

F10
F35

Phones:

Off. :91 (22) 2882 6937

:91 (22) 2882 5635

Mob. :9869003273 /9833599876

Fax :91(22) 2882 5635

E-mail :aarchconsultants@gmail.com

S. D. Thakare

Aarch Consultants & Valuers

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

Govt. Reg. Valuers, Architectural, Engineering
Interior, Enviro, Repairs & Project Consultants

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

SBI SMEC, Borivali (West) Branch/ Bombay Craft Company / 46403

Date: 16/09/2021.

Proforma Invoice

To,
The Chief Manager,
State Bank of India,
SMEC, Borivali (West) Branch,
Mumbai

Received
31/11/2021

Subject: Bill for Submission of Valuation report Unit No. 11 on Gound Floor In Building Known as "Neha Industrial Estate" Formerly Known as "Neha Industrial Premises Co. Op. Society Ltd.", Situated at Survey No. 134, H-1 Part, H-2 Part CTS NO 68 C of Village Magathane, Opp. Tata Steel Company, Off. Dattapada Road, Borivali (East), Mumbai - 400 066

**In case of: M/S. BOMBAY CRAFT COMPANY. ✓
M/S. BARDAWA FURNITURE.
(Applicant/Proposed Buyer)**

For my taking instructions, & inspection of the above said Unit and submitting the valuation report as required by you.

- | | |
|---|-----------|
| 1) My Lump - Sum Fees for submission of report. | Rs.4000/- |
| 2) Add: GST 18% | Rs. 720/- |
| 3) Travelling & out of pocket & photography expenses. | Nil |

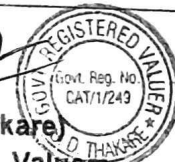
Rupees Four Thousand Seven Hundred Twenty Only

Rs.4720/- + 600 = 5320

PAN No. AAAPT2729D
G.S.T. No. 27AAAPT2729D1ZU

SBI A/c. No. 10378814121
IFSC No: -SBIN0000552
Branch: Malad (W)
Near Chincholi Phatak.

Sd/-
(S. D. Thakare)
Govt. Regd. Valuers
Reg. No. CAT/II 249.



3/11/21

Bill in order
may be paid
Open

Dr - 32065251918 } 5320/-
a - 4599192155214 }
Bardawa Furniture

91 (22) 2882 6937

S. D. Thakare

Aarch Consultants & Valuers

BE Hons (Bom), AMIE AIV

Govt. Reg. Valuers, Architer tural, Engineering

Interior, Lnviro, Repairs & Project Consultants

91 (22) 2882 5635

9869003273 /9833599876

91(22) 2882 5635

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

SMEC, Borivali (West) Branch/ Bombay Craft Company / 46403

Date: 16/09/2021.

Chief Manager,
Bank of India,
EC, Borivali (West) Branch,
Mumbai.

"Valuation Report of Immovable Property"

GENERAL	
Purpose for which the valuation is made	For assessment of fair market value of the property for Bank Loan purpose.
a. Date of Inspection	15/09/2021.
b. Date on which the valuation is made	16/09/2021.
List of documents produced for perusal	
Document	<p><u>Owner Documents-</u></p> <p>a) Articles of Agreement Dated: 03/05/2002.</p> <p>b) Occupation Certificate No. CHE/9617/BP(WS)/AR Dated: 03/09/2003. Issued by MCGM.(For Service Industrial Building, Ground + 2nd floor).</p> <p>c) Maintenance Bill No.00111 Dated: 14/06/2021. (On Owner Name)</p> <p>d) Electricity Account No. 150987995 of Aug-2021. (On Owner Name)</p>
Name of the Applicant/Purchaser's his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	M/S. BOMBAY CRAFT COMPANY. M/S. BARDAWA FURNITURE. (Applicant/Proposed Buyer)
4a Name of the Seller's/Owner	Gheverchand Mistry (Owner/Seller)
5. Brief descriptions of the property	Unit No. 11 on Gound Floor In Building Known as "Neha Industrial Estate" Formerly Known as "Neha industrial Premises Co. Op. Society Ltd.", Situated at Survey No. 134, H-1 Part, H-2 Part CTS NO 68 C of Village Magathane, Opp. Tata Steel Company, Off. Dattapada Road, Borivali (East), Mumbai - 400 066
6. Location of property	
a. Plot No. / Survey No.	Survey No. 134, H-1 Part, H-2 Part
b. Door No.	Unit No. 11 on Ground Floor.
c. C.T.S. No. / Village	CTS NO 68 C of Village Magathane
d. Ward / Taluka	Borivali
e. Mandal / District	Mumbai
f. Date of issue and validity of layout of approved map / plan	Occupation Certificate No. CHE/9617/BP(WS)/AR Dated: 03/09/2003. Issued by MCGM.(For Service Industrial Building

