

# **VALUATION OF IMMOVABLE PROPERTY**

**For Housing Loan Purpose  
For State Bank of India, RACPC Ghatkopar Branch, Mumbai.  
At**

**Flat No. 302 on 3<sup>rd</sup> Floor, Building Known as  
"Veermata Paradise Co. Op. Hsg. Soc. Ltd.", Situated at Plot No. 68, Sector  
20 of Village Kamothe, Near Aishwarya Hotel, Kamothe, Navi Mumbai,  
Taluka Panvel & District Raigad 410206**



**In the case of  
Sagar Subhash Sonawane. (Applicant/Purchaser)  
Rachana Mahadev Rasal. (Applicant/Purchaser)**

**Prepared By  
S. D. Thakare**

**Aarch Consultants & Valuers**

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

1, Shree Chamunda Apt.,  
Liberty Garden Cross Road No.2,  
Opp. Mehta Industrial Estate,  
Malad (West), Mumbai – 400064.  
Tel. No. 28825635 / 28826937  
Mobile: 9869003273 / 9833599876  
Email: [aarchconsultants@gmail.com](mailto:aarchconsultants@gmail.com)

Phones:

Off. :91 (22) 2882 6937

:91 (22) 2882 5635

Mob. :9869003273 /9833599876

Fax :91(22) 2882 5635

E-mail : aarchconsultants@gmail.com

## S. D. Thakare

Aarch Consultants & Valuers

B.E. Hons. [Bom.], A.M.I.E., A.I.V

Govt. Reg. Valuers, Architectural, Engineering

Renovation, Enviro, Repairs & Project Consultants

Off.: 1, Shree Chamunda Apt., Liberty Garden, Cross Rd No. 2, Opp. Mehta Estate, Malad [ West] Mumbai :- 400 064.

**SBI RACPC Ghatkopar Branch / Sagar Subhash Sonawane/51190**

**Date: 17/05/2022.**

To,  
The Chief Manager,  
State Bank of India,  
RACPC Ghatkopar Branch,  
Mumbai.

### “Valuation Report of Immovable Property”

I	GENERAL	
1.	Purpose for which the valuation is made	For assessment of fair market value of the property For Housing Loan Purpose
2.	a. Date of Inspection	17/05/2022.
	b. Date on which the valuation is made	17/05/2022.
3.	List of documents produced for perusal	
	Document	a) Agreement for Sale Dated 29/03/2022. b) Index II Sr. No. Panvel-4-4040-2022 Dated 29/03/2022. c) Occupancy Certificate Javak No. CIDCO/BP-11303/TPO(NM&K)/2016/1627 Dated 12/02/2016. Issued By CIDCO. d) Electricity Bill Consumer No. 028801069829 For The Month Of MAY 2022 On The Name Of Avinash Mahadev Deshpande & Aparna Avinash Deshpande.
4.	Name of the Purchaser's and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	Sagar Subhash Sonawane. (Applicant/Purchaser) Rachana Mahadev Rasal. (Applicant/Purchaser) Residing At, Trimurti Colony, Chawl No.12, Room No.5, Gauripada Road, Near Birla College, Kalyan (West), Thane 421 301.
4a	Name of the Owner's/ Seller's	Avinash Mahadev Deshpande. (Owner/Seller) Aparna Avinash Deshpande. (Owner/Seller)
5.	Brief descriptions of the property	Flat No. 302 on 3rd Floor, Building Known as “Veermaa Paradise Co. Op. Hsg. Soc. Ltd.”, Situated at Plot No. 68, Sector 20 of Village Kamothe, Near Aishwarya Hotel, Kamothe, Navi Mumbai, Taluka Panvel & District Raigad 410206
6.	Location of property	
	a. Plot No. / Survey No.	Plot No. 68, Sector 20
	b. Door No.	Flat No. 302
	c. C.T.S. No. / Village	Village Kamothe
	d. Ward / Taluka	Panvel
	e. Mandal / District	Raigad
	f. Date of issue and validity of layout of approved map / plan	Occupancy Certificate Javak No. CIDCO/BP-11303/TPO(NM&K)/2016/1627-1 Dated 12/02/2016. Issued By CIDCO.



