

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Jeevan Jotiram Kadam**

Commercial Building bearing C.T.S. No. 840 (Old C.T.S. No. 717) & C.T.S. No. 310 B (Old C.T.S. No. 280)
"Laxmi Chamber", Laxmi Road, Budhwar Peth, Pune, Taluka – Haveli, District – Pune,
State - Maharashtra, Country - India.

Latitude Longitude: 18°30'56.8"N 73°51'27.6"E

Intended Users:

Bank of Baroda

Stressed Assets Management Branch Fort


17/B, 1st Floor, Dena Bank Building Homji Street, Horniman Circle, Fort, Mumbai - 400 023,
State – Maharashtra, Country – India.


Our Pan India Presence at :

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

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

 **+91 2247495919**

 **mumbai@vastukala.co.in**

 **www.vastukala.co.in**



VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Building bearing C.T.S. No. 840 (Old C.T.S. No. 717) & C.T.S. No. 310 B (Old C.T.S. No. 280) "**Laxmi Chamber**", Laxmi Road, Budhwar Peth, Pune, Taluka – Haveli, District – Pune, State - Maharashtra, Country - India belongs to **Mr. Jeevan Jotiram Kadam**.

Boundaries of the property.

North : Shukrawar Peth & Mahatma Gandhi Road
South : Chawl
East : Building No. 839
West : Internal Road

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 and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 8,58,33,080.00 (Rupees Eight Crore Fifty Eight Lakh Thirty Three Thousand Eighty Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.

Auth. Sign.




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- | | | | |
|--|--|---|---|
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Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

The Chief Manager,**Bank of Baroda****Stressed Assets Management Branch Fort**

17/B, 1st Floor, Dena Bank Building Homji Street,

Horniman Circle, Fort, Mumbai - 400 023.,

State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF BUILDING)

I	General	
1.	Purpose for which the valuation is made	: As per the request from Bank of Baroda, Stressed Assets Management Branch Fort to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
2.	a)	Date of inspection : 29.06.2024
	b)	Date on which the valuation is made : 30.08.2024
3.	List of documents produced for perusal: 1) Copy of Sale Deed dated 10.07.2013 b/w Mr. Faroque Yasin Sayyed, Mrs. Hameeda Faroque Sayyed & Mr. Affan Faroque Sayyed (Vendors) and Mr. Jeevan Jotiram Kadam (Purchaser)	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Mr. Jeevan Jotiram Kadam Address: Commercial Building bearing C.T.S. No. 840 (Old C.T.S. No. 717) & C.T.S. No. 310 B (Old C.T.S. No. 280), " Laxmi Chamber ", Laxmi Road, Budhwar Peth, Pune, Taluka – Haveli, District – Pune, State - Maharashtra, Country - India. Contact Person: Mr. Virendra Raokhande (Bank Manager) Mobile No. 8238040161 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Commercial Building of Basement + Ground + 1 st to 6 th (Part) + (Part) Terrace + LMR upper floors. The property is at 2.7 Km. travelling distance from nearest railway station Pune.
5a.	Total Lease Period & remaining period (if leasehold)	: N.A. as the property is freehold.
6.	Location of property	
	a)	Plot No. / Survey No. : -
	b)	Door No. : -
	c)	C.T.S. No. / Village : C.T.S. No. 840 (Old C.T.S. No. 717) & C.T.S. No. 310 B (Old C.T.S. No. 280)
	d)	Ward / Taluka : Taluka – Haveli



