

**VALUATION OF IMMOVABLE PROPERTY**

**For Housing Loan Purpose**

**For State Bank of India, Branch- RACPC, Nashik.**

**At.**

**Residential Row House No. 03 with Ground + Second Floor, Scheme Known as  
“SHREE HARI DARSHAN ROW BUNGALOW” Situated at Plot No. 23, Survey  
No.409/1P/409/3P, Nearby Dhanvantari Hospital, Pingale Nagar, Peth Road,  
Village Makhmalabad. Taluka & District. Nashik.422004.**



**In the case of**

**Mrs. Suman Vithal Gave.(Before Marriage)**

**Mrs. Suman Pandit Valavi.(After Marriage)**

**Mr. Pandit Sitaram Valavi.**

**(Applicant/Purchaser)**

**Prepared By**

**Er. Abhay A. Katkar**

**Architects, Engineers, Govt. Regd. Valuers**

**Govt. Regd. Valuers**

**Nashik Office:**

**Shop No.11, Krushna Kama 1Appt.**

**Uttam Nagar Road, Oppsite to Devang Dairy, CIDCO Nashik.**

**Mobile: 8793485489/ 9075221494**

**Email: [katkarabhay007@gmail.com](mailto:katkarabhay007@gmail.com)**

**ER. ABHAY KATKAR**

(B. E Civil, MIE FIV)

- . Govt. Approved Valuer
- . Chartered Engineer
- . Architects, Consultant Engineers
- . Competent Person

Nashik Office: Shop No.11, Krushna Kama 1Appt. Uttam Nagar Road, Oppsite to Devang Dairy, CIDCO Nashik. Mobile: 8793485489/ 9075221494

SBI/Branch- RACPC/AK/2023-24/2034

Date: 15/03/2024

To,  
The Bank Manager,  
State Bank of India,  
Branch- RACPC,  
Nashik.

Subject:-Valuation of Residential Row House No. 03 with Ground + Second Floor, Scheme Known as "SHREE HARI DARSHAN ROW BUNGALOW" Situated at Plot No. 23, Survey No.409/1P/409/3P, Nearby Dhanvantari Hospital, Pingale Nagar, Peth Road, Village Makhmalabad. Taluka & District. Nashik.422004.

Belongs to (Applicant): Mrs. Suman Vithal Gave.(Before Marriage)

Mrs. Suman Pandit Valavi.(After Marriage) Mr. Pandit Sitaram Valavi.

Dear Sir, With reference to the above property, Surveyed and reported valuation opinion as below.

Sr.No.	Values Of The Flat Without Amenities.	In Rs.
1.	Fair Market Value Of The Flat Without Amenities	Rs, 40,34,000/-
2.	Realizable Value Of The Flat Without Amenities	Rs. 38,32,000/-
3.	Distress Value Of The Flat Without Amenities	Rs. 34,29,000/-
4.	Insurance Value.	Rs. 19,89,000/-
5.	Rental Value.	Rs. 7,000/-
6.	Government Value.	Rs. 25,98,000/-

Sr.No.	Values Of The Flat After Amenities Work Completion.	In Rs.
1.	Fair Market Value Of The Flat After Amenities Work Completion.	Rs. 48,34,000/-
2.	Realizable Value Of The Flat After Amenities Work Completion.	Rs. 45,92,000/-
3.	Distress Value Of The Flat After Amenities Work Completion.	Rs. 41,09,000/-
4.	Insurance Value.	Rs. 19,89,000/-
5.	Rental Value.	Rs. 8,000/-
6.	Government Value.	Rs. 25,98,000/-

Place: Nashik.

Date: 15/03/2024

ER. ABHAY A. KATKAR  
CHARTERED ENGINEER  
REGD.GOVT.VALUER (I.T)  
(CAT I/207-2013-14)

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- . Govt. Approved Valuer
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- . Competent Person

Nashik Office: Shop No.11, Krushna Kama 1Appt. Uttam Nagar Road, Oppsite to Devang Dairy, CIDCO Nashik. Mobile: 8793485489/ 9075221494

**SBI/Branch- RACPC/AK/2023-24/2034****Date: 15/03/2024**

To,  
The Bank Manager,  
State Bank of India,  
Branch- RACPC,  
Nashik.

