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 501.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per KDMC norms
11.	What is the Carpet area of the Flat?	•	Carpet Area in Sq. Ft. = 445.00 (As per Area actual site measurement) Carpet Area Sq. Ft. = 365.00 Terrace Area Sq. Ft. = 47.00 Balcony Area Sq. Ft. = 18.00 Dry Balcony Area Sq. Ft. = 15.00 Carpet Area in Sq. Ft. = 455.00 (As Per Area Agreement for sale) Carpet Area Sq. Ft. = 400.00 Open Terrace Area Sq. Ft. = 55.00
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?		Residential Purpose
14.	Is it Owner-occupied or let out?	I.C	Building Under Construction
15.	If rented, what is the monthly rent?	:	₹ 8,100/- (Expected rental income per month after completion)
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
٧	Rate		





	Remarks	:	en muer na éta presenta a constructura de la construction de l
	Total Composite Rate	:	₹ 8,500/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 6,000/- per Sq. Ft.
	Depreciated building rate VI (a)	4	₹ 2,500/- per Sq. Ft.
b	Total composite rate arrived for Valuation		eteral esta opportante de la provisión de la substituí. De actual a transferante de la provisión de la substituí
	Depreciation Ratio of the building		star or device the sense to sense the sense week roles,
	Depreciation percentage assuming the salvage value as 10%	0.	N.A. Building is under construction
	Life of the building estimated		60 years (After Completion) Subject to proper, preventive periotic Maintenance & Structure repairs.
	Age of the building	:	Building is under construction
	Replacement cost of Flat with Services (v(3)i)	1	₹ 2,500/- per Sq. Ft.
а	Depreciated building rate		
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	- da	
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 area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees Thus the differs from place to place and Location, Amenitie per se as evident from the fact than even RR Rates Decide by Government Differs.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 64,200/- per Sq. M. i.e. ₹ 5,964/- per Sq. Ft.
	II. Land + others	:	₹ 6,000/- per Sq. Ft.
	I. Building + Services	:	₹ 2,500/- per Sq. Ft. R
3.	Break – up for the rate	:	
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 8,500/- per Sq. Ft.
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 7,800/- to ₹ 9,300/- per Sq. Ft. on Carpet Area ₹ 7,100/- to ₹ 8,500/- per Sq. Ft. on Built Up Area





No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	455.00 Sq. Ft.	8,500.00	38,67,500.00
2	Wardrobes		· " 1946	oni ni kathaqong
3	Showcases	2. 1 ⁴	aller statisticae Fa	2. Assuming this an
4	Kitchen arrangements	5.	magi e l'arte principa	adopted trasif of valuarion after co
5	Superfine finish		n on o 28 ee far	and other tables
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.		6	
8	Extra collapsible gates / grill works, etc.		10	
9	Potential value, if any	1		
10	Others / Car Parking		1	Assuration of a
	Total value / Realizable value of the proper	38,67,500.00		
	Insurable value of the property (500.50 X 2,	12,51,250.00		
	Guideline value of the property (500.50 X 5,	964.00)		29,84,982.00

Details of Valuation:

Justification for Price / Rate

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

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 7,800.00 to ₹ 9,300.00 per Sq. Ft. on Carpet Area / ₹ 7,100.00 to ₹ 8,500.00





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 ₹8,500.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / publics 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	₹ 8,100/- (Expected rental income per month after completion)
Any likely income it may generate	Rental Income

Think.Innovate.Create









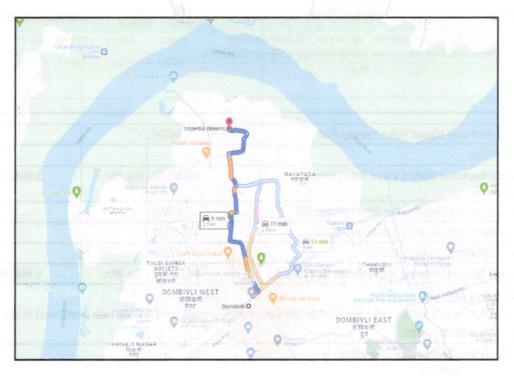




Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°14'6.2"N 73°5'5.0"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 2.3 KM).