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	e)	Mandal / District	:	District – Pune																																				
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan were not provided and not verified																																				
	g)	Approved map / plan issuing authority	:																																					
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:																																					
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N. A																																				
7.		Postal address of the property	:	Commercial Building bearing C.T.S. No. 840 (Old C.T.S. No. 717) & C.T.S. No. 310 B (Old C.T.S. No. 280) " Laxmi Chamber ", Laxmi Road, Budhwar Peth, Pune, Taluka – Haveli, District – Pune, State - Maharashtra, Country – India																																				
8.		City / Town	:	Pune																																				
		Residential area	:	No																																				
		Commercial area	:	Yes																																				
		Industrial area	:	No																																				
9.		Classification of the area	:																																					
	i)	High / Middle / Poor	:	Middle Class																																				
	ii)	Urban / Semi Urban / Rural	:	Urban																																				
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Budhwar Peth Pune Municipal Corporation																																				
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No																																				
13.		Dimensions / Boundaries of the property		As per the Deed																																				
		North	:	By CTS No. 310																																				
		South	:	By Laxmi Road																																				
		East	:	By Municipal Lane & House No. 716																																				
		West	:	By Municipal Lane																																				
				Actuals																																				
				Shukrawar Peth & Mahatma Gandhi Road																																				
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13.2		Latitude, Longitude & Co-ordinates of the site	:	18°30'56.8"N 73°51'27.6"E																																				
14.		Extent of the site	:	As per actual site measurement is mentioned below:																																				
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16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Vacant & in bank's possession																		
II	APARTMENT BUILDING																			
1.	Nature of the Apartment	: Commercial																		
2.	Location	:																		
	C.T.S. No.	: C.T.S. No. 840 (Old C.T.S. No. 717) & C.T.S. No. 310 B (Old C.T.S. No. 280)																		
	Block No.	: -																		
	Ward No.	: -																		
	Village / Municipality / Corporation	: Village – Budhwar Peth Pune Municipal Corporation																		
	Door No., Street or Road (Pin Code)	: Commercial Building bearing C.T.S. No. 840 (Old C.T.S. No. 717) & C.T.S. No. 310 B (Old C.T.S. No. 280), " Laxmi Chamber ", Laxmi Road, Budhwar Peth, Pune, Taluka – Haveli, District – Pune, State - Maharashtra, Country - India																		
3.	Description of the locality Residential / Commercial / Mixed	: Commercial																		
4.	Year of Construction	: 1962 (As per Site Information)																		
5.	Number of Floors	: Basement + Ground + 1 st to 6 th (Part) Residential + (Part) Terrace + LMR upper floors																		