	g. Approved map / plan issuing authority	CIDCO	
	h. Whether genuineness or authenticity of approved map / plan is verified	Yes, approving authority is CIDCO, it is authentic.	
	i. any other comments by our empanelled valuers on authentic of approved plan	Yes, approving authority is CIDCO, it is authentic.	
7.	Postal address of the property	Flat No. 302 on 3rd Floor, Building Known as "Veermata Paradise Co. Op. Hsg. Soc. Ltd.", Situated at Plot No. 68, Sector 20 of Village Kamothe, Near Aishwarya Hotel, Kamothe, Navi Mumbai, Taluka Panvel & District Raigad 410206	
8.	City / Town	City.	
	Residential Area	Yes.	
	Commercial Area	--	
	Industrial Area	--	
9.	Classification of the Area		
	i. High / Middle / Poor	Middle Class Locality.	
	ii. Urban / Semi Urban / Rural	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	CIDCO Limits	
11.	Whether covered under any State / Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	No.	
12.	Boundaries of the property		
	North	Open Plot	
	South	Jalaram Apartment	
	East	Open Plot	
	West	Krishna Kunj	
13.	Dimension of the site	<b>As per Deed</b>	<b>Actuals</b>
	North	11 MTR Wide Road.	Open Plot
	South	Existing H.T. Line.	Jalaram Apartment
	East	15 MTR Prop. Wide Road.	Open Plot
	West	Plot No. 69	Krishna Kunj
14.	Extent of the site	Carpet area is <b>324.97 Sq. Ft. (30.190 Sq. Mt.)</b> F.B. Area is <b>64.38 Sq. Ft. (5.981 Sq.Mt.)</b> Balcony area is <b>47.47 Sq. Ft. (4.410 Sq. Mt.)</b> Total Carpet area is <b>437 Sq. Ft. (40.60 Sq. Mt.)</b> As per Agreement for sale Dated 29/03/2022. Is considered for valuation.	
14.1	Latitude & Longitude & Co-ordinates of Flat	Latitude = 19°01'03.7" N Longitude = 73°05'51.9" E	
15.	Extent of the site considered for valuation	Carpet area is <b>324.97 Sq. Ft. (30.190 Sq. Mt.)</b> F.B. Area is <b>64.38 Sq. Ft. (5.981 Sq.Mt.)</b> Balcony area is <b>47.47 Sq. Ft. (4.410 Sq. Mt.)</b> Total Carpet area is <b>437 Sq. Ft. (40.60 Sq. Mt.)</b> As per Agreement for sale Dated 29/03/2022. Is considered for valuation.	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Owner Occupied Flat	



