

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA - RBO SANPADA Regional Business Office (II), E/202, 2nd Floor, Sanpada Rly. Station Complex, Navi Mumbai - 400 705 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-1131/23-24 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 31912 / 2301133 Dispatched through Terms of Delivery	Dated 17-Jun-23 Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
	Total			₹ 2,950.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total
		Rate	Amount	Rate	Amount	Tax Amount
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Company's Bank Details

Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

Remarks:

Mrs. Sreelakshmi Kalyankrishnan & Mr. Keith Blaise Soares - Residential Flat No. 310, 3rd Floor, Wing - B, "Delta Palacio", Plot No. 9, Sector - 26, Pushpak Node, Village - Vahal, Taluka - Panvel, District - Raigad, PIN - 410 206, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

for **Vastukala Consultants (I) Pvt Ltd**

Signature
 Authorised Signatory

This is a Computer Generated Invoice



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



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Sreelakshmi Kalyankrishnan & Mr. Keith Blaise Soares**

Residential Flat No. 310, 3rd Floor, Wing - B, "Delta Palacio", Plot No. 9, Sector - 26, Pushpak Node,
Village - Vahal, Taluka - Panvel, District - Raigad, PIN - 410 206,
State - Maharashtra, Country - India.

Latitude Longitude: 18°57'57.3"N 73°01'53.2"E

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Valuation Prepared for:

State Bank of India




RBO Sanpada Branch

Regional Business Office (II), E/202, 2nd Floor, Sanpada Rly. Station Complex, Navi Mumbai - 400 705, State -
Maharashtra, Country - India.



Our Pan India Presence at :

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

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

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 310, 3rd Floor, Wing - B, "Delta Palacio", Plot No. 9, Sector - 26, Pushpak Node, Village - Vahal, Taluka - Panvel, District - Raigad, PIN - 410 206, State - Maharashtra, Country - India belongs to **Mrs. Sreelakshmi Kalyankrishnan & Mr. Keith Blaise Soares**.

Boundaries of the property.

North	: Open Plot
South	: Road
East	: Under Construction Building & Road
West	: Open Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,39,32,000.00 (Rupees One Crore Thirty Nine Lakh Thirty Two Thousand Only)**. As per site inspection 15% of construction work is completed.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
o=Vastukala Consultants (I) Pvt. Ltd.,
c=IN, email=cmob@vastukala.org, c=IN
Date: 2023.06.17 17:54:23 +05'30'



C.M.D.

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

Encl: Valuation report.



Our Pan India Presence at :

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

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

		construction. Extent of completion are as under:	
Stage of Construction			
If under construction, extent of completion			
	RCC Foundation / Footing	Completed	RCC Plinth
	Basement	Completed upto 2 nd Level	Completed 15% work completed
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 9, Sector - 26
	b) Door No.	:	Residential Flat No. 310
	c) C.T.S. No. / Village	:	Village - Vahal
	d) Ward / Taluka	:	Taluka - Panvel
	e) Mandal / District	:	District - Raigad
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan Document No. CIDCO / BP - 18036 / TPO (NM & K) / 2022 / 9524 dated 29.06.2022
	g) Approved map / plan issuing authority	:	issued by CIDCO. (issued for 2 Basements + Ground +
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	1st to 6th floor only) (As downloaded from RERA website)
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	Building Under Construction
7.	Postal address of the property	:	Residential Flat No. 310, 3rd Floor, Wing - B, "Delta Palacio", Plot No. 9, Sector - 26, Pushpak Node, Village - Vahal, Taluka - Panvel, District - Raigad, PIN - 410 206, State - Maharashtra, Country - India.
8.	City / Town	:	Pushpak Node, Village - Vahal
	Residential area	:	Yes
	Commercial area	:	No
	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 - Vahal CIDCO
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		As per actual Site As per Agreement
	North	:	Open Plot By Plot No. 10 & 12
	South	:	Road By Plot No. 7, 8 & 8A
	East	:	Under Construction By 24 Mtr. Road