6.	Type of Structure	:	R.C.C. Framed Structure																		
7.	Number of Dwelling units in the building	:	-																		
8.	Quality of Construction	:	Normal																		
9.	Appearance of the Building	:	Poor																		
10.	Maintenance of the Building	:	Poor																		
11.	Facilities Available	:																			
	Lift	:	No Lift																		
	Protected Water Supply	:	Municipal Water supply																		
	Underground Sewerage	:	Connected to Municipal Sewerage System																		
	Car parking - Open / Covered	:	Open Car Parking Space																		
	Is Compound wall existing?	:	Yes																		
	Is pavement laid around the building	:	Yes																		
III	COMMERCIAL UNIT																				
1	The floor in which the Commercial Unit is situated	:	Basement + Ground + 1 st to 6 th (Part) + (Part) Terrace + LMR upper floors																		
2	Door No. of the Commercial Unit	:	-																		
3	Specifications of the Commercial Unit	:																			
	Roof	:	R.C.C. Slab																		
	Flooring	:	Vitrified tiles flooring																		
	Doors	:	Teak Wood door framed with flush doors																		
	Windows	:	Aluminum Sliding windows																		
	Fittings	:	Concealed plumbing with C.P. fittings. Casing Capping electrification																		
	Finishing	:	Cement Plastering																		
4	House Tax	:																			
	Assessment No.	:	Details not available																		
	Tax paid in the name of:	:	Details not available																		
	Tax amount:	:	Details not available																		
5	Electricity Service connection No.:	:	Details not available																		
	Meter Card is in the name of:	:	Details not available																		
6	How is the maintenance of the Commercial Unit?	:	Poor. Dampness, leakages were found																		
7	Sale Deed executed in the name of	:	Mr. Jeevan Jotiram Kadam																		
8	What is the undivided area of land as per Sale Deed?	:	Details not available																		
9	What is the plinth area of the Commercial Unit?	:	As per Agreement for Sale is mentioned below:																		
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10	What is the floor space index (app.)	:	As per Pune Municipal Corporation norms																																					
11	What is the Carpet Area of the Commercial Unit?	:	As per actual site measurement is mentioned below:																																					
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12	Is it Posh / I Class / Medium / Ordinary?	:	Medium																																					
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose																																					
14	Is it Owner-occupied or let out?	:	Vacant & in bank's Possession																																					
15	If rented, what is the monthly rent?	:	₹ 1,80,000.00 Expected rental income per month																																					
IV	MARKETABILITY	:																																						
1	How is the marketability?	:	Average																																					
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area																																					
3	Any negative factors are observed which affect the market value in general?	:	As per remarks																																					
V	Rate	:																																						
1	After analyzing the comparable sale instances, what is the composite rate for a similar Commercial Unit 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)	:	₹ 9,000.00 to ₹ 15,000.00 per Sq. Ft. on Built Up Area – Office ₹ 11,000.00 to ₹ 18,000.00 per Sq. Ft. on Built Up Area - Shop																																					
			For Shop	For Office																																				
2	Assuming it is a new construction, what is the adopted basic composite rate of the Commercial Unit under valuation after comparing with the specifications and other factors with the Commercial Unit under comparison (give details).	:	₹ 14,000.00 per Sq. Ft. on Built Up Area ₹ 12,007.00 per Sq. Ft. (After Deprecation)	₹ 12,000.00 per Sq. Ft. on Built Up Area ₹ 10,007.00 per Sq. Ft. (After Deprecation)																																				
3	Break – up for the rate	:																																						
	i) Building + Services	:	₹ 2,500.00 per Sq. Ft.	₹ 2,500.00 per Sq. Ft.																																				
	ii) Land + others	:	₹ 11,500.00 per Sq. Ft.	₹ 9,500.00 per Sq. Ft.																																				
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 3,98,310.00 per Sq. M. i.e. ₹ 37,004.00 per Sq. Ft.	₹ 2,18,570.00 per Sq. M. i.e. ₹ 20,306.00 per Sq. Ft.																																				
	Guideline rate (after depreciation)	:	₹ 2,05,329.00 per Sq. M. i.e. ₹ 19,076.00 per Sq. Ft.	₹ 1,37,028.00 per Sq. M. i.e. ₹ 12,730.00 per Sq. Ft.																																				
5	Registered Value (if available)	:	Purchase Value – ₹ 5,00,00,000.00 Market Value – ₹ 8,53,61,550.00 Document No. – 6233/2013 Agreement Date – 10.07.2013																																					

VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Commercial Unit with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	62 Years
	Life of the building estimated	:	8 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	79.71%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
			For Shop
			For Office
	Depreciated building rate VI (a)	:	₹ 507.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 9,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 12,007.00 per Sq. Ft.
	Remarks:		
	<ol style="list-style-type: none"> 1. The building as well as the units are in poor condition, which is in the possession of bank. 2. The location of the said property is very busy and useful for commercial purpose. 3. The property is surrounded by Red Light Area, 4. Due to this reason property value is less than the guideline value. 		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Commercial Unit		As per table mentioned below	
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	As per current stage of work completion the value of the Commercial Unit (if Commercial Unit is under construction)			
12	After 100% completion final value of Commercial Unit			

Details of Valuation:

Floor	Built up Area in Sq. Ft.	Depreciated Rate per Sq. Ft.	Value of the Property in (₹)	Depreciated Ready Reckoner Rate per Sq. Ft.	Guideline Value of the property
Basement	1,140.00	8,405.00	95,81,700.00	13,353.00	1,52,22,420.00
Ground	1,400.00	12,007.00	1,68,09,800.00	19,076.00	2,67,06,400.00
1 st Floor	1,475.00	10,007.00	1,47,60,325.00	12,730.00	1,87,76,750.00
2 nd Floor	1,210.00	10,007.00	1,21,08,470.00	12,730.00	1,54,03,300.00
3 rd Floor	1,210.00	10,007.00	1,21,08,470.00	12,730.00	1,54,03,300.00
4 th Floor	1,210.00	10,007.00	1,21,08,470.00	12,730.00	1,54,03,300.00
5 th Floor	725.00	10,007.00	72,55,075.00	12,730.00	92,29,250.00
6 th Floor	110.00	10,007.00	11,00,770.00	12,730.00	14,00,300.00
Total	8,480.00		8,58,33,080.00		11,75,45,020.00