11/2

T.I.C
F-37

Approved map / plan issuing authority	Ground + 2 nd floor).	
Whether genuineness or authenticity of approved map / plan is verified	MCGM	
any other comments by our empanelled valuers on authentic of approved plan	Yes, Approving Authority is MCGM. It is authentic.	
Postal address of the property	Yes, Approving Authority is MCGM. It is authentic.	
City / Town	Unit No. 11 on Ground Floor In Building Known as "Neha Industrial Estate" Formerly Known as "Neha Industrial Premises Co. Op. Society Ltd.", Situated at Survey No. 134, H-1 Part, H-2 Part CTS NO 88 C of Village Magathane, Opp. Tata Steel Company, Off. Dattapada Road, Borivali (East), Mumbai - 400 066	
Residential Area	City.	
Commercial Area	Yes.	
Industrial Area	--	
Classification of the Area	--	
i. High / Middle / Poor	Middle Class Locality.	
ii. Urban / Semi Urban / Rural	Urban	
Coming under Corporation limit / Village Panchayat / Municipality	MCGM	
Whether covered under any State / Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	No.	
2. Boundaries of the property		
North	Tatva Building	
South	GEM Financial	
East	Suashish Park	
West	Garden	
3. Dimension of the site		
North	As per Deed	Actuals
South	Khatau Junkar's Land	Tatva Building
East	Lands Reserved For Government Godown	GEM Financial
West	Lands of Lessors Beyond that by Land of Cable Corporation of India Limited	Suashish Park
	Lands of Lessors Resham Textiles Pvt. Ltd. & Beyond that by Land of Shakti Insulated Wires Pvt. Ltd.	Garden
14. Extent of the site	a) Carpet area is 279 Sq. Ft. (25.91 Sq. Mt.) As Per Measurement Taken on site. b) Built up area is 358 Sq. Ft. (33.25 Sq. Mt.) As Per Articles of Agreement Dated: 03/05/2002. Is Considered for Valuation.	
14.1 Latitude & Longitude & Co-ordinates of Unit	Latitude = 19°13'09.0" N Longitude = 72°51'41.3" E	
15. Extent of the site considered for valuation (least of 13A & 13B)	Built up area is 358 Sq. Ft. (33.25 Sq. Mt.) As Per Articles of Agreement Dated: 03/05/2002. Is Considered for Valuation.	
16. Whether occupied by the owner / tenant?	Owner Occupied Unit	

10072

T.I.C
F38

occupied by tenant since how long? received per month.	
APARTMENT BUILDING	
Structure of the Apartment	Industrial Unit
Location	Unit No. 11 on Gound Floor In Building Known as "Neha Industrial Estate" Formerly Known as "Neha Industrial Premises Co. Op. Society Ltd.", Situated at Survey No. 134, H-1 Part, H-2 Part CTS NO 68 C of Village Magathane, Opp. Tata Steel Company, Off. Dattapada Road, Borivali (East), Mumbai - 400 066
C.T.S. No.	CTS NO 68 C
Block No.	-
Ward No.	-
Village / Municipality / Corporation	Village Magathane / MCGM
Door No., Street Road (Pin code)	Unit No.11 /Internal Road / Pin code:- 400 066
Descriptions of the locality Residential / Commercial / Mixed	Industrial Locality.
Year of Construction	About 2003.
Number of Floors	Building is with <u>Ground + 2nd</u> Upper Floors without Lifts.
Type of Structure	R.C.C. framed structure.
Number of dwelling units in the building	30 Industrial Units on Typical Floor of the building.
Quality of Construction	Satisfactory.
Appearance of the building	Satisfactory.
Maintenance of the building	Satisfactory.
Facilities available	
Lifts	No Lifts.
Protected Water Supply	Municipal Water.
Underground Sewerage	Municipal Sewerage.
Car parking – Open / Covered	Yes, Open Car Parking Space Provided.
Is compound wall existing?	Yes
Is pavement laid around the building?	Yes
III UNIT	
1. The floor on which the Unit is situated	Unit is on Ground Floor
Door No. of the Unit	Unit No. 11
3. Specification of the Unit	
Roof	R.C.C Slab Roof.
Flooring	Kota Flooring.
Doors	MS Rolling Shutter
Windows	Aluminum Sliding Windows.
Fittings	Concealed
Finishing	Good
4. House Tax	Details not available.
Assessment No.	Details not available.
Tax paid in the name of	Details not available.
Tax amount	Details not available.
5. Electricity service connection no.	Account No. 150987995
Meter card is in the name of	Gheverchand Mistry
6. How is the maintenance of the Unit ?	Good.
7. Sale Deed executed in the name of	-
8. What is the undivided area of land as per Articles of Agreement?	N.A