		Building & Road	
	West	: Open Plot	By Plot No. 9A
13	Dimensions of the site	N. A. as property under consideration is a flat in an apartment building.	
		A As per the Deed	B Actual
	North	: -	-
	South	: -	-
	East	: -	-
	West	: -	-
14.	Extent of the site	: RERA Carpet Area in Sq. Ft. = 774.00 (Area as per Agreement for sale) Built Up Area in Sq. Ft. = 851.00 (Carpet Area + 10%)	
14.	Latitude, Longitude & Co-ordinates of flat	: 18°57'57.3"N 73°01'53.2"E	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	: RERA Carpet Area in Sq. Ft. = 774.00 (Area as per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Building is under construction	
II APARTMENT BUILDING			
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C.T.S. No.	: Plot No. 9, Sector - 26 of Pushpak Node, Village - Vahal	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village - Vahal CIDCO	
	Door No., Street or Road (Pin Code)	: Residential Flat No. 310, 3rd Floor, Wing - B, " Delta Palacio ", Plot No. 9, Sector - 26, Pushpak Node, Village - Vahal, Taluka - Panvel, District - Raigad, PIN - 410 206, State - Maharashtra, Country - India.	
3.	Description of the locality Residential / Commercial / Mixed	: Residential	
4.	Year of Construction	: Building is under construction	
5.	Number of Floors	: Proposed 2 Basements + Ground + 1 st - Part Residential + Part Amenity Floor + 2 nd to 13 th Upper Residential Floors	
6.	Type of Structure	: Proposed R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	: Proposed 10 Flats of 3rd Floor	
8.	Quality of Construction	: Building is under construction	
9.	Appearance of the Building	: Building is under construction	

10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available	:	
	Lift	:	Proposed 5 Lifts
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Along with Two Covered Car Parking space in the still of the project
	Is Compound wall existing?	:	Building is under construction
	Is pavement laid around the building	:	Building is under construction
III	FLAT		
1	The floor in which the flat is situated	:	3rd Floor
2	Door No. of the flat	:	Residential Flat No. 310
3	Specifications of the flat		
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tile flooring
	Doors	:	Proposed Teak Wood door frame, Flush doors shutters
	Windows	:	Proposed Powder Coated Aluminum Sliding windows
	Fittings	:	Proposed Plumbing with C.P. fittings. Proposed Electrical wiring with concealed
	Finishing	:	Proposed Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	Mrs. Sreelakshmi Kalyankrishnan & Mr. Keith Blaise Soares.
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Built Up Area in Sq. Ft. = 851.00 (Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per CIDCO norms
11	What is the Carpet Area of the flat?	:	RERA Carpet Area in Sq. Ft. = 774.00 (Area as per Agreement for sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Proposed Residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 29,000.00 Expected rental income per month after completion
IV	MARKETABILITY		
1	How is the marketability?	:	Good