II	FLAT BUILDING	
1.	Nature of the Flat	Residential Flat is with (1 BHK)
2.	Location	Near Aishwarya Hotel, Kamothe, Navi Mumbai, Taluka Panvel & District Raigad 410 209.
	C.T.S. No.	-
	Block No.	Panvel-4
	Ward No.	-
	Village / Municipality / Corporation	Village Kamothe/CIDCO Limits
	Door No., Street Road (Pin code)	Flat No. 302/ Internal Road / 410 209
3.	Descriptions of the locality Residential / Commercial / Mixed	Residential Locality.
4.	Year of Construction	<b>About 2016.</b>
5.	Number of Floors	Building is with <b>Ground + 1 Podium + 13</b> Upper floors with 2 Lifts.
6.	Type of Structure	R.C.C. framed structure.
7.	Number of dwelling units in the building	8 Residential Flats on typical floor of the building.
8.	Quality of Construction	Good
9.	Appearance of the building	Good
10.	Maintenance of the building	Good
11.	Facilities available	
	Lifts	2 Lifts.
	Protected Water Supply	Municipal Water.
	Underground Sewerage	Municipal Sewerage.
	Car parking – Open / Covered	Yes, Common Parking Space Provided.
	Is compound wall existing?	Yes.
	Is pavement laid around the building?	Yes.
III	FLAT	
1.	The floor on which the Flat is situated	Flat is on 3 <sup>rd</sup> Floor
2.	Door No. of the Flat	Flat No. 302
3.	Specification of the Flat	
	Roof	R.C.C Slab Roof.
	Flooring	Vitrified Flooring.
	Doors	Teak Wood Doors.
	Windows	Aluminum Sliding Windows.
	Fittings	Concealed
4.	Finishing	Plaster & Distemper
	House Tax	Details not available.
	Assessment No.	Details not available.
	Tax paid in the name of	Details not available.
5.	Tax amount	Details not available.
	Electricity service connection no.	Consumer No. 028801069829
	Meter card is in the name of	Avinash M.Deshpande & Aparna A. Deshpande.
6.	How is the maintenance of the Flat?	Good
7.	Sale Deed executed in the name of	<b>Avinash Mahadev Deshpande. (Owner/Seller)</b> <b>Aparna Avinash Deshpande. (Owner/Seller)</b> <b>Sagar Subhash Sonawane. (Applicant/Purchaser)</b> <b>Rachana Mahadev Rasal. (Applicant/Purchaser) As Per Index II Sr. No. Panvel-4-4040-2022 Dated 29/03/2022.</b>
8.	What is the undivided area of land as per Sale deed?	N.A.
9.	What is the plinth area of the Flat?	Carpet area is <b>324.97 Sq. Ft. (30.190 Sq. Mt.)</b> F.B. Area is <b>64.38 Sq. Ft. (5.981 Sq.Mt.)</b> Balcony area is <b>47.47 Sq. Ft. (4.410 Sq. Mt.)</b>



		Total Carpet area is <b>437 Sq. Ft. (40.60 Sq. Mt.)</b> As per Agreement for sale Dated 29/03/2022. Is considered for valuation.		
10.	What is the floor space index (app)	As per Rules & Regulation.		
11.	What is the Built up area of the Flat?	Built up area is <b>524 Sq. Ft. (48.68 Sq. Mt.)</b>		
12.	Is it Posh / I Class / Medium / Ordinary?	Medium Class.		
13.	Is it being used for Residential or Commercial purpose?	Residential Area.		
14.	Is it Owner occupied or Let out?	Owner Occupied Flat		
15.	If rented, what is the monthly rent?	N.A.		
<b>IV</b>	<b>MARKETABILITY</b>			
1.	How is the marketability?	Good.		
2.	What are the factors favoring for an extra Potential Value?	Well-developed Residential locality.		
3.	Any negative factors that are observed which affect the market value in general?	No.		
<b>V</b>	<b>RATE</b>			
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)	<b>Rs. 15,200/- per Sq. Ft. on Carpet area</b>		
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specification and other factors with the Flat under comparison (given details)	<b>Around Rs. 15,200/- per Sq. Ft. on Carpet area</b>		
3.	Break – up for the rate			
	i. Building + Services	<b>Rs. 3,000/- per Sq. Ft.</b>		
	ii. Land + Others	<b>Rs.12,200/- per Sq. Ft.</b>		
4.	Guidelines rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	<b>Rs. 35,06,000/- As Per Index II Sr. No. Panvel-4-4040-2022 Dated 29/03/2022.</b>		
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>			
a.	Depreciation building rate	Comparable Sale method		
	Replacement cost of Flat with services (v(3)i)	Comparable Sale method		
	Age of the building	<b>6 Years.</b>		
	Life of the building estimated	<b>54 Years. (with proper &amp; regular maintenance &amp; repair)</b>		
	Depreciation percentage assuming the salvage value as 10%	N.A.		
	Depreciation Ratio of the building	N.A.		
b.	Total composite rate arrived for valuation			
	Depreciation building rate VI (a)	<b>Rs.3,000/- per Sq. Ft. (Building + Services)</b>		
	Rate for land & other V (3) ii	<b>Rs.12,200/- per Sq. Ft. (Land + Others)</b>		
	Total Composite Rate	<b>Rs.15,200/- per Sq. Ft. (Composite Rate)</b>		
<b>DETAILS OF VALUATION</b>				
Sr. No	DESCRIPTION	QUANTITY	RATE PER UNIT (Rs.)	ESTIMATED/ PRESENT VALUE (Rs.)
1.	Present Value of the Flat	<b>Carpet area is 437.0 Sq. Ft.</b>	<b>Rs. 15,200/- Per Sq. Ft.</b>	<b>Rs. 66,42,400/- Say...Rs. 66,42,000/-</b>