Value of Commercial Unit

Fair Market Value of the property	8,58,33,080.00
Realizable value of the property	7,29,58,118.00
Distress Value of the property	6,00,83,156.00
Guideline value of the property	11,75,45,020.00
Insurable value of the property	2,12,00,000.00

Justification for price / rate

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

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial Unit, where there are typically many comparables available to analyze. As the property is a Commercial Unit, 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 ₹ 9,000.00 to ₹ 15,000.00 per Sq. Ft. on Built Up Area – Office and ₹ 11,000.00 to ₹ 18,000.00 per Sq. Ft. on Built Up Area - Shop. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Commercial Unit, all-round development of commercial and residential application in the locality etc. We estimate ₹ 12,007.00 per Sq. Ft on Built Up Area for Shop & ₹ 10,007.00 per Sq. Ft on Built Up Area for Office for valuation after depreciation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 1,80,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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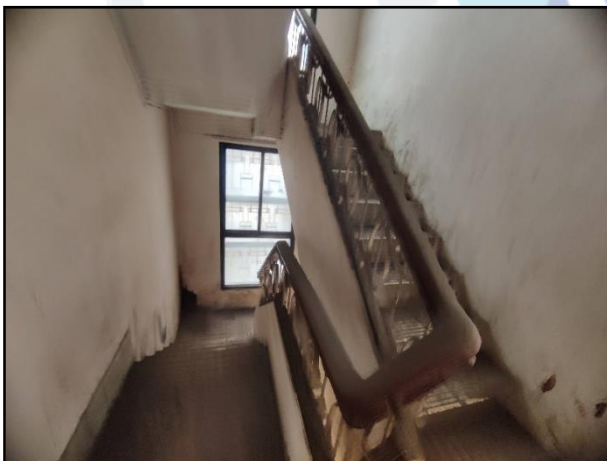


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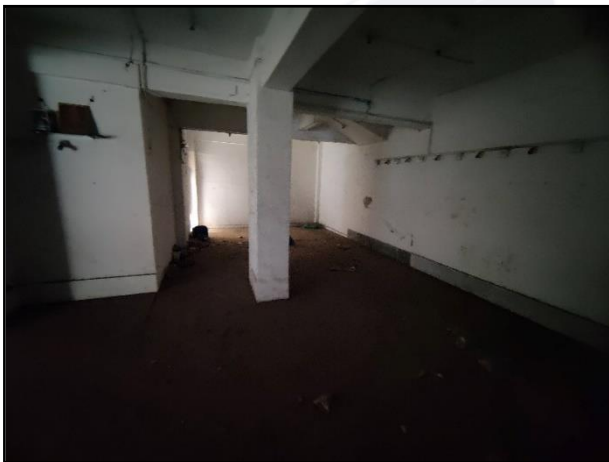