**(Annexure)****VALUATION REPORT (IN RESPECT OF ROW HOUSE)**  
(To be filled in by the Approved Valuer)

I. GENERAL		
1.	Purpose for which the valuation is made	Assessing Fair Market Value For Loan Purpose
2.	a) Date of inspection	: 11/03/2024
	b) Date on which the valuation is made	: 15/03/2024
3.	List of documents produced for perusal	
	i)	Photo Copy of Agreement To Sale Dated. 04/03/2024.
	ii)	Photo Copy of Occupancy Certificate No. NMCB/FO/2023/APL/04242. Dated. 23/11/2023.
	iii)	Photo Copy of Sanction Building Plan & Commencement Certificate No. NMCB/B/2022/APL/01235. Dated. 18/07/2022.
4.	Name of the owner(s) & Purchaser (details of share of each owner in case of joint ownership)	: Mrs. Suman Vithal Gave. (Before Marriage) Mrs. Suman Pandit Valavi. (After Marriage) Mr. Pandit Sitaram Valavi. (Applicant/Purchaser)
	Name of the owner(s) (details of share of each owner in case of joint ownership)	(Owner's): - Mr. Pintubhai Mansukhbhai Navapariya.

			Mr. Vivek Mukeshbhai Kotadiya. (Owner' Seller)
5.	Brief description of the property (Including leasehold / freehold etc.)	:	Residential Row House No. 03 with Ground + Second Floor, Scheme Known as "SHREE HARI DARSHAN ROW BUNGALOW" Situated at Plot No. 23, Survey No.409/1P/409/3P, Nearby Dhanvantari Hospital, Pingale Nagar, Peth Road, Village Makhmalabad. Taluka & District. Nashik.422004.
6.	<b>Location of property</b>		
	a)	Plot No. / Survey No.	: Plot No. 23, Survey No.409/1P/409/3P,
	b)	House No.	: Row House No. 03
	c)	C. T. S. No. / Village	: Makhmalabad.
	d)	Ward / Taluka	: Nashik.
	e)	Mandal / District	: Nashik.
7.	Postal address of the property		Residential Row House No. 03 with Ground + Second Floor, Scheme Known as "SHREE HARI DARSHAN ROW BUNGALOW" Situated at Plot No. 23, Survey No.409/1P/409/3P, Nearby Dhanvantari Hospital, Pingale Nagar, Peth Road, Village Makhmalabad. Taluka & District. Nashik.422004.

8.	City / Town/ Village		: Nashik Municipal Corporation.
	Residential Area		: Yes
	Commercial Area		: N.A.
	Industrial Area		: N.A.
9.	<b>Classification of the area</b>		
	i)	High / Middle / Poor	: Middle
	ii)	Urban / Semi Urban / Rural	: Semi Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		: Nashik 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	:	N.A.	
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	<b>Boundaries of the property</b>		<b>As Per Agreement</b>	<b>Actual</b>
	<b>East</b>		Survey No. 410/Part Plot No. 44	Survey No. 410/Part Plot No. 44
	<b>West</b>	:	Colony Road	Colony Road
	<b>North</b>	:	Row House No. 02	Row House No. 02
	<b>South</b>	:	Row House No. 04	Row House No. 04
14.	Latitude, Longitude and Coordinates of the site	:	20.052955, 73.786851	
15	<b>Extent of the site</b>			
	iv) Plot Area Is About. 601.38 Sq. Ft. (55.87 Sq. Mt.) As Per Agreement To Sale Dated. 04/03/2024.			
	v) Carpet Area is About. 828.61 Sq. Ft. (76.98 Sq. Mt.) As Per Agreement To Sale Dated. 04/03/2024.			
	i) Usable Built Up Area Is About . (Carpet + 20% ) 994.27 Sq. Ft (92.37 Sq. Mt.) Considered for Valuation.			
16	Extent of the site considered for valuation (least of 14 A & 14 B)			
	ii) Plot Area Is About. 601.38 Sq. Ft. (55.87 Sq. Mt.) Considered for Valuation			
	iii) Usable Built Up Area is About. 994.27 Sq. Ft (92.37 Sq. Mt.) Considered for Valuation.			
17	Whether occupied by the owner/tenant? If occupied by tenant, since how long? Rent Received per month.	:	Vacant Row House.	