2.	Wardrobes	N.A.	
3.	Show cases / Almirahs	N.A.	
4.	Kitchen arrangements	Granite Kitchen Platform	
5.	Superfine finish	Good	
6.	Renovation decorations	N.A.	
7.	Electricity deposits / electrical fittings, etc.,	Concealed	
8.	Extra Collapsible gates / grill works etc.,	N.A.	53.66
9.	Potential value, if any	N.A.	-48
10.	Others	N.A.	
	<b>Total</b>	<b>Rs. 66,42,000/-</b> <b>(Rupees Sixty Six Lakhs Forty Two Thousand Only).</b>	
11.	<b>Remarks</b>	-	

Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost 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

- salability
- likely rental value in future and
- any likely income it may generate may be discussed).

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


Screen shot 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 Realizable value of the above property in the prevailing condition with aforesaid specifications is **Rs. 66,42,000/-**

- |   |   |                               |
|---|---|-------------------------------|
| a) Insurance Value  | = | <b>Rs. 15,72,000/-</b>        |
| b) Rental Value   | = | <b>Rs. 11,000/- Per Month</b> |
| c) The book value of the above property<br>(Government value) | = | <b>Rs. 35,06,000/-</b>        |

**Place: Mumbai.**

**Date: 17/05/2022.**

*S. D. Thakare*  
  
**(S. D. Thakare)**  
**Architect and Govt. Regd. Valuer.**  
**Reg.No.CAT/1/249**

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: 17/05/2022**

**Place: Mumbai**

**Signature**  
**(Name of the Branch Manager**  
**With Office Seal)**

**Encl:**

- 1. Declaration-cum-undertaking from the valuer (Annexure-IV)**
- 2. Model code of conduct for valuer (Annexure V).**

## DECLARATION-CUM-UNDERTAKING

I, **S.D. Thakare Son of D.T. Thakare** do hereby solemnly affirm and state that:

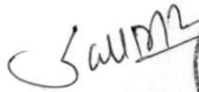

- a) I am a citizen of India.
- b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of 3 years prior to my appointment as valuer or 3 years after the valuation of assets was conducted by me.
- c) The information furnished in my valuation report **Dated: 17/05/2022.** 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 Representative **Mr. Sagar** personally inspected the property on **Dated: 17/05/2022.** 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 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/Service Tax number as applicable is **AAAPT2729D**
- 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.
- t) I abide by the Model Code of Conduct for empanelment of valuer in the Bank.  
(Annexure V- A signed copy of same to be taken and kept along with this declaration)
- u) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x) I am the proprietor of the firm who is component to sign this Valuation report.
- y) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z) Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued	Residential Flat in Completed Bldg.
2.	Purpose of valuation and appointing authority	Assess Fair Value.
3.	identity of the valuer and any other experts involved in the valuation;	S. D. Thakare. Govt. Regd. & Bank Panel Valuer
4.	disclosure of valuer interest or conflict, if any;	I have no interest in property
5.	date of appointment, valuation date and date of report;	<b>Site Visit Dated:17/05/2022.</b> <b>Report Dated: 17/05/2022.</b>
6.	Inspections and/or investigations undertaken;	Yes
7.	nature and sources of the information used or relied upon;	Site Enquiries Net Enquiries & Our Record.
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Prescribed Procedures & Standards of Govt.
9.	restrictions on use of the report, if any;	For Housing Loan Purpose for Specified Bank Branch.
10.	major factors that were taken into account during the valuation;	All Factors Affecting value Considered.
11.	major factors that were not taken into account during the valuation;	All Factors Affecting value Considered.
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.	N.A.