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Since 1989

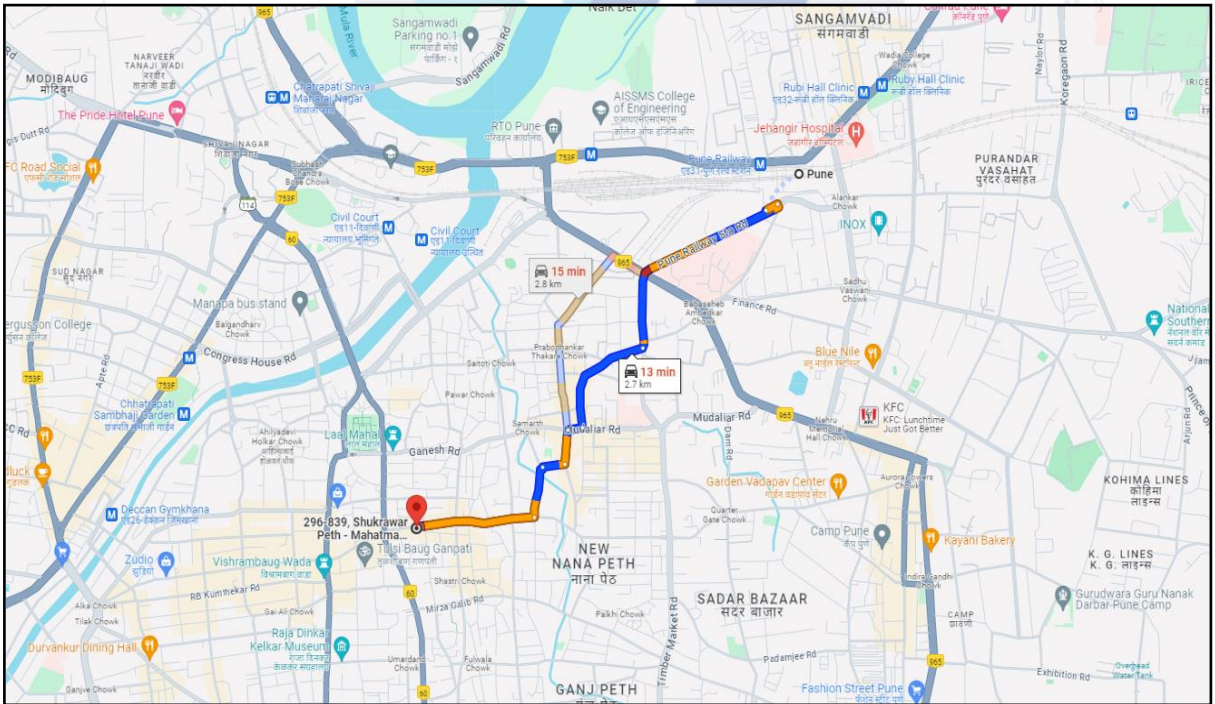
Vastukala Consultants (I) Pvt. Ltd.

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Route Map of the property

Site, u/r



Latitude Longitude: 18°30'56.8"N 73°51'27.6"E

Note: The Blue line shows the route to site from nearest railway station (Pune – 2.7 Km.)



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Ready Reckoner Rate


Department of Registration and Stamp
Government of Maharashtra
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन


Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home
Valuation Guidelines | User Manual

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. Sub Zones

Enter Survey No: Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
4/87 - लक्ष्मी रस्त्यावरील मालमत्ता वैभव चौक ते सोन्या मारुती चौक	68660	87050	218570 398310	0	चौ. मीटर	सि.टी.एस. नंबर

For Shop

Stamp Duty Ready Reckoner Market Value Rate for Shop	3,98,310.00			
No increase / Decrease as shop Located on Ground Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	3,98,310.00	Sq. Mtr.	37,004.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	87,050.00			
The difference between land rate and building rate (A – B = C)	3,11,260.00			
Depreciation Percentage as per table (D) [100% - 30%] (Age of the Building – 30 Years)	62%			
Rate to be adopted after considering depreciation [B + (C x D)]	2,05,329.00	Sq. Mtr.	19,076.00	Sq. Ft.

For Office

Stamp Duty Ready Reckoner Market Value Rate for Office	2,18,570.00			
No increase / Decrease as shop Located on above Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	2,18,570.00	Sq. Mtr.	20,306.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	87,050.00			
The difference between land rate and building rate (A – B = C)	1,31,520.00			
Depreciation Percentage as per table (D) [100% - 30%] (Age of the Building – 30 Years)	62%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,37,028.00	Sq. Mtr.	12,730.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table – D: Depreciation Percentage Table

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

Price Indicator - Office

NOBROKER Office Space In Budhwar Peth, Pu...
 ₹ 60 Lacs (₹ 45,056/Month Estimated EMI) | 500 Sq.Ft Built Up Area

Property Type: Office Space | Ownership Type: Freehold | Furnishing: Semi Furnished | Posted On: May 15, 2024

Public Parking | 3 Of Total 5 Floors | More Than 10 Year Age of Property | Immediately Available From

Services: Create Agreement, Check Loan Eligibility, Estimate Interiors Cost, Book Legal Services, Book Renovations

Activity On This Property: 0 Unique Views, 0 Shortlists, 0 Contacted

Similar Properties: Office Space in Budhwa... Tapkir Gatti, Near ADORN BUSINE... Within a km