112


F-39
F-39

What is the plinth area of the Unit ?	Carpet area is 279 Sq. Ft. (25.91 Sq. Mt.) As Per Measurement Taken on site.
What is the floor space index (app)	As per Rules & Regulation.
What is the Built up area of the Unit ?	Built up area is 358 Sq. Ft. (33.25 Sq. Mt.) As Per Articles of Agreement Dated: 03/05/2002. Is Considered for Valuation.
Is it Posh / I Class / Medium / Ordinary?	Medium Class.
Is it being used for Residential or Commercial purpose?	Industrial Area.
Is it Owner occupied or Let out?	Owner Occupied Unit.
If rented, what is the monthly rent?	N.A.

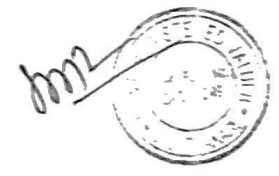
MARKETABILITY	
1. How is the marketability?	Good.
2. What are the factors favoring for an extra Potential Value?	Well-developed Residential locality.
3. Any negative factors that are observed which affect the market value in general?	No.

V RATE	
1. After analyzing the comparable sale instances, what is the composite rate for a similar 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)	Rs. 14,500/- per Sq. Ft. on Built up area.
2. Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specification and other factors with the Unit under comparison (given details)	Around Rs. 14,500/- per Sq. Ft. on Built up Area.
3. Break - up for the rate	
i. Building + Services	Rs. 2,000/- per Sq. Ft.
ii. Land + Others	Rs. 12,500/- per Sq. Ft.
4. Guidelines rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	BUA is 358 Sq. Ft. X Rs. 11,729 /- = Rs. 41,98,982/-

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	
Depreciation building rate	Comparable Sale method
Replacement cost of Unit with services (v(3)i)	Comparable Sale method
Age of the building	18 Years.
Life of the building estimated	42 Years. (if repaired & maintain property & regularly)
Depreciation percentage assuming the salvage value as 10%	N.A.
Depreciation Ratio of the building	N.A.
b.	
Total composite rate arrived for valuation	
Depreciation building rate VI (a)	Rs. 2,000/- per Sq. Ft. (Building + Services)
Rate for land & other V (3) ii	Rs. 12,500/- per Sq. Ft. (Land + Others)
Total Composite Rate	Rs. 14,500/- per Sq. Ft. (Composite Rate)

DETAILS OF VALUATION

Sr. No	DESCRIPTION	QUANTITY	RATE PER UNIT (Rs.)	ESTIMATED/ PRESENT VALUE (Rs.)
1.	Present Value of the Fully Finished Unit	Built up area is 358 Sq. Ft.	Rs. 14,500/- Per Sq. Ft.	Rs. 51,91,000/-
3.	Wardrobes	N.A.		
4.	Show cases / Almirahs	N.A.		



T.I.D
F 40

Kitchen arrangements	N.A.		
Superfine finish	Good		
Interior decorations	N.A.		
Electricity deposits / electrical fittings, etc.,	Concealed		
Extra Collapsible gates / grill works etc.,	N.A.		
Potential value, if any	N.A.		
Others	N.A.		
Total	Rs. 51,91,000/-		
(Rupees Fifty One Lakhs Ninety One Thousand Only)			
2 Remark	No.		

Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening/public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated) and their effect on

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

Photograph of owner/representative with property in background to be enclosed.
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/internet sites.


As a result of my appraisal and analysis it is my considered opinion that the Realizable value of the above property in the prevailing condition with aforesaid specifications is

Rs. 51,91,000/-

- a) Insurance Value = Rs. 7,16,000/-
- b) Rental Value = Rs. 15,000/- Per Month
- c) The book value of the above property (Government value) = Rs. 41,98,982/-

Place : Mumbai.
Date: 16/09/2021

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



The undersigned has inspected the property detailed in the valuation report dated: on _____ We are satisfied that the fair and reasonable market value of the property is _____ (Rupees _____ Only)

Date:
Place:

Signature
(Name of the Branch Manager
With Office Seal)

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

T.I.C
F41

DECLARATION-CUM-UNDERTAKING

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

- a) I am a citizen of India.
- b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of 3 years prior to my appointment as valuer or 3 years after the valuation of assets was conducted by me.
- c) The information furnished in my valuation report **Dated: 16/09/2021**, is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d) My Representative **Mr. Pitambar** personally inspected the property on **Dated: 15/09/2021**. The work is not sub-contracted to any other valuer and carried out by myself.
- e) Valuation report is submitted in the format as prescribed by the Bank.
- f) I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g) I have not been removed/ dismissed from service/employment earlier.
- h) I have not been convicted of any offence and sentenced to a term of imprisonment.
- i) I have not been found guilty of misconduct in professional capacity.
- j) I have not been declared to be unsound mind.
- k) I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt.
- l) I am not an undischarged insolvent.
- m) I have not been levied a penalty under section 271J of Income-Tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-Tax (Appeals) or Income-Tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-Tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n) I have not been convicted of an offence connected with any proceeding under the Income-Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o) My PAN Card number/Service Tax number as applicable is **AAAPT2729D**
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- r) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- s) I have read the international Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- t) I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
(Annexure V- A signed copy of same to be taken and kept along with this declaration)
- u) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x) I am the proprietor of the firm who is component to sign this Valuation report.
- y) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z) Further, I hereby provide the following information.





F42

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued	Industrial Unit in Completed Bldg.
2.	Purpose of valuation and appointing authority	Assess Present Value.
3.	identity of the valuer and any other experts involved in the valuation;	S. D. Thakare. Govt. Regd. & Bank Panel Valuer
4.	disclosure of valuer interest or conflict, if any;	I have no interest in property
5.	date of appointment, valuation date and date of report;	Site Visit Dated: 15/09/2021 Report Dated: 16/09/2021
6.	Inspections and/or investigations undertaken;	Yes
7.	nature and sources of the information used or relied upon;	Site Enquiries Net Enquiries & Our Record.
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Prescribed Procedures & Standards of Govt.
9.	restrictions on use of the report, if any;	For Bank Loan Purpose for Specified Bank Branch.
10.	major factors that were taken into account during the valuation;	All Factors Affecting value Considered.
11.	major factors that were not taken into account during the valuation;	All Factors Affecting value Considered.
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	N.A.

Place:- Malad (West), Mumbai.

Dated: 16/09/2021


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



T1.0
F43

timers

valuation is based on our experience and knowledge; this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed due to any emergency in future and / or change in circumstances/material content. Valuer shall not be responsible for any kind of consequential damages/losses whatsoever/ of any nature.

value given in our report is only an opinion on the Fair Market Value (FMV) as on date. If there is any opinion from others / other Valuers about increase or decrease in the value of assets valued by us, we should not be held responsible as the views vary from Valuer to Valuer and based on circumstances/information provided/material content. The principle of 'BUYERS BEWARE' is applicable in case of sale/purchase of properties/assets.

The legal documents pertaining to the ownership of the above said property has been referred to on face value and it is presumed that bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketability title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality and is subject to adequacy of engineering/structural design and that the building is constructed as per building bye-laws and there are no violations whatsoever.