<b>II.</b>	<b>CHARACTERISTICS OF THE SITE</b>		
1.	Classification of locality	:	Residential
2.	Development of surrounding areas	:	Yes

3.	Possibility of frequent flooding / sub-merging	N.A.
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Yes
5.	Level of land with topographical conditions	Normal
6.	Shape of land	Rectangle
7.	Type of use to which it can be put	Residential Row House
8.	Any usage restriction	N.A.
9.	Is plot in town planning approved layout?	Yes
10	Corner plot or intermittent plot?	Intermittent Plot
11	Road facilities	Yes
12	Type of road available at present	10 Feet Road.
14	Water potentiality	Yes
15	Underground sewerage system	Yes
16	Is power supply available at the site?	Yes
17	Advantages Of Site	Developing Area, Easy To Access
18	Special Remarks, If Any, Like Threat Of acquisition Of Land For Public Services Purposes, Road Widening Or Applicability Of CRZ Provisions etc.(Distance From Sea-Coast/ Tidal Level Must Be Incorporated)	No

Part - A (Valuation of land)		
	<b>Size of plot</b>	
1.	North & South	--
	East & West	--
2.	Total extent of the plot	<b>601.38 Sq. Ft. (55.87 Sq. Mt.)</b>
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	<b>Rs. 3,400/- Per Sq. Ft. On Plot Area. Rs. 2,000/- Per Sq. Ft. on Built up area.</b>

	<b>Justification :</b> Sale instance of similar type of Property as per market rate is not available in same locality While adopting property market rate we have considered surrounding development area of property locality, physical and social and economic aspects of property, market rate enquiry of property in same locality.	
4.	<p>Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)  <b>Rs. 603/- Per Sq. Ft. For Residential Plot</b>  <b>Rs. 2,248/- Per Sq. Ft. For Construction Area.</b></p> <p>a) Plot Area. 601.38 Sq. Ft. X 603/- Sq. Ft. = Rs. 3,62,632/-</p> <p>b) Usable Built Up Area. 994.27 Sq. Ft X 2,248/-Sq. Ft. = Rs.22,35,118/-</p> <p>Govt. Value. (a + b) = Rs. 25,97,750/- Say...Rs. 25,98,000/-</p> <p><b>(Rupees Twenty Five Lakh Ninety Eight Thousand Only)</b></p>	
6.	Assessed / adopted rate of valuation	<b>Rs. 3,400/- Per Sq. Ft. On Plot Area.</b> <b>Rs. 2,000/- Per Sq. Ft. on Built up area.</b>
7.	<p>Estimated value of land.  <b>Plot area 601.38 Sq. Ft. X Rs. 3,400/-Sq. Ft. = Rs. 20,44,692/- ... Say Rs. 20,45,000/-</b></p> <p><b>(Rupees Twenty Lakh Forty Five Thousand Only)</b></p>	

**Part - B (Valuation of Building)**

1.	<b>Technical details of the building</b>		
	a)	Type of Building (Residential /Commercial/Industrial)	Residential
	b)	Type of construction (Load bearing / RCC/ Steel Framed)	RCC
	c)	Year of construction	2023
	d)	Age of the building	01 Years (2023)
	e)	Residual Life of building	59 Years ( Properly Repair & Maintained)
	f)	Number of floors and height of each floor including basement, if any	Ground+ Second Floor
	g)	<b>Plinth area floor-wise</b>	
		a) Usable Built Up Area is About (Ground + Second Floor) 994.27 Sq. Ft (92.37 Sq. Mt.) Considered for Valuation.	
	h)	<b>Condition of the building</b>	
	i)	Exterior - Excellent, Good, Normal, Poor	Good

	ii)	Inferior - Excellent, Good, Normal, Poor	Good
	g)	Date of issue and validity of layout of approved map / plan	<b>Occupancy Certificate No. NMCB/FO/2023/APL/04242. Dated. 23/11/2023.</b>
	h)	Approved map / plan issuing authority	<b>Nashik Municipal Corporation</b>
	i)	Whether genuineness or authenticity of approved map / plan is verified	YES
	j)	Any other comments by our empanelled valuers on authentic of approved plan	N.A.

### Specifications of construction

Sr. No.	Description	Remark
1.	Type of Structure	RCC Structure
2.	Foundation	RCC Column & Footing
3.	Superstructure	RCC
4.	Joinery / Doors & Windows	Flush Door & Aluminum Sliding Windows
5.	Roof / Slab works	RCC Slab
6.	Plastering	Yes
7.	Flooring, Skirting, dadoing	Yes
8.	Special finish as marble, granite, wooden panelling, grills, etc	Yes
9.	Roofing including weather proof course	Yes
10.	Drainage	Yes



## VALUATION DETAILS:

Sr. no.	Particulars of item	Plinth area	Age of building in Years	Estimated replacement rate of House Rs.	Replacement cost Rs.	Depreciation on Rs.	Net value after depreciation Rs.
A.	Row House No.03	994.27 Sq. Ft	01 Years	Rs. 2,000/- Sq. Ft.	--	Considered in Rate.	Rs. 19,88,540/-
<b>Say Total=</b>							<b>Rs. 19,89,000/-</b>

### Part C-(Extra Items)

(Amount in Rs.)