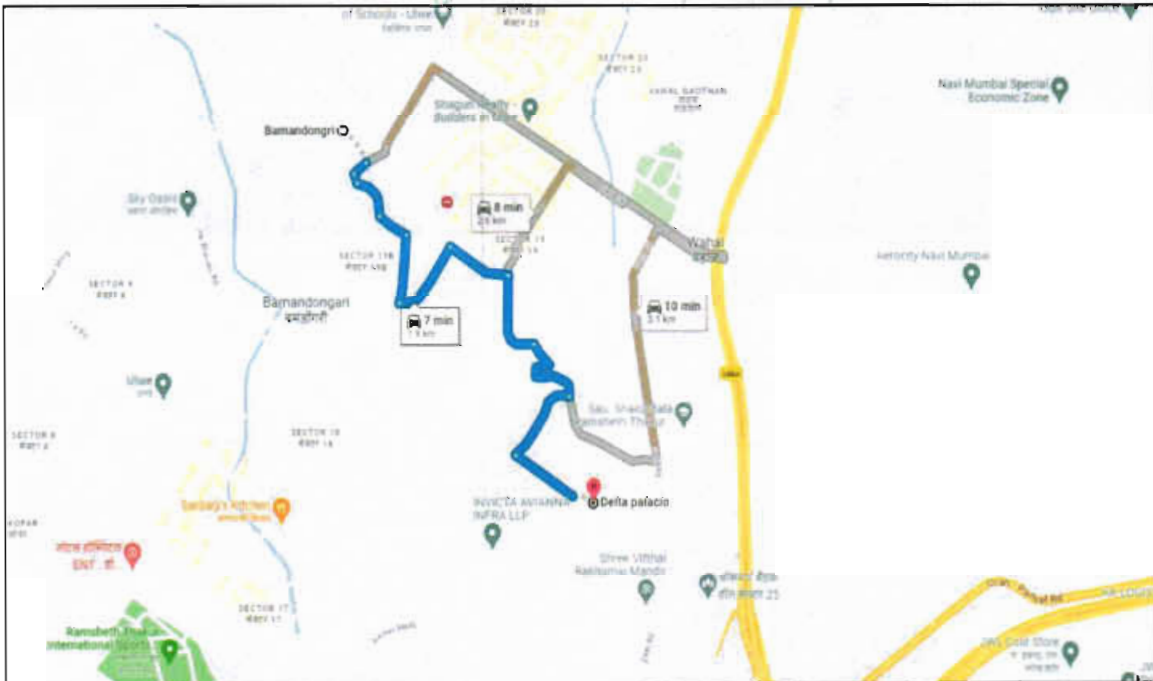
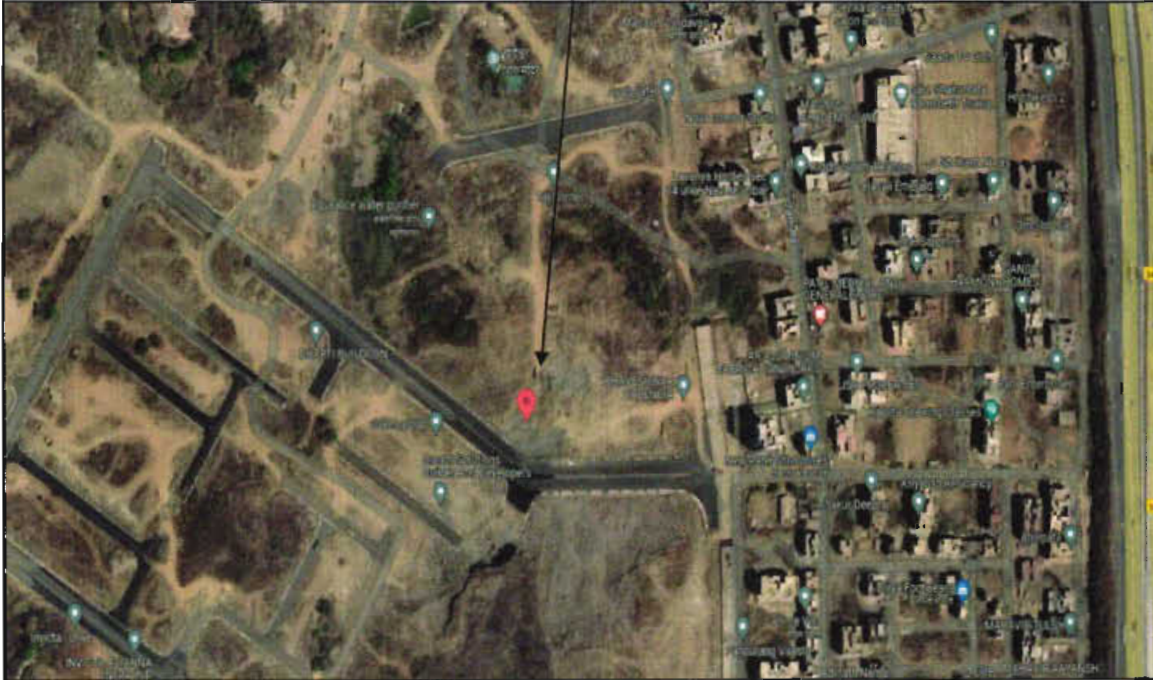
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 17,000.00 to ₹ 19,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 18,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 15,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 56,700.00 per Sq. M. i.e. ₹ 5,268.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstin. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,700.00 per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years after completion, subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. the Building is under construction
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 15,300.00 per Sq. Ft.
	Total Composite Rate	:	₹ 18,000.00 per Sq. Ft.
	Remarks:		

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude: 18°57'57.3"N 73°01'53.2"E