Ready Reckoner Rate

H			gistration and Stamp of Maharashtra	नोंत	रणी व म् महारा	रदांव ष्ट्र श	क वि ासन	เหมุ	
			ual Statement of Rate बाजारमूल्य दर पत्रक आवृ						
A Home					Valuation (Guide	lines	Usei	r Manual
Year	2023-2024 ~				Languag	je	Enalisi	n ~	
	Select	ed District	Thane		~				
	Select	Taluka	Kalyan		~				
	Select	Village	Gavache Nav : Shivajinagar (K	alyan D	~				
	Search	h By	Survey No.	on					
elect उपवि	भाग	or nam games		खुली जमीन	निवासी सदनिका	ऑफ़ीस	। दुकाने	औद्योगिव	एकक (Rs./)
urveyNo			मध्य रेल्वेच्या पश्चिमेकडील सर्व भाग	23900	64200	7350	85500	73500	चौ. मीट
urveyNo 6/2	7-ावभाग 18अ: शिवाज		ल्वेच्या पश्चिमेकडील सर्व भाग - अविकसीत 1.मी.	9800	0	0	0	0	चौ. मीटः

Rate to be adopted after considering depreciation [B + (C X D)]	64,200.00	Sq. Mtr.	5,964.00	Sq. Ft.
Percentage after Depreciation as per table(D)	100%			
The difference between land rate and building rate(A-B=C)	40,300.00			
Stamp Duty Ready Reckoner Market value Rate for Land (B)	23900	are		
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	64,200.00	Sq. Mtr.	5,964.00	Sq. Ft.
Flat Located on 3 rd Floor				
Stamp Duty Ready Reckoner Market Value Rate for Flat	64200			

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

Vastukala Consultants (I) Pvt. Ltd. An ISO 9001:2015 Certified Company www.vastukala.org



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	

Depreciation Percentage Table

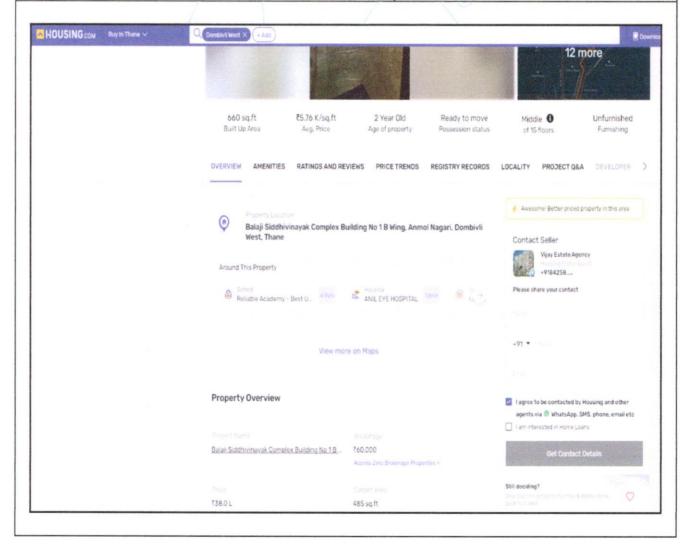
Think.Innovate.Create





Price Indicator

Property	Residential Flat
Source	Housing.Com
Area Type	Carpet
Area	485 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 7,123/-
Floor	