**Place:- Malad (West), Mumbai.**

**Dated: 17/05/2022**

  
  
**(S. D. Thakare)**  
**Architect and Govt. Regd. Valuer.**  
**Reg.No.CAT/1/249**



## Disclaimers

- 1) Our valuation is based on our experience and knowledge; this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed due to any emergency in future and / or change in circumstances/material content. Valuer shall not be responsible for any kind of consequential damages/losses whatsoever/ of any nature.
- 2) The value given in our report is only an opinion on the Fair Market Value (FMV) as on date. If there is an opinion from others / other Valuers about increase or decrease in the value of assets valued by us, we should not be held responsible as the views vary from Valuer to Valuer and based on circumstances/information provided/material content. The principle of 'BUYERS BEWARE' is applicable in case of sale/purchase of properties/assets.
- 3) The legal documents pertaining to the ownership of the above said property has been referred to on its face value and it is presumed that bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketability title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality and is subject to adequacy of engineering/structural design and that the building is constructed as per building bye-laws and there are no violations whatsoever.
- 4) As regards the authenticity/genuineness/verification of documents, the onus lies with the lender. Our report is valid subject to the said property legally cleared by the lender's panel advocates.
- 5) Our valuation is only for the use of the party to whom it is addressed to and no responsibility is accepted to any 3rd party for the whole or part of its contents. The said report will not hold good/should not be used for any court/legal matters. It is absolutely confidential and legally privileged.
- 6) It is advisable for the lender or the party to go through the contents of the report and discrepancy, if any, should be brought to the notice of Mr. S. D. Thakare within 15 days and Mr. S. D. Thakare is not responsible for any change in contents after expiry of 15 days from the date of the report.
- 7) Encumbrances of loan, govt. and other statutory dues, stamp duty, regtn. Charges, transfer charges etc., if any, are not considered in the valuation. We have assumed that the assets are free from encumbrances.
- 8) The bank is advised to consider the CIBIL REPORT of their customer before disbursement/enhancement of the loan to safeguard the interest of the bank from probable loss on granting the loan amount. The Valuer should not be held responsible due to deviations as permitted by the bank, for any reasons.
- 9) It is presumed that the copies of documents are taken from the originals duly tested and veracity verified with Ultra Violet Lamp(UVL) machine.
- 10) It should be noted that Mr. S. D. Thakare value assessments are based on the facts and evidence available during &at the time of assessment. It is therefore recommended that the value assessments be periodically reviewed.

## Assumptions and Limiting Conditions

- 1) Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the bank/client.
- 2) In case of any dispute, assumption taken by Valuer shall overrule any other assumptions.
- 3) Due to peculiarity of real estate transaction in our country, oral information furnished by various agencies is relied upon in good faith.
- 4) We have not verified if the property is hypothecated/mortgaged to any financial institutions/banks and is valued considering property is not hypothecated/mortgaged.
- 5) There is compliance with zoning and land use regulation.
- 6) There is compliance with environmental laws, all other laws whatsoever which may affect the value of asset.
- 7) All licenses necessary to operate the asset have been obtained.
- 8) The asset would be properly maintained over its balance life.
- 9) In case of any legal dispute or disagreement of any fact(s), then the maximum liability of Valuer(s) for payment of professional indemnity is limited to 25% of the professional fees received from the client.