Note: The Blue line shows the route to site from nearest railway station (Bamandongri – 1.9 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation Rules User Manual
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Feedback

Year
2023/2024

Language
English

Annual Statement of Rates

Selected District:

Select Taluka:

Select Village:

Vibhag Number: 7

Assessment Type	Assessment Range	Rate Rs/-
हायवेवरील जमिनी	0-0.00	5080
गावठाणातील मिककती	0-0.00	8110
आंबा--फळवाग	0-0.00	0
काशु--फळवाग	0-0.00	0
नारळ--फळवाग	0-0.00	0
केळी--फळवाग	0-0.00	0
सदनिका	0-0.00	56700
दुकाने	0-0.00	81300
		1 2 3 4

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Price Indicators

magicbricks
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Posted on Jun 16, 23 Property ID: 65087565

₹1.36 Cr (Get ₹ 40,800 cashback on Home Loan)

2 BHK 630 Sq-ft Flat For Sale Ulwe, Navi Mumbai

2 Beds
 2 Baths
 1 Covered Parking
 Unfurnished

Carpet Area 630 sqft ₹ 21,587/sqft	Developer Delta Realty	Project Delta Palacio
Transaction Type New Property	Status Under Construction	Lifts 4
Furnished Status Unfurnished	Car Parking 1 Covered	

Contact Agent

Get Phone No.

👤 Last contact made 109 days ago

Get Contact Details

Contact Agent

✓ REGA REGISTERED

Amarnath Bhagat

-91-88xxxxxxx

Your Name

Email

IND +91 ▼ Mobile Number

I Agree to MagicBricks [Terms of Use](#)

magicbricks
Login ▼ Post Property FREE ☰

Posted on Jun 07, 23 Property ID: 67320639

₹1.40 Cr (Get ₹ 42,000 cashback on Home Loan)

3 BHK 1475 Sq-ft Flat For Sale Ulwe, Navi Mumbai

3 Beds
 3 Baths
 1 Balcony
 1 Covered Parking

Carpet Area 789 sqft ₹ 17,744/sqft	Developer Delta Realty	Project Delta Palacio
Floor 5 (Out of 13 Floors)	Transaction Type New Property	Facing North - East
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered

Contact Agent

Get Phone No.

👤 Last contact made 109 days ago

Get Contact Details

Contact Agent

Shaktipratap Parihar

-91-20xxxxxxx

Your Name

Email

IND +91 ▼ Mobile Number

I Agree to MagicBricks [Terms of Use](#)



Price Indicators

Showing Floor plan for
3 BHK Apartment ▾ 851.38 sq.ft.(77.28 sq.m.) 774.03 sq.ft.(71.91 sq.m.)

Possession: Jul, 2027 | Price: 1.41 - 1.48 Cr + Govt. Charges | [View Number](#)

Sellers for 3 BHK Apartment - 774.03 sq.ft.

- RERA Registered Dealer
KRAN REALTY
[View Contact](#)
- Dealer
Sai Homes
[View Contact](#)
- Dealer
Sahara Realty
[View Contact](#)
- RERA Registered Dealer
Globus Realtors
[View Contact](#)

Rooms in this property
3 Bedrooms

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As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications ₹ 1,39,32,000.00 (Rupees One Crore Thirty Nine Lakh Thirty Two Thousand Only). As per site inspection 15% of construction work is completed.

Place: Mumbai

Date: 17.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
o=CMG, email=cmg@vastukala.org, c=IN
Date: 2023.06.17 12:54:39 +05'30'

C.M.D.

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

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

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

_____ only).

Date

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

Countersigned
(BRANCH MANAGER)

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

Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mrs. Sreelakshmi Kalyankrishnan & Mr. Keith Blaise Soares from M/s. Shreenathji Enterprises vide Agreement for sale dated 31.05.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RBO Sanpada Branch to assess value of the property for Bank Loan Purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharad B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Prajakta Patil – Technical Officer Nitesh Khedekar – Technical Manager
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 – 16.06.2023 Valuation Date - 17.06.2023 Date of Report - 17.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 16.06.2023
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, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	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

(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.
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.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
c=IN, email=cmd@vastukala.org, c=IN
Date: 2023.06.17 17:54:46 +05'30'

C.M.D.

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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