Sale Instances

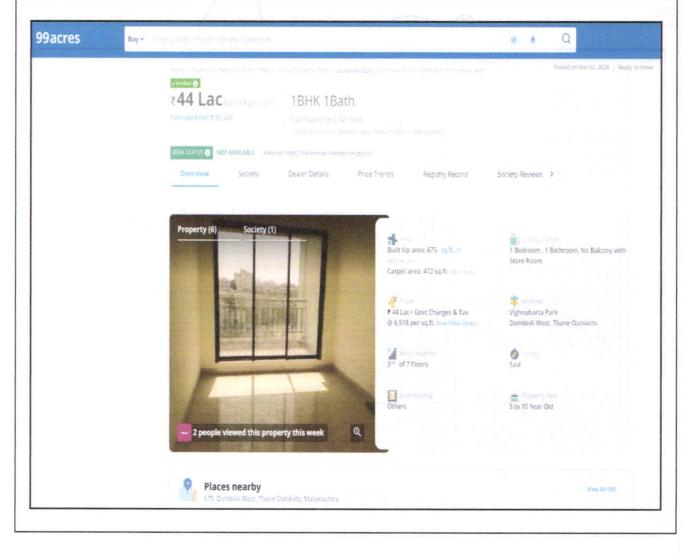
Property	150 Berg	di evas sid	Residential Flat
Source Area Type Area		Index_no.2	
		472 8 2 19	Carpet
		a î f	499 Sq. Ft.
Percenta	age	- 11 x 1 .	10%
Rate / S	q. feet on BuiltUp area	~	₹7,816/-
Floor	· · · · · · · · · · · · · · · · · · ·		-
		/	<u> </u>
1940	esteletaria /		
	3735338 02-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.कल्याण 4 दस्त कमांक : 3735/2023 नोदंणी : Regn:63m
	गावाचे नाव : शिवाजीनगर		<u>ती</u> नगर
1	(1)विलेखाचा प्रकार	करारनामा	
	(2)मोबदला	4290000	
	(3) बाजारभाव(भाडेपटटयाच्या) बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	3046000	
	(4) भू-मापन,पोटहिस्सा व घरक्रमॉक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, इतर माहिती: विभाग क. 6/26,दर - 64200/-,मौजे शिवाजीनगर येथील नवीन सर्व्हे नं 39 हिस्सा नं 9/1 जुना सर्वे नं 346 हिस्सा नं 9 पैकी तसेच नवीन सर्व्हे नं 34 जुना सर्व्हे नं 125 हिस्सा नं 2 यावरील इम्पेरिअल ग्रीन्स बिल्डींग मधील सदनिका नं 303 तिसरा मजला क्षेत्र 41.26 चो मीटर कारपेट एरिया + 5.11 चो मीटर ओपन टेरेस((Survey Number : old 125,346, 125 new 39, 34 ; HISSA NUMBER : 9/1,9(P), 2 :))	
	(5) क्षेत्रफळ		
	(6)आकारणी किंवा जुडी देण्यात असेल	41.20 91.9163	
	तेव्हा.		
	(७) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायाल्याचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	म्हात्रे वय:-27 पत्ता:-प्लॉट नं: -, मा लिमिटेड , ब्लॉक नं: 001 ,002 , रोड	न्छ डेक्ट्रलपर्स पांच्या तफें भागीदारी अनिकेत गुरुनाथ ळा नंः, इमारतीचे नावः ओम साई समाधान सी एच एस नं: टेलेफोन एकरवेंज समोर , भारत भोईर नगर, महात्मा फुले 1. पिन कोड:-421202 पॅन नं:-ABTF85659R
	असरपास, प्रातवादिय नाव व पत्ता. (४) द्रस्तरपेवज करून येण-या प्रवकाराचे व किंवा दिवाणी न्यायालयाचा तुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता व पत्ता व पत्ता 		ोड़ नं ठाणे बेलापूर रोड, दिघा , नवी मुंबई , मुकुद कंपनी ळवा ठाणे ,, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:- -45, पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: संत तेड़ नं: ठाणे बेलापुर रोड, दिघा , नवी मूंबई , मुकुद कंपनी
		DITER K 98.30L	
	(9) दस्तऐवज करुन दिल्याचा दिनांक	16/03/2023	
	(10)दस्त नोंदणी केल्याचा दिनांक	16/03/2023 16/03/2023	
	 (10)दस्त नोंदणी केल्याचा दिनांक (11)अनुक्रमांक,खंड य पृष्ठ 	16/03/2023 16/03/2023 3735/2023	
	(10)दस्त नोंदणी केल्याचा दिनांक (11)अनुक्रमांक,खंड व पृष्ठ (12)बाजारभावाप्रमाणे मुद्रांक शुल्क	16/03/2023 16/03/2023 3735/2023 300500	
	(10)दस्त नोंदणी केल्याचा दिनांक (11)अनुक्रमांक,खंड व पृष्ठ (12)बाजारभावाप्रमाणे मुद्रांक शुल्क (13)बाजारभावाप्रमाणे नोंदणी शुल्क	16/03/2023 16/03/2023 3735/2023	
	(10)दस्त नोंदणी केल्याचा दिनांक (11)अनुक्रमांक,खंड व पृष्ठ (12)बाजारभावाप्रमाणे मुद्रांक शुल्क (13)बाजारभावाप्रमाणे नोंदणी शुल्क (14)श्रेरा	16/03/2023 16/03/2023 3735/2023 300500	
	(10)दस्त नोंदणी केल्याचा दिनांक (11)अनुक्रमांक,खंड व पृष्ठ (12)बाजारभावाप्रमाणे मुद्रांक शुल्क (13)बाजारभावाप्रमाणे नोंदणी शुल्क	16/03/2023 16/03/2023 3735/2023 300500	