Property	Office		
Source	<u>NOBORKER</u>		
Floor	-		
	Carpet	Built Up	Saleable
Area	417.00	500.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 14,400.00	₹ 12,000.00	-

Price Indicator - Office

Property	Office		
Source	<u>NOBORKER</u>		
Floor	-		
	Carpet	Built Up	Saleable
Area	417.00	500.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 15,600.00	₹ 13,000.00	-

Price Indicator - Office

NOBROKER Office Space In Budhwar Peth, Pu...
 Commercial Buy Jedhe Prasad, Rawal Path
 ₹ 35 Lacs 11,628 / Sq.Ft ₹ 26,282/Month Estimated EMI 301 Sq.Ft Built Up Area [Apply Loan](#)

Home / Commercial Properties for Sale in Pune / Commercial Properties for Sale in Laxmi road / Office space for Sale in Laxmi road / Prope...

Photos Location Shortlist

Office Space Property Type Reserved Parking (1 Slot)
 Freehold Ownership Type 1 Of Total 3 Floors
 Semi Furnished Furnishing More Than 10 Year Age of Property
 Apr 26, 2024 Posted On Immediately Available From

[Get Owner Details](#)

Report what was not correct in this property
 Listed by Broker Sold Out Wrong Info

Nearby: City Pride Mangala Multiplex Durvankur Dining Hall Wadeshwar FC Barbeque Nation Swargate ST Stand

NoBroker Services
 Create Agreement Check Loan Eligibility Estimate Interiors Cost Book Legal Services Book Renovations

Activity On This Property
 Unique Views Shortlists Contacted
 Powered By: NBEstimate

Similar Properties
 Office Space in Raval Co...
 Ravivar peth, Within a km
 Price Area

Description
 The property is semi furnished. the area is airy.all the wholesale market is nearby.the area is near laxmi road.
 Powered By: Smart Recommendation

Property	Office		
Source	<u>NOBORKER</u>		
Floor	-		
	Carpet	Built Up	Saleable
Area	251.00	301.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 13,954.00	₹ 11,628.00	-

Sale Instance - Office

7/1/24, 4:40 PM	igr_5349	
53491	सूची क्र.2	दुय्यम निबंधक : दु.नि.हवेली 1
26-03-2024		दस्त क्रमांक : 5349/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोदंणी : Regn:63m
गावाचे नाव : बुधवार पेठ		
(1)वित्तखाचा प्रकार	असाईनमेंट डीड	
(2)मोबदला	2050000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1247836	
(4) भू.मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा.इतर वर्णन : इतर माहिती: सिटीएस नं. 671 बुधवार पेठ,पुणे या मिल्कतीवर बांधलेल्या अनुदत्ता चेंबर्स को.ऑप. हौसींग सोसायटी मधील पहिल्या मजल्यावरील ऑफिस नं. 2 यांसी क्षेत्र 169 चौ. फुट म्हणजेच 15.70 चौ. मी. बिल्टअप असून सदर सोसायटीमधील सामाहीकांत असलेल्या सर्व सुख सोयीयुक्त दरोबस्त ऑफिस मिल्कत-((C.T.S. Number : 671 ;))	
(5) क्षेत्रफळ	15.70 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कुसुम नथमल जैन (सांखला) - - वय:-57 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: प्लॉट क्रमांक 202, प्रथमेश समृद्धी अपार्टमेंट, प्लॉट क्रमांक 60, टीएमव्ही कॉलनी, गुलटेकडी, पुणे , , पिन कोड:-411037 पॅन नं:-ACBPJ4535C 2): नाव:-नथमल मोहनलाल जैन (सांखला) - - वय:-60 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: प्लॉट क्रमांक 202, प्रथमेश समृद्धी अपार्टमेंट, प्लॉट क्रमांक 60, टीएमव्ही कॉलनी, गुलटेकडी, पुणे , , PUNE. पिन कोड:-411037 पॅन नं:-ACBPJ4534D	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आदित्य फार्मास्युटिकल्स, त्याचे अधिकृत भागीदार शशिकांत बापूराव फंड - - वय:-47; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: ऑफिस क्र. 4, पहिला मजला, सिद्धार्थ चेंबर्स, सीटीएस नं. 27-बी, बुधवार पेठ, पुणे , , पिन कोड:-411002 पॅन नं:-AASFA1000A 2): नाव:-आदित्य फार्मास्युटिकल्स, त्याचे अधिकृत भागीदार उज्वला शशिकांत फंड - - वय:-45; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: ऑफिस क्र. 4, पहिला मजला, सिद्धार्थ चेंबर्स, सीटीएस नं. 27-बी, बुधवार पेठ, पुणे , , PUNE. पिन कोड:-411002 पॅन नं:-AASFA1000A	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	26/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5349/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	143500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20500	
(14)थेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