1.	Portico	:	Considered in Rate
2.	Ornamental front door	:	Considered in Rate
3.	Sit out/ Verandah with steel grills	:	Considered in Rate
4.	Overhead water tank	:	Considered in Rate
5.	Extra steel/ collapsible gates	:	Considered in Rate
	<b>Total</b>	:	

### Part D-(Amenities)

(Amount inRs.)

1.	Furniture, Wardrobes Etc.	:	Considered in Rate
2.	Glazed tiles	:	Considered in Rate
3.	Extra sinks and bath tub	:	Considered in Rate
4.	Marble / Ceramic tiles flooring	:	Considered in Rate
5.	Interior decorations	:	Considered in Rate
6.	Architectural elevation works	:	Considered in Rate
7.	Panelling works	:	Considered in Rate
8.	Aluminium works	:	Considered in Rate
9.	Aluminium hand rails	:	Considered in Rate
10.	False ceiling	:	Considered in Rate
	<b>Total</b>		

**Part E-(Miscellaneous)****(Amount inRs.)**

1.	Separate toilet room	:	Considered in Rate
2.	Separate lumber room	:	Considered in Rate
3.	Separate water tank/ sump	:	Considered in Rate
4.	Trees, gardening	:	Considered in Rate
	<b>Total</b>		

**PartF-(Services)****(Amount in Rs.)**

1.	Water supply arrangements	:	Considered in Rate
2.	Drainage arrangements	:	Considered in Rate
3.	Compound wall	:	Considered in Rate
4.	C. B. deposits, fittings etc.	:	Considered in Rate
5.	Pavement	:	Considered in Rate
	<b>Total</b>	:	

**Total abstract of the entire property**

Part- A	Value of Land		Rs. 20,44,692/-
Part- B	Value Of Construction	:	Rs. 19,88,540/-
Part- C	Amenities	:	Rs. 8,00,000/-
Part- D	Miscellaneous	:	Considered in Rate
Part- E	Services	:	Considered in Rate
	<b>Total</b>	:	<b>Rs. 48,33,232/-</b>
	Say		Rs. 48,34,000/-

(Valuation: Here, the approved valuers should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in back ground to be enclosed.

Screenshot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition the for easy specific cationic **Rs.48,34,000/- (Rupees Forty Eight Lakh Thirty Four Thousand only).**

**Realizable Value= Rs. 45,92,000/-**

**Distress Value= Rs. 41,09,000/-**

**Date: 15/03/2024**

**Place. Nashik.**

**ER. ABHAY A. KATKAR  
CHARTERED ENGINEER  
REGD.GOV.T.VALUER (I.T)  
(CAT I/207-2013-14)**

The under signed has inspected the property detailed in the Valuation Report dated on **15/03/2024**. We are satisfied that the fair and reasonable market value of the property is **Rs.48,34,000/- (Rupees Forty Eight Lakh Thirty Four Thousand only).**