Vastukala Consultants (I) Pvt. Ltd. An ISO 9001:2015 Certified Company www.vastukala.org





Property	Residential Flat
Source	https://www.99acres.com/
Area Type	Carpet scruos
Area	472 Sq. Ft. 000/T 601A
Percentage	10% senA
Rate / Sq. feet on BuiltUp area	₹ 8,475/- populacia
Floor	- en dünch polisi pälide?







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 ₹38,67,500.00 (Rupees Thirty Eight Lakh Sixty Seven Thousand Five Hundred Only) after completion of the property. As per Site Inspection 42% Construction Work is Completed.

Place : Thane Date : 04.03.2024

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: 2024.03.04 15:11:53 +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 SME/TCC/221/13

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	his constant /
	only).	

Date

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

hink.Innovate.Create

Countersigned

(BRANCH MANAGER)

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 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 04.03.2024 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 Sameer Parab has personally inspected the property on 29.02.2024. 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;
 - I. 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

astukala Consultants (I) Pvt. Ltd.

www.vastukala.org



- 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.

Think.Innovate.Create





No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Santosh Baliram Chorge & Mrs. Vanita Santosh Chorge from M/s. Shree Dhanlaxmi Properties And Developers vide Agreement for sale dated 01.02.2023.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Kalyan to assess Fair Market Value value of the property for Housing Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Sameer Parab - Valuation Engineer Shyam Kajvilkar - Technical Manager Pratibha Shilvantha - 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 - 28.02.2024 Valuation Date - 04.03.2024 Date of Report - 04.03.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 29.02.2024
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; Think.	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.	





ŀ

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on 4th March 2024 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. Thane (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. Vastukala Consultants India Pvt. Ltd. adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring 455.00 Sq. Ft. Carpet Area in the name of Mr. Santosh Baliram Chorge & Mrs. Vanita Santosh Chorge. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title





Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Santosh Baliram Chorge & Mrs. Vanita Santosh Chorge.** 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 **455.00 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

Vastukala Consultants (I) Pvt. Ltd.

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





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 455.00 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
- 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.
- 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.
- 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.

Vastukala Consultants (I) Pvt. Ltd.

www.vastukala.org



- 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 orany other party any confidential information about the subject company, which has come to his / itsknowledge 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 regulatorybody.
- 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.
- 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: 2024.03.04 15:12:08 +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 SME/TCC/221/13



Create An ISO 9001:2015 Certified Company

Vastukala Consultants (I) Pvt. Ltd.

www.vastukala.or