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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

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

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser: **Mr.Shreekanta Kumar Satapathy and Mrs.Smita Satapathy**  
Name of Owner: **Shri. Mandar Ganesh Patil**

Residential Flat No. 303, 3<sup>rd</sup> Floor, "**Orchid Apartments**", Plot No. 99, Sector - 21, Village - Ghansoli,  
Navi Mumbai, Taluka & District - Thane, PIN Code – 400 701, State - Maharashtra, Country - India.

Latitude Longitude - 19°07'49.5"N 72°59'53.6"E

### Intended User:

**State Bank of India**  
**RASMECCC Panel**

Shop No 5, Ground Floor, Sharda Terrace, Plot No 65, Sector-11, CBD Belapur,  
Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India



### Our Pan India Presence at :

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

### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)



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## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 26

Vastu/Mumbai/09/2024/011072/2308163

13/16-169-PABS

Date: 13.09.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 303, 3<sup>rd</sup> Floor, "Orchid Apartments", Plot No. 99, Sector - 21, Village - Ghansoli, Navi Mumbai, Taluka & District - Thane, PIN Code – 400 701, State - Maharashtra, Country – India belongs to **Shri. Mandar Ganesh Patil** and Name of Proposed Purchaser: **Mr.Shreekanta Kumar Satapathy and Mrs.Smita Satapathy.**

#### Boundaries of the property

North : Shree Ganesh Tower  
South : Century One CHSL  
East : Open Plot & Chawl  
West : 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 for this particular purpose at **₹ 82,95,000.00 (Rupees Eighty Two Lakh Ninety Five Thousand 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.**

**Manoj  
Chalikwar**

**Director**

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.14 13:34:10 +05'30'

Auth. Sign.



#### Our Pan India Presence at :

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

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☎️ +91 2247495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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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 Branch Manager,**

**State Bank of India**

**RASMECCC Panvel**

Shop No. 5, Ground Floor,

Sharda Terrace, Plot No 65,

Sector-11, CBD Belapur,

Navi Mumbai, Taluka & District - Thane,

State - Maharashtra, Country – India.

Name(s) of the Customer(s) / Borrower: **Shri. Mandar Ganesh Patil** and Proposed purchaser **Mr.Shreekanta Kumar Satapathy and Mrs.Smita Satapathy.**

### Valuation Report of Immovable Property

<b>1. Customer Details</b>					
Name(s) of the owner(s).		<b>Shri. Mandar Ganesh Patil</b> and Proposed purchaser <b>Mr.Shreekanta Kumar Satapathy and Mrs. Smita Satapathy.</b>			
Application No.					
<b>2 Property Details</b>					
Address		Residential Flat No. 303, 3 <sup>rd</sup> Floor, " <b>Orchid Apartments</b> ", Plot No. 99, Sector - 21, Village - Ghansoli, Navi Mumbai, Taluka & District - Thane, PIN Code – 400 701, State - Maharashtra, Country - India.			
Nearby Landmark / Google Map Independent access to the property		<b>Landmark:</b> Opp. Talavali gaon Cricket Ground <b>Latitude Longitude - 19°07'49.5"N 72°59'53.6"E</b>			
<b>3 Document Details</b>					
<b>Layout Plan</b>		No	-	Approval No.	-
<b>Building Plan</b>		No	-	Approval No.	-
<b>Construction Permission</b>		No	-	Approval No.	-
<b>Occupation Permission</b>		Yes	Navi Mumbai Municipal Corporation	Approval No.	NRV / OC / Case No. B – 7597 / 138 / 2014 dated 09.01.2014
<b>Legal Documents</b>		Yes	1. Copy of Agreement for Sale (3 Pages from documents) dated 17.12.2019 b/w M/s. R. C. Constructions (The Developer) and Shri. Mandar Ganesh Patil (The Allottee) 2. Copy of Occupancy Certificate Document No. NRV / OC / Case No. B – 7597 / 138 / 2014 dated 09.01.2014 issued by Navi Mumbai Municipal Corporation 3. Copy of draft agreement between Mr Mandar Ganesh Patil (Seller) and Mr. Shreekanta Kumar Satapathy and Mrs.Smita Satapathy (Purchasers)		
<b>4. Physical Details</b>					