Property	Office		
Source	<u>Index II</u>		
Floor	-		
	Carpet	Built Up	Saleable
Area	141.00	169.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 14,556.00	₹ 12,130.00	-

Price Indicator - Shop

NOBROKER Pay Rent Post Your Property New Trupti Parmani Menu

Shop In Tulshibaug, Budhwar P...
 Commercial Buy
 Budhwar Peth, near Tambdi Jogeshwari Te...
 ₹ 15 Lacs
 12,712 / Sq.Ft
 ₹ 11,264/Month
 Estimated EMI
 118 Sq.Ft
 Built Up Area
[Apply Loan](#)

Home / Commercial Properties for Sale in Pune / Commercial Properties for Sale in Budhwar peth / Shops for Sale in Budhwar peth / Prope...

Shop
 Property Type
Reserved
 Parking (s Slots)
Freehold
 Ownership Type
 2
 Of Total 5 Floors
Unfurnished
 Furnishing
More Than 10 Year
 Age of Property
Aug 5, 2024
 Posted On
Immediately
 Available From

[Get Owner Details](#) [Report what was not correct in this property](#)

[Listed by Broker](#) [Sold Out](#)
[Wrong Info](#)

NoBroker Services

- Create Agreement
- Check Loan Eligibility
- Estimate Interiors Cost
- Book Legal Services
- Book Renovations

Activity On This Property

19 Unique Views | 0 Shortlists | 0 Contacted
 Powered By: NBEstimate

Similar Properties

There are no Similar Properties

Description

8.1 8.4
 Powered By: Smart Recommendation

Property	Shop		
Source	NOBORKER		
Floor	-		
	Carpet	Built Up	Saleable
Area	98.00	118.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 15,254.00	₹ 12,712.00	-

Price Indicator - Shop

NOBROKER | Pay Rent | Post Your Property | New | Trupti Parmani | Menu

Shop In Budhwar Peth, Pune Fo...
 Commercial Buy | Nc KELKAR RD , Electronic Market | ₹ 25 Lacs (14,706 / Sq.Ft) | ₹ 18,773/Month (Estimated EMI) | 170 Sq.Ft (Built Up Area) | [Apply Loan](#)

Home / Commercial Properties for Sale in Pune / Commercial Properties for Sale in Budhwar peth / Shops for Sale in Budhwar peth / Prope...

Shop | Property Type: Shop | None (Parking)
Freehold | Ownership Type: Freehold | 2 (Of Total 5 Floors)
Unfurnished | Furnishing: Unfurnished | 1 To 5 Year (Age of Property)
Aug 3, 2024 | Posted On: Aug 3, 2024 | Immediately (Available From)

[Get Owner Details](#) | [Report what was not correct in this property](#)
 Listed by Broker | Sold Out | Wrong Info

NoBroker Services: Create Agreement, Check Loan Eligibility, Estimate Interiors Cost, Book Legal Services, Book Renovations

Activity On This Property: 33 Unique Views, 0 Shortlists, 1 Contacted. Powered By: NBEstimate

Similar Properties: Shop in Budhwar Peth... Chhatrapati Shivaji Maharaj Rd, ... Within a km

Property	Shop		
Source	<u>NOBORKER</u>		
Floor	-		
	Carpet	Built Up	Saleable
Area	142.00	170.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 17,647.00	₹ 14,706.00	-