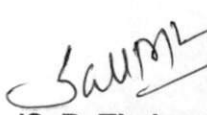



## Caveat

- 1) This report is an Intellectual Property of the Valuer and neither the whole nor part of valuation report or any other reference to it may be Copied/Xeroxed or included in any published document, circular or statement nor published in any publication without the Valuer's written approval.
- 2) Any sketch, plan or map in this report is included to assist the reader in visualizing the asset.
- 3) The Valuer is not required to give testimony or to appear in court by reason of this valuation report, appearance in the court is out of scope of the assignment. If our appearance is required, we will be only pleased to appear and give our clarifications, provided the fees for each appearance(including out of pocket expenses) are pre-determined.
- 4) If the report is tampered or unsigned in any manner then it shall be considered void.
- 5) Validity of this report is and on date of valuation report only.
- 6) This report should be read along with legal due diligence report. Value assigned herein is subject to this stipulation.
- 7) This valuation report do not cover any indemnity (other than the limited liability mentioned as above).

**Date :-17/05/2022.**

**Place:- Malad (West), Mumbai.**

  
**(S. D. Thakare)**  
**Architect and Govt.Regd.Valuer.**  
**Reg.No.CAT/1/249**



## (Annexure-II ) MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall Endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.


## **Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee (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 authorized by the authority, the registered valuers organization 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 organization 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**

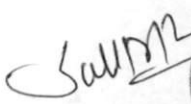

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

### **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 Bank finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