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Adjoining Properties	East		West		North		South			
As on site	Open Plot & Chawl		Road		Shree Ganesh Tower		Century One CHSL			
As per document	Details not available		Details not available		Details not available		Details not available			
Matching of Boundaries	-		Plot Demarcated	Yes	Approved land use	Residential	Type of Property	Residential		
No. of rooms	Living	1	Bedroom	2	Toilet	2	Kitchen	1	Balcony	4
Car Parking Facility	Stilt + Open Parking Space									
Total no. of Floors	Stilt + 11 upper floors	Floor on which the property is located	3 <sup>rd</sup> Floor	Approx. Age of the property	2014 (As per Occupancy Certificate)	Residual age of the property	50 Years Subject to proper, preventive periodic maintenance & structural repairs.	Type of Structure.	Framed Structure	
<b>5 Tenure / Occupancy Details</b>										
Status of Tenure	Tenant Occupied – Nitin Nagwani		No. of years of Occupancy	From 8 Years		Relationship of tenant or owner	Details not available			
Present/Expected Income from the property			₹ 26,000.00 present rental income per month.							
<b>6. Stage of Construction</b>										
Stage of construction	Completed									
<b>If under construction, extent of completion</b>										
N. A										
<b>7. Violations if any observed</b>										
Nature and extent of violations					-					
<b>8 Area Details of the Property</b>										
Site Area	Carpet Area in Sq. Ft. = 527.00 Balcony area in Sq. Ft. = 79.00 Total Carpet Area in Sq. Ft. = 606.00 (Area as per Actual Site Measurement)									
Plinth Area	Built-up Area in Sq. Ft. = 663.60 (Carpet Area as per Agreement + 20%)									
Carpet Area	<b>Carpet Area in Sq. Ft. = 553.00</b>									

		<b>(Area as per Agreement for Sale)</b>		
	Saleable Area	-		
	Remarks	<u>Copy of Approved Plan were not provided and not verified.</u>		
<b>9</b>	<b>Valuation</b>			
	i. Mention the value as per Government Approved Rates also			
	Guideline rate obtained from the Stamp Duty Ready Reckoner (New Property)	₹ 90,400.00 per Sq. M. i.e., ₹ 8,398.00 per Sq. Ft.		
	Guideline rate obtained from the Stamp Duty Ready Reckoner (After Depreciation)	₹ 84,030.00 per Sq. M. i.e., ₹ 7,807.00 per Sq. Ft.		
	ii. 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.			
	Considering the above indicator of sale, 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. We estimate ₹ 15,000.00 rate per Sq. Ft. on Carpet Area.			
	<b>Summary of Valuation</b>			
	<b>i. Guideline Value</b>			
		Area in Sq. Ft.	Rate in ₹	Value in ₹
	Built up area	663.60	7,807.00	51,80,725.00
	<b>ii. Realizable value of the Property</b>			
	Carpet area	553.00 Sq. Ft.		
	Prevailing market rate	₹ 15,000.00 Sq. Ft.		
	Fair Market Value of the property	<b>₹ 82,95,000.00</b>		
	Realizable value	<b>₹ 81,29,100.00</b>		
	iii. Forced/ Distress Sale value	<b>₹ 66,36,000.00</b>		
	iv. Insurable Value of the Assets	<b>₹ 17,91,720.00</b>		
<b>10</b>	<b>Assumptions /Remarks</b>			
	i. Qualification in TIR / Mitigation Suggested, if any	TIR not provided		
	ii. Property is SARFAESI compliant	No		
	iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.	Yes		
	iv. Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged	Information not available		
	v. Details of last two transaction in the locality / area to be provided, if available	Details Attached		
	vi. Any other aspect which has relevance on the value or marketability of the property	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.		