As regards the authenticity/genuineness/verification of documents, the onus lies with the lender. Our report is valid subject to the said property legally cleared by the lender's panel advocates. Our valuation is only for the use of the party to whom it is addressed to and no responsibility is accepted to any 3rd party for the whole or part of its contents. The said report will not hold good/should not be used for any court/legal matters. It is absolutely confidential and legally privileged. It is advisable for the lender or the party to go through the contents of the report and discrepancy, if any, should be brought to the notice of Mr. S. D. Thakare within 15 days and Mr. S. D. Thakare is not responsible for any change in contents after expiry of 15 days from the date of the report. Encumbrances of loan, govt. and other statutory dues, stamp duty, regtn. Charges, transfer charges etc., if any, are not considered in the valuation. We have assumed that the assets are free from encumbrances.

The bank is advised to consider the CIBIL REPORT of their customer before disbursement/enhancement of the loan to safeguard the interest of the bank from probable loss on granting the loan amount. The Valuer should not be held responsible due to deviations as permitted by the bank, for any reasons.

It is presumed that the copies of documents are taken from the originals duly tested and veracity verified with Ultra Violet Lamp(UVL) machine.

It should be noted that Mr. S. D. Thakare value assessments are based on the facts and evidence available during & at the time of assessment. It is therefore recommended that the value assessments be periodically reviewed.

Assumptions and Limiting Conditions

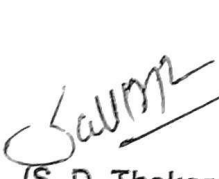
- 1) Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the bank/client.
- 2) In case of any dispute, assumption taken by Valuer shall overrule any other assumptions.
- 3) Due to peculiarity of real estate transaction in our country,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




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

Date :- 03/08/2021

Place:- Malad (West), Mumbai.


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



(Annexure-II)
MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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




Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

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



F.I.C
F/116

and hospitality:

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)

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

Remuneration and Costs

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions



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

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or 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

Date :- 16/09/2021

Place:- Malad (West), Mumbai.



(S. D. Thakare)
Architect and Govt.Regd.Valuer.
Reg.No.CAT/11/249



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](#)

[Close](#)

[Feedback](#)

Year

20212022

Annual Statement of Rates

Language

English

Selected District मुंबई(उपनगर)

Select Village मागाठाणे (बोरीवली)

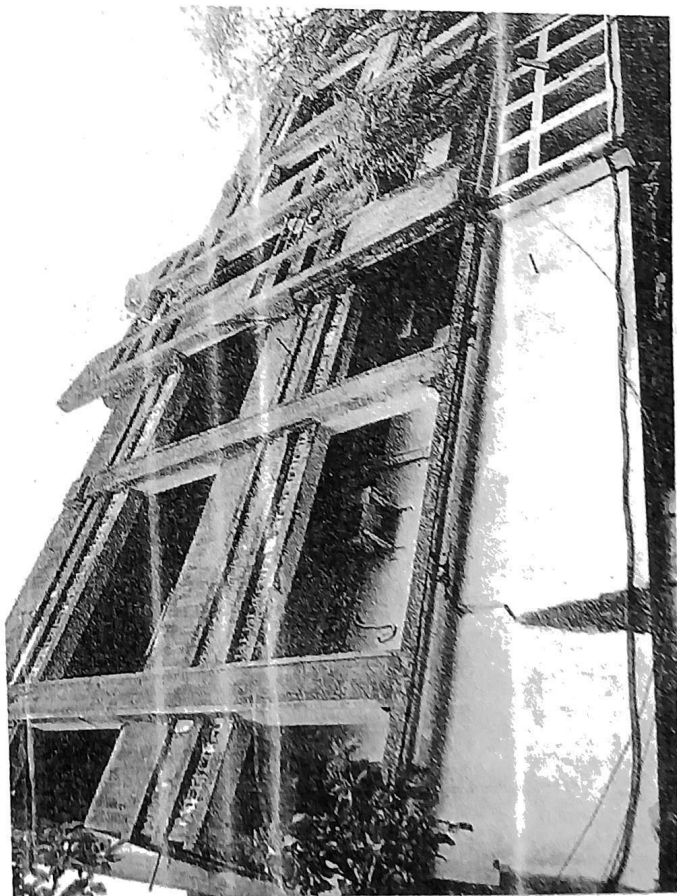