**(Name of the Branch Manager with Official seal)**

## Justification Regarding Difference between Government Rate and Current Market Rate in Locality:

- a) The property is Residential Row House No. 03 with Ground + Second Floor, Scheme Known as “SHREE HARI DARSHAN ROW BUNGALOW” Situated at Plot No. 23, Survey No.409/1P/409/3P, Nearby Dhanvantari Hospital, Pingale Nagar, Peth Road, Village Makhmalabad. Taluka & District. Nashik.422004.Surrounding area is developing with residential units, all civic amenities such as retail market, hospitals, school, daily need etc. Are situated nearby and transportation means are easily available from this location.
- b) We are physically inspected this property and verify all the details as per documents.
- c) At The Time of Property Inspection & As Per Market Search Plot Rate in This Area IrRs. 3,000 To 4,000 per Sq. Ft. But We Have Considered Conservative & Reasonable Rate Rs.3,400-00 Per Sq. Ft. For Valuation Purpose.
- d) We have also search information about rates sale instances’, magic brick, 99acers etc. Please note that the property lies in the posh area of **Nashik** city at Residential Row House No. 03 with Ground + Two Floor, Scheme Known as “SHREE HARI DARSHAN ROW BUNGALOW” Situated at Plot No. 23, Survey No.409/1P/409/3P, Nearby Dhanvantari Hospital, Pingale Nagar, Peth Road, Village Makhmalabad. Taluka & District. Nashik.422004. As also the location being excellent from the point of view of salability. There is no sale evidence available in this heart of city area which is on main residential cum commercial road **Nashik** city. However considering the salability the rate can be safely adopted as **Rs. 3,400-00 per Sq. Ft.** for Plot rate.
- e) Government guideline rates are basically generated for stamp duty purpose at the time of sale and purchase of property which are fixed for particular year to year to year and for particular CTS No., Survey no. , Gut No. etc. thus it does not consider the shape. Size, location and the market potential of the property.
- f) Market rates are not fixed but increase as per surrounding development, approach, location availability of amenities and services demand in surrounding area. Perhaps, no recent sale transactions were available therefore considering the current market rates available as per oral local enquiries.

Hence we have adopted the current market rate based upon the factors which are as follows:

- 1) Shape, size, location and amenities of the property for its effective utilization.
- 2) Prevailing market trends in the locality.
- 3) Approach road/road abutting the property.
- 4) Commercial potentiality of locational benefits.
- 5) Availability of basic infra structural facilities and amenities.