11	<b>Declaration</b>	<p>i. The property was inspected by my authorized representative personally on 11.09.2024.</p> <p>ii. The undersigned does not have any direct / indirect interest in the above property.</p> <p>iii. The information furnished herein is true and correct to the best of our knowledge.</p> <p>iv. I have submitted Valuation report directly to the Bank</p>	
12	<b>Name, address &amp; signature of valuer</b>	<p><b>Vastukala Consultants (I) Pvt. Ltd.</b>                  B1-001, U/B Floor,                  Boomerang, Chandivali                  Farm Road, Powai, Andheri                  (East), Mumbai - 400 072</p>	<p><b>For VASTUKALA CONSULTANTS (I) PVT. LTD.</b>  <b>Manoj Chalikwar</b>                  Digitally signed by Manoj Chalikwar                  DN: cn=Manoj Chalikwar,                  o=Vastukala Consultants (I) Pvt. Ltd.,                  ou=Mumbai,                  email=manoj@vastukala.org, c=IN                  Date: 2024.09.14 13:34:29 +05'30'  <b>Director</b>   <b>Auth. Sign.</b></p> <p><b>Manoj Chalikwar</b>                  Govt. Reg. Valuer                  Chartered Engineer (India)                  Reg. No. IBBI/RV/07/2018/10366 State                  Bank of India Empanelment No.:                  SME/TCC/2021-22/86/3</p> <p>Date of valuation:                  13.09.2024</p>
13	<b>Enclosures</b>		
	a) Layout plan sketch of the area in which the property is located with latitude and longitude	Not Provided	
	b) Building Plan	Not Provided	
	c) Floor Plan	Not Provided	
	d) Photograph of the property	Attached	
	e) Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not Provided	
	f) Google Map location of the property	Attached	
	g) Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Attached	
	h) Any other relevant documents/ extracts	N.A.	

As a result of my appraisal and analysis, it is my considered opinion that the Realizable value of the above property is ₹ 82,95,000.00 (Rupees Eighty Two Lakh Ninety Five Thousand only). The Realizable value of the above property as of is ₹ 81,29,100.00 (Rupees Eighty One Lakh Twenty Nine Thousand One Hundred only) and The Distress value ₹ 66,36,000.00 (Rupees Sixty Six Lakh Thirty Six Thousand only).

Place: Mumbai

Date: 13.09.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.14 13:34:41 +05'30'

Auth. Sign.

**Manoj Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

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)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- IV)	Attached
Model code of conduct for valuer - (Annexure - V)	Attached



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## Actual site photographs







## Route Map of the property

Site u/r



**Latitude Longitude - 19°07'49.5"N 72°59'53.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Rabale – 1.00 km.)



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## Ready Reckoner Rate

DIVISION / VILLAGE : GHANSOLI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban Area		Local Body Type	Class "C" Corporation		
Local Body Name	Navi Mumbai Municipal Corporation					
Land Mark	Land : Gansoli Node Sector <b>No. 21</b>					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
4	4/128	26700	90400	101900	112900	101900
(Record Not Available)						
<a href="#" style="color: #0070c0; text-decoration: none;">Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	90,400.00			
No Increase for flat located on 3 <sup>rd</sup> floors	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase)</b> <b>(A)</b>	<b>90,400.00</b>	<b>Sq. Mtr.</b>	<b>8,398.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	26,700.00			
The difference between land rate and building rate (A – B = C)	63,700.00			
Depreciation Percentage as per table (D)	90%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>84,030.00</b>	<b>Sq. Mtr.</b>	<b>7,807.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**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 Indicators

Property	Flat		
Source	99acres.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	480.00	576.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹ 16,250.00	₹ 13,541.67	-

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark 🔍 Post property **FREE** 👤 ☰

Home > Property in Navi Mumbai > Flats in Navi Mumbai > Flats in Ghansoli > Flats in Sector 21 Ghansoli > 1 BHK Flats in Sector 21 Ghansoli Posted on Aug 10, 2024 | Ready to move

**₹78 Lac** @ 16,250 per sq.ft. **1BHK 1Bath** [Contact Dealer FREE](#)

Estimated EMI ₹62,299 [Shortlist](#)

Flat/Apartment for Sale  
in RC Orchid Apartment, Sector 21 Ghansoli, Navi Mumbai