**Date :- 17/05/2022.**

**Place:- Malad (West), Mumbai.**

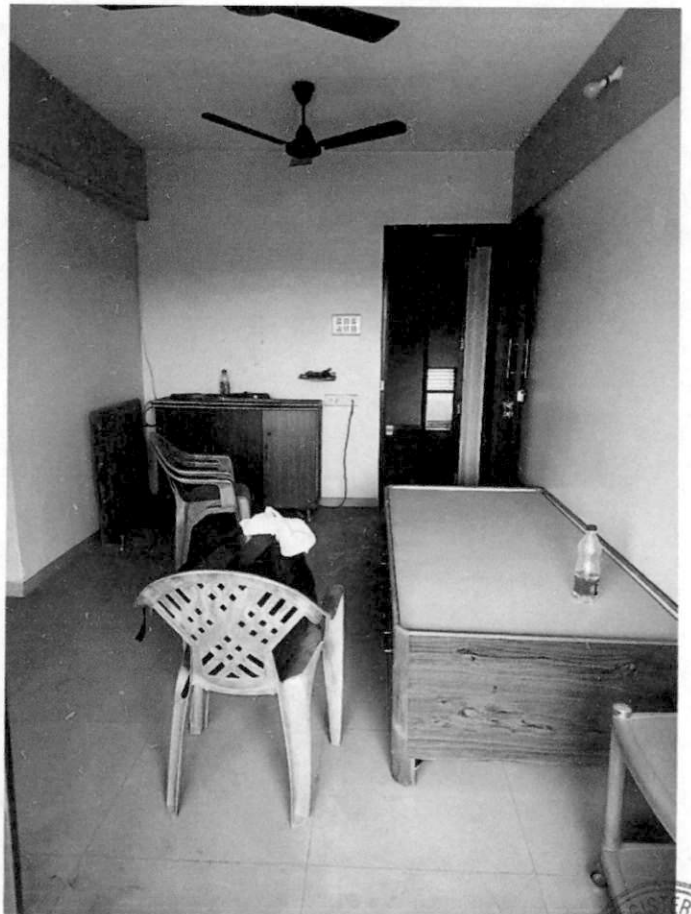
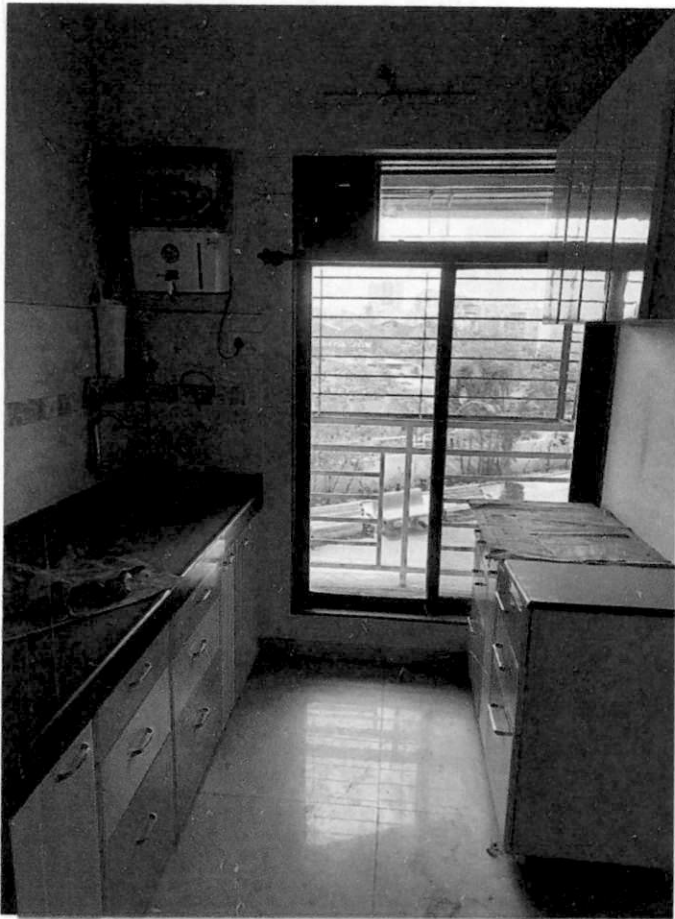
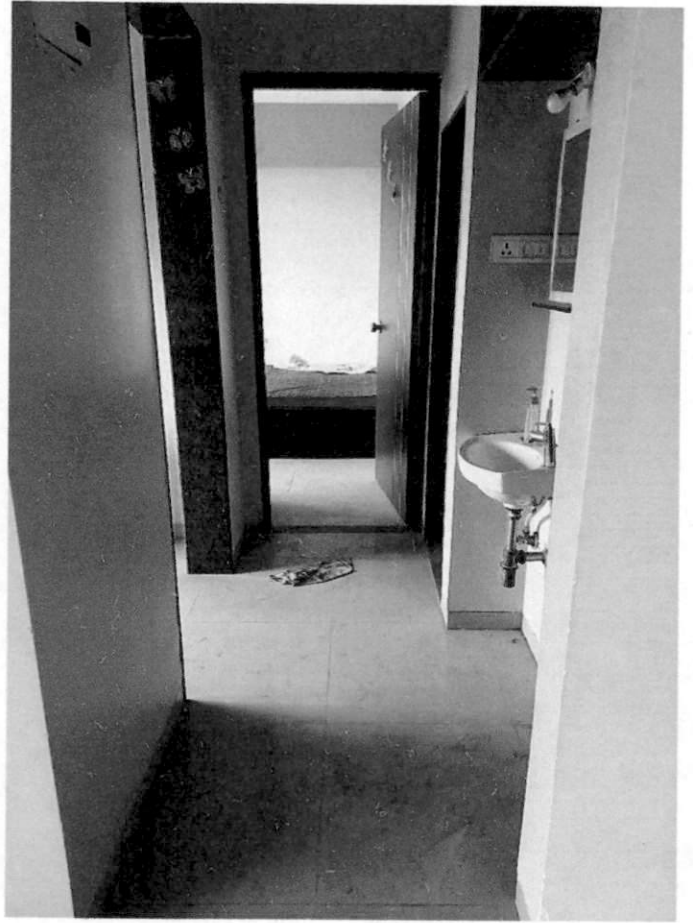
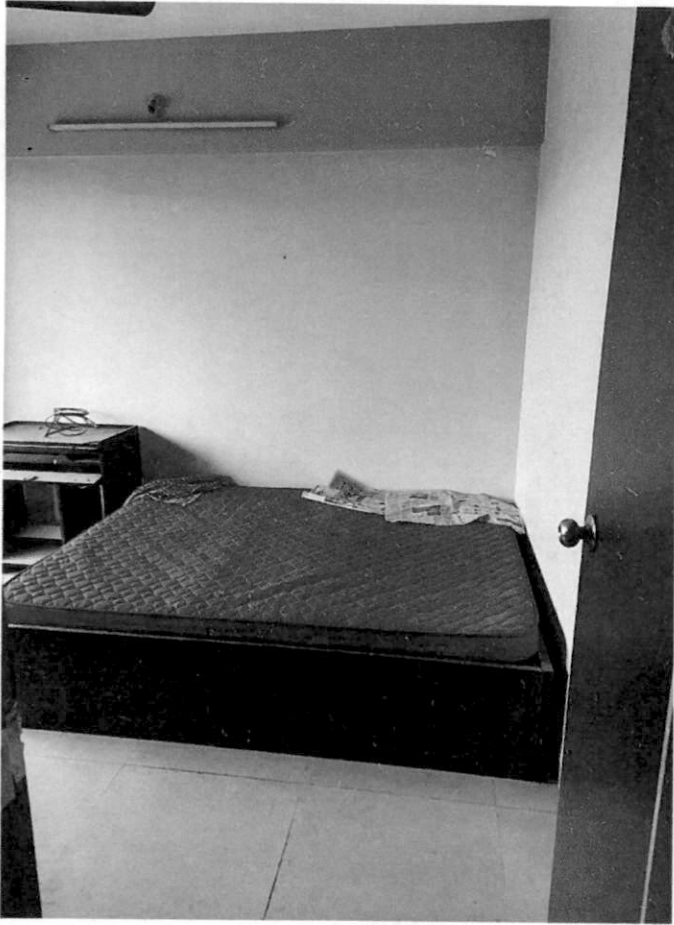
  