## Photograph of Property



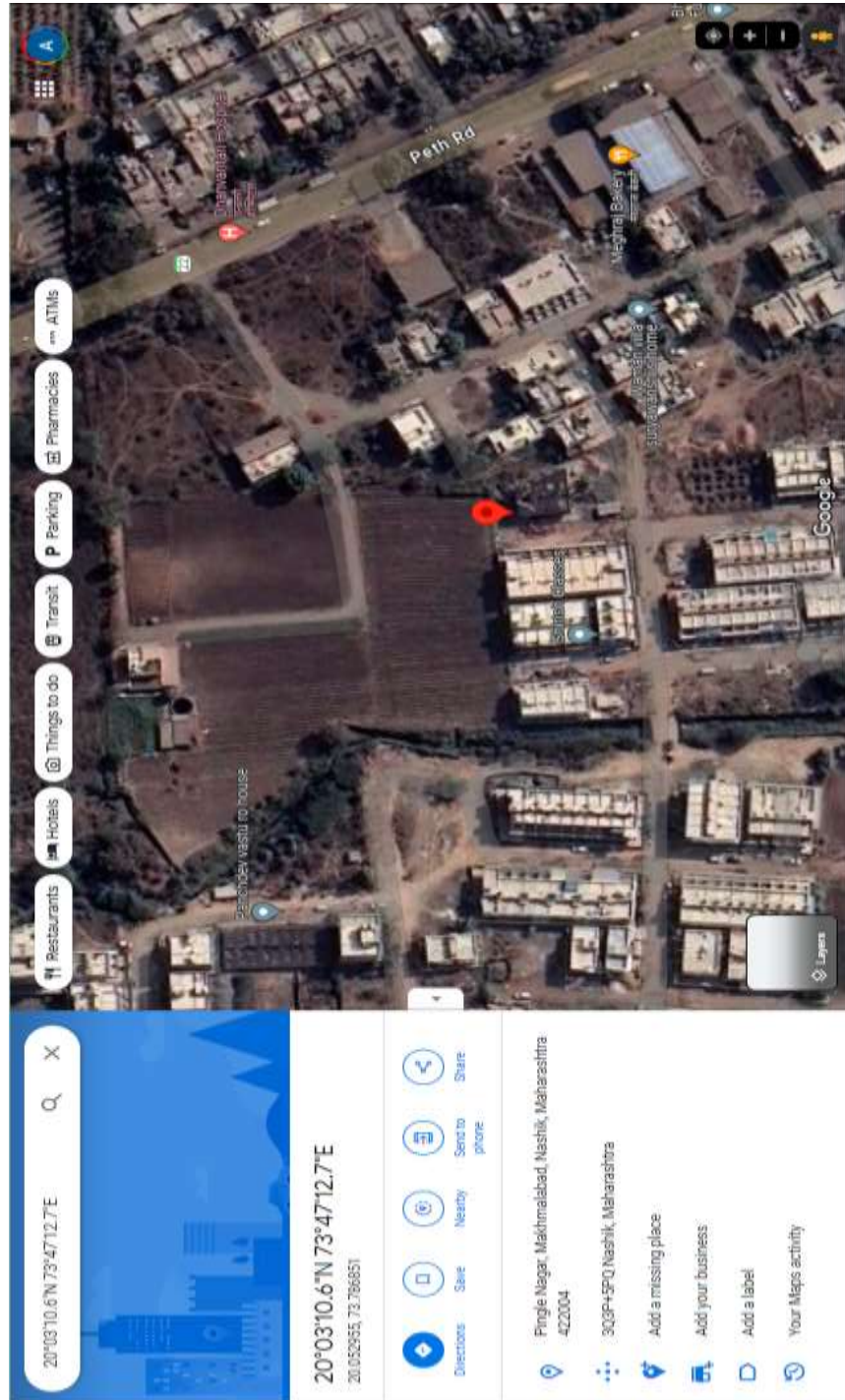




## Google Map of Property

LATITUDE: 20.052955,

LONGITUDE: 73.786851







## 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: Nashik

Select Taluka: Nashik

Select Village: Mouje Makhamalabad

Search By:  Survey No.  Location

Enter Survey No: 408


उपविभाग	डुणी जमीन	निवासी सदनिवा	अंशीत दुकाने	औद्योगिक (Rs./)	एकक	Attribute
14.8 - मखमलाबाद न्हसदळ लिक रस्त्याच्या उत्तरेकडील रस्तां विभाग बाळवा शंतगंत मिळकती	8500	30000	32000	37500	0	चौ. मीटर सर्वेक्षण नंबर

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Posted on: Mar 07, 24 · Property ID: 71425093

**₹1.30 Cr** EMI - ₹ 59k | [Get pre-approved loan](#)

3 BHK For Sale in [Makhmalabad, Nashik](#)



3 Beds
2 Baths
2 Balconies
1 Covered Parking

Super Built-Up Area	Transaction Type	Status	
<b>1450 sqft</b> ₹ 8,966/sqft	<b>Resale</b>	<b>Ready to Move</b>	
Facing	Furnished Status	Car Parking	
<b>South - East</b>	<b>Furnished</b>	<b>1 Covered, 2 Open</b>	
Type Of Ownership	Age Of Construction		
<b>Freehold</b>	<b>Less than 5 years</b>		

**Contact Owner**

**Get Phone No.**

Last contact made 4 days ago

**Contact Owner**

**Canesh Paliwal** | -91-94XXXXXXX

**Get Phone No.**

99 acres

Buy ▾ | Enter Locality / Project / Society / LandmarkSell/Rent Property FREE
8 ▾

Home > Property in Nashik > House for sale in Nashik > House for sale in Maharashtra > 3 BHK House for sale in Maharashtra > 3 BHK House for sale in Maharashtra

₹55 Lac

@ 55,000 per sq.yards

Estimated EMI ₹45,908

3Bedrooms 3Baths

Independent House/Villa for Sale  
in Maharashtra, Nashik, Maharashtra

Posted on Dec 20, 2023 | Under Construction

REG STATUS NOT AVAILABLE [Website: https://maharashtra.gov.in/](https://maharashtra.gov.in/)

[Overview](#) | [Owner Details](#) | [Registry Record](#) | [Explore Locality](#) | [Recommendations](#) | [Ar >](#)

[Contact Owner](#) FREE

[Shortlist](#)

**Area**  
Plot area 100 sq.yards  
(83.81 sq.m)

**Price**  
₹ 55 Lac+ Govt Charges & Tax  
@ 55,000 per sq.yards (All inclusive, Negotiable)


**Total Floors**  
1 Floors

**Configuration**  
3 Bedrooms , 3 Bathrooms, 2 Balconies

**Address**  
Mahamababad, Nashik

**Property Age**  
Under Construction

Property (1)



Photos (11)

Why should you consider this property?

Parking Available

## ANNEXURE - III

### MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuersempanelled with bank shall strictly adhere to the following code of conduct:

#### **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 (to undertake assignments for valuation of a particular movable / immovable assets using unscrupulous means)” 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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### **Confidentiality**

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

### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

**Gifts and hospitality:**

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

*Explanation.*—For the purposes of this code the term ‘relative’ shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

**Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

**Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Date: 15/03/2024**

**Place. Nashik.**

**ER. ABHAY A. KATKAR  
CHARTERED ENGINEER  
REGD.GOV.T.VALUER (I.T)  
(CAT I/207-2013-14)**