**REERA STATUS** NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Society Reviews](#) >

**Videos (1)** **Property (8)** **Society (1)**

**Area**  
Carpet area: 480 sq.ft. ▼

**Price**  
₹ 78 Lac  
@ 16,250 per sq.ft. (Negotiable) [View Price](#)  
[Details](#)

**Floor Number**  
1<sup>st</sup> of 11 Floors

**Configuration**  
1 Bedroom . 1 Bathroom, 2 Balconies with Pooja Room, Study Room

**Address**  
RC Orchid Apartment  
Sector 21 Ghansoli, Navi Mumbai

**Property Age**  
10+ Year Old

**Places nearby** [View All \(36\)](#)

[Jai Bhawani Dainandin Bazaar](#) [Visheshwar Mandir](#) [Jama Masjid](#) [Chikaleshwar Mandir](#) [Divine Multispecialty Hos](#)

**Why you should consider this property?**

✔ Power Back-up ✔ Parking Available



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## Price Indicators

Property	Flat		
Source	<a href="http://Magicbricks.com">Magicbricks.com</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	428.00	513.60	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹ 17,757.01	₹ 14,797.51	-

**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property

Home > Property in Navi Mumbai > Sector 21 Ghansoli > Apartment in Sector 21 Ghansoli > 1 BHK > 710 Sq-ft
Posted on: Sep 08, 24 Property ID: 74676439

**₹76.0 Lac** EMI - ₹ 34k | Can I afford it? ✓ VERIFIED ON SITE

1 BHK 710 Sq-ft Flat For Sale in Sector 21 Ghansoli, Navi Mumbai

1 Bed 1 Bath 2 Balconies Furnished

Carpet Area: 428 sqft ~ ₹17,757/sqft

Floor: 2(Out of 11 Floors)

Transaction Type: Resale

Status: Ready to Move

Facing: East

Lifts: 2

Furnished Status: Furnished

Car Parking: 1 Open

Type Of Ownership: Co-operative Society

East Facing Property

Contact Agent
Get Phone No.

**Contact Agent**

Certified Agent  
**Amit Hakani** - 91-88XXXXXXX

Get Phone No.

**Top Agent in this Locality**

**Bhupendra Ekta Enterprises**

PERA ID: AB7700001618

171 properties for sale

4.0 rating

View Profile
View Properties

**More Details**

**Price Breakup** ₹76 Lac | ₹3,80,000 Approx. Registration Charges | ₹1,500

**Booking Amount** ₹2.0 Lac

**Address** Orchid Apt. Plot no.99, Sector 21, Ghansoli, Navi Mumbai 400701, Sector 21 Ghansoli, Navi Mumbai - Central Navi Mumbai, Maharashtra

**Landmarks** walking distance from rabale railway station

**Furnishing** Furnished

**Flooring** Vitrified

**Type of Ownership** Co-operative Society

[View all details ▾](#)

**Description:** This is 1bhk furnished flat available for sale in ghansoli, navi 2 lifts security near vegetables markets, hotels restraunts, Medicals hospitals, Doctors clinics, Stationary - [Read more](#)

Contact Agent

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### Sale Instances

Property	Flat		
Source	Index - II		
Floor	-		
	Carpet	Built Up	Saleable
Area	550.00	660.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 13,636.36	₹ 11,363.64	-