Price Indicator - Shop

Property	Shop		
Source	<u>NOBORKER</u>		
Floor	-		
	Carpet	Built Up	Saleable
Area	133.00	160.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 18,000.00	₹ 15,000.00	-

Sale Instance - Shop

7/1/24, 4:11 PM	igr_10885	
10885522 23-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.हवेली 21 दस्त क्रमांक : 10885/2024 नोंदणी : Regn:63m
गावाचे नाव : बुधवार पेठ		
(1)विलेखाचा प्रकार	असाईनमेंट डीड	
(2)मोबदला	2200000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1740208	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा.इतर वर्णन : इतर माहिती: मौजे गाव बुधवार पेठ येथील सिटी स.नं. 503 + 504 यासी क्षेत्र. 1165.60 चौ.मी.या मिळकतीवर बांधण्यात आलेल्या समर्थ प्लाझा या इमारतीमधील अप्पर ग्राऊंड मजला /तळ मजल्यावरील दुकान क. 25 यासी क्षेत्रफळ 122 चौ. फुट म्हणजेच 11.33 चौ.मी. बिल्टअप हि मिळकत((C.T.S. Number : सिटी स.नं. 503 + 504 ;))	
(5) क्षेत्रफळ	11.33 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शुभांगी देवेंद्र सातकर - - वय:-50 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: प्रतिभा कॉम्प्लेक्स फ्लॉट नं.10 1315 कसबा पेठ पुणे , महाराष्ट्र, पुणे. पिन कोड:-411011 पॅन नं:-DRFPS9707H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भुषण रामचंद्र चौधरी एच. यु. एफ - - वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: फ्लॉट नं. 1201 वसंत दीप सी.एच.एस प्लॉट नं.128, सेक्टर 19 श्रमशेठ ठाकूर स्कुलजवळ, व्ही. टी.सी. खारघर रायगड , महाराष्ट्र, राईगाव(०). पिन कोड:-410210 पॅन नं:-AALHB8020L	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	22/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	10885/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	154000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	22000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Property	Shop		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	102.00	122.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 21,639.00	₹ 18,033.00	-

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ 8,58,33,080.00 (**Rupees Eight Crore Fifty Eight Lakh Thirty Three Thousand Eighty Only**). The **Realizable Value** of the above property as of 30.08.2024 is ₹ 7,29,58,118.00 (**Rupees Seven Crore Twenty Nine Lakh Fifty Eight Thousand One Hundred Eighteen Only**) and the **Distress value** ₹ 6,00,83,156.00 (**Rupees Six Crore Eighty Three Thousand One Hundred Fifty Six Only**).

Place: Mumbai

Date: 30.08.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

Auth. Sign.

Enclosures		
	Declaration from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is ₹ _____ (Rupees _____

_____ only).

Date

Signature
(Name Branch Official with seal)



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(Annexure – I)

DECLARATION FROM VALUERS

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. The information furnished in my valuation report dated 30.08.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my engineer has Mr. Aniket Navale personally inspected the property on 29.06.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr. Jeevan Jotiram Kadam from Mr. Faroque Yasin Sayyed, Mrs. Hameeda Faroque Sayyed & Mr. Affan Faroque Sayyed vide Sale Deed dated 10.07.2013
2.	purpose of valuation and appointing authority	As per the request from Bank of Baroda, Stressed Assets Management Branch Fort to assess value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Prayush Parekh – Valuation Engineer Vaishali Sarmalkar – Technical Manager Prajakta Patil – 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 – 29.06.2024 Valuation Date - 30.08.2024 Date of Report - 30.08.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 29.06.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • 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 Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Commercial Unit size, location, upswing in real estate prices, sustained demand for Commercial Unit, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **30th August 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. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise 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 and site visit conducted, we understand that the subject property is Commercial Building, admeasuring **8,480.00 Sq. Ft. Built Up Area** in the name **Mr. Jeevan Jotiram Kadam**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Jeevan Jotiram Kadam**. 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, we understand that the Commercial Building, admeasuring **8,480.00 Sq. Ft. Built Up 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 Current use / Existing use premise is considered for this assignment.

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.



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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Commercial Building, admeasuring **8,480.00 Sq. Ft. Built Up Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(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.



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15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.



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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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13



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