  
**(S. D. Thakare)**  
**Architect and Govt.Regd. Valuer.**  
**Reg.No.CAT//249**



**VEERMAA PARADISE**  
PLOT NO. 08, SECTOR - 20 KAMOTHE, NAVI MUMBAI

FLOOR	UNIT NO.	BUYER'S NAME	PRICE	STATUS
4th	4 401	Mr. Anil D. Patil	12,00,000/-	Ready to Sell
	4 402	Mr. Anil D. Patil	12,00,000/-	Ready to Sell
	4 403	Mr. Anil D. Patil	12,00,000/-	Ready to Sell
	4 404	Mr. Anil D. Patil	12,00,000/-	Ready to Sell
3rd	3 301	Mr. Anil D. Patil	11,00,000/-	Ready to Sell
	3 302	Mr. Anil D. Patil	11,00,000/-	Ready to Sell
	3 303	Mr. Anil D. Patil	11,00,000/-	Ready to Sell
	3 304	Mr. Anil D. Patil	11,00,000/-	Ready to Sell
2nd	2 201	Mr. Anil D. Patil	10,00,000/-	Ready to Sell
	2 202	Mr. Anil D. Patil	10,00,000/-	Ready to Sell
	2 203	Mr. Anil D. Patil	10,00,000/-	Ready to Sell
	2 204	Mr. Anil D. Patil	10,00,000/-	Ready to Sell
1st	1 101	Mr. Anil D. Patil	9,00,000/-	Ready to Sell
	1 102	Mr. Anil D. Patil	9,00,000/-	Ready to Sell
	1 103	Mr. Anil D. Patil	9,00,000/-	Ready to Sell
	1 104	Mr. Anil D. Patil	9,00,000/-	Ready to Sell
Ground Floor	GF 401	Mr. Anil D. Patil	8,00,000/-	Ready to Sell
	GF 402	Mr. Anil D. Patil	8,00,000/-	Ready to Sell
	GF 403	Mr. Anil D. Patil	8,00,000/-	Ready to Sell
	GF 404	Mr. Anil D. Patil	8,00,000/-	Ready to Sell


 Govt. Registered Valuer  
 Govt. Reg. No. CAT/1/249  
 S. D. THAKARE



*mm*  
GOVT. REGISTERED VALUER  
Govt. Reg. No.  
CAT/1/249  
S. D. THAKUR



*Handwritten signature*

Cancel