30080393 05-09-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRD office.	<b>सूची क्र.2</b>	दुपय विक्रमक सस दु.पि. ठाणे 8 दस्ता क्रमांक : 20080-2024 नंदाणी : Regn:63m
<b>गावाचे नाव : धणसोली</b>		
(1) विक्रीचा प्रकार	करारनामा	
(2) प्रीबटला	7500860	
(3) बाजारभावापेठपटकावट बाबतिलपटकावट आकारणी देती की पटदार ते मनुद करणे	5544222	
(4) मूल्यापेठपटिका व धरकमका(अवकाश)	1) धासिकेचे नाव नवी मुंबई मनपादतर वर्णन :- दतर भासिली सडकनका नं.401.4 धा मजला,नामी अपार्टमेंट,पॉरि नं 44,सेक्टर.21,धणसोली,नवी मुंबई, .....550 चौ. फुट कापट परिता. .... मुंबई मुद्राक अधिनियम 1958 चे 32 अन्वये प्रस्तुत सलेखास दि. 08.08.2005 रोजी करण्यात आलेल्या सुधारणेनुसार परि. 1 मुधीस अनुच्छेद 5 म.अ पास ज्पोटा टाखल केकेला उपखंड क. 2 अन्वये मिळकतीच्या मोबादल्याचे मूल्यांकन रु 75,00,000/- खाबर अनु. 25-ब अन्वये आकारणी योग्य असलेले रु. 4,50,000/- इतके मुद्राक मूल्यामधी दि. 02.12.2022 रोजी विक्रमक व विक्रीदार धामध्ये झालेल्या करारास नोंदणी क. टनर 8-22530-2022 दि. 02.12.2022 रु. 3,33,000/- इतके मुद्राक मूल्यांकनपील क. 2,77,000/- इतके मुद्राक मूल्यांकन समाधीकित करण उर्वरीत रु.1,73,000/- इतके मुद्राक मूल्यांकन भरण्यात आले आहे( SECTOR NUMBER : 21 : )	
(5) क्षेत्रक	550 चौ.फुट	
(6) आकारणी किंवा खुदी देण्यात आसेल किंवा.		
(7) टाकापेठक असून देण-या लिहून देण-या पक्षेकारचे नाव किंवा दिवाणी नावालायाची हनुमनामा किंवा अदिया असून,प्रतिवादिचे नाव व पत्ता.	1) नाव-वसिल देवकर देवल .. टाका. 34 पक्ष. पॉरि नं. .. पत्ता नं. .. प्रभासिके नाव. वी.21. चौ. 86.अस पडिल मजला, सेक्टर. 21, कांदा कोलनी, लो पुन्वेल, वि. रावण, कर्नाक नं. .. रोड नं. .. मोगाद, मुंबई(२) विम कोड-40006 पिन नं.-400065860 2) नाव- देवकर देवल देवल .. टाका. 33 पक्ष. पॉरि नं. .. पत्ता नं. .. प्रभासिके नाव. व व. 205. व असे अपादिके पॉरि नं 87, सेक्टर. 44ए, शिवानुदकेवळ (दर), नवी मुंबई, कर्नाक नं. .. रोड नं. .. मोगाद, ठाणे, विम कोड-400706 पिन नं.-400706480	
(8) टाकापेठक असून देण-या पक्षेकारचे व किंवा दिवाणी नावालायाची हनुमनामा किंवा अदिया असून,प्रतिवादिचे नाव व पत्ता	1) नाव-शुभल रावकर शिब .. पक्ष. 26; पक्ष. पॉरि नं. .. पत्ता नं. .. प्रभासिके नाव. व. 233. असे रु.1333.03, म्हाते आधी, धणसोली गाव, नवी मुंबई, कर्नाक नं. .. रोड नं. .. मोगाद, ठाणे, विम कोड-400701 पिन नं.-400701480	
(9) टाकापेठक असून दिवाणी दिनांक	23-08-2024	
(10) टाका नोंदणी केल्याक दिनांक	23-08-2024	
(11) मूल्यांकन करू रु. रु.	225580-2024	
(12) बाजारभावापेठमधी मुद्राक मूल्यांक	173008	
(13) बाजारभावापेठमधी नोंदणी मुद्राक	80009	
(14) श्रेणी		
मूल्यांकनकाठी विचारत प्रेतलेला समधील:-		



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## Sale Instances

Property	Flat		
Source	Index - II		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	409.00	490.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 15,892.42	₹ 13,243.68	-

1706875 25-08-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	द्वयम निबंधक : सह दु.नि. ठाणे 3 दस्ता क्रमांक : 17068/2024 नोंदणी : Regn.63m
<b>गावाचे नाव : घणसोली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4237328.24	
(4) भू-मापन पोटहिसा व घरकामांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाद्वारे वर्णन :- इतर माहिती: सदनिका नं. 503,5 वा मजला, पायल प्राईड को-ऑप. होसिंग सोसायटी लि, प्लॉट नं. 104, सेक्टर 21, (जी.ई.एस.), घणसोली, नवी मुंबई, क्षेत्रफळ - 29.745 चौ. मी. कारभार परिचा + 1.710 चौ. मी. सी. बी. परिचा + 2.178 चौ. मी. एफ. बी. परिचा + 4.350 चौ. मी. टेरस परिचा. वन कार पार्किंग स्पेस (प्रथम महिला खरेदीदार असल्याने महाराष्ट्र शासन आदेश क्र. मुद्रांक-2021/अनौ.सं.क्र.12/प्र.क्र.107/म-1(धोरण)अन्वये मु.मु.सुट.) (( Plot Number : 104 : SECTOR NUMBER : 21 : ))	
(5) क्षेत्रफळ	29.745 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल किंवा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिनेश चिमनराम चौधरी -- वय:-29 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सदनिका नं. 604, 6 वा मजला, राम कृष्ण टॉवर, प्लॉट नं. 37, 38, 43, 44, सेक्टर 11डी, कोपरखेरणे, नवी मुंबई, ब्लॉक नं. - रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-400709 पिन नं.-AYEPC4886E	
(8)दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भवना चौधरी -- वय:-29 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: वार्ड नं 89, गैस गौदामा जवळ, तिरुपती पनक्लेवर, हुर्भजि बाबा, देहरादून, उत्तरखंड, ब्लॉक नं. - रोड नं. - , ऊद्धारक:आय. देहरादून. पिन कोड:-248171 पिन नं.-BAHPCS122P	
(9) दस्तावेज करून दिल्याचा दिनांक	11/08/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	11/08/2024	
(11)अनुक्रमिक संड व पृष्ठ	17068/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	325000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)बेट		
मुल्यावनासहटी विचारल घेतलेला तपशील:-		
मुद्रांक शुल्क आकारल्याचा विवरलेला अनुक्रम :-	(ii) within the limits of say Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

### **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 Property documents 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 Property documents 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.



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## DECLARATION-CUM-UNDERTAKING

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

- a) I am a citizen of India.
- b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c) The information furnished in my valuation report dated 13.09.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d) I/ my authorized representative has personally inspected the property on 11.09.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e) Valuation report is submitted in the format as prescribed by the bank.
- f) I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g) I have not been removed / dismissed from service / employment earlier.
- h) I have not been convicted of any offence and sentenced to a term of imprisonment
- i) I have not been found guilty of misconduct in my professional capacity.
- j) I have not been declared to be unsound mind
- k) I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- 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 as applicable is AERPC9086P



- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- 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 the 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.



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Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	The property is purchased by <b>Shri. Mandar Ganesh Patil</b> from M/s. R. C. Constructions vide Agreement for Sale dated 17.12.2019 and <b>Mr.Shreekanta Kumar Satapathy and Mrs.Smita Satapathy</b> (proposed Purchaser)
2	Purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECCC Panel to assess Fair Market Value of the property for banking purpose.
3	Identity of the Valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Vaibhav Bhagat - Site Engineer Binumon Moozhickal - 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 – 11.09.2024 Valuation Date – 13.09.2024 Date of Report – 13.09.2024
6	Inspections and/or investigations undertaken;	Physical inspection done on 11.09.2024
7	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Comparative Sales Method / Market Approach
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, flat size, location, sustained demand for such flat, all round development of residential and commercial 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 **13<sup>th</sup> September 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

this report is included to assist the reader while visualizing the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is a Residential Flat admeasuring **553.00 Sq. Ft. Carpet area**. The property is owned by



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**Shri. Mandar Ganesh Patil** and Proposed purchaser **Mr.Shreekanta Kumar Satapathy and Mrs.Smita Satapathy** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

#### **Property Title**

Based on our discussion with the Client, we understand that the property is in the name of Owner by **Shri. Mandar Ganesh Patil** and Proposed purchaser **Mr.Shreekanta Kumar Satapathy and Mrs.Smita Satapathy**. 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.

#### **Town Planning**

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

#### **Area**

Based on the documents, we understand that the subject property is a Residential Flat admeasuring **553.00 Sq. Ft. Carpet area**.

#### **Condition & Repair**

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.



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### **Valuation Methodology**

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Exiting use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Office and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the 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 a Residential Flat, admeasuring **553.00 Sq. Ft. Carpet area.**



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## **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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## **MODEL CODE OF CONDUCT FOR VALUERS**

### **Integrity and Fairness**

1. A valuer shall, in the conduct of his/hers business, follow high standards of integrity and fairness in all his/hers dealings with his/hers 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/hers 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/hers expertise or deny his/hers 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/hers professional dealings by ensuring that his/hers 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.



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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.

**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.

Place: Mumbai

Date: 13.09.2024

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar  
Director**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.14 13:35:05 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBB/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3



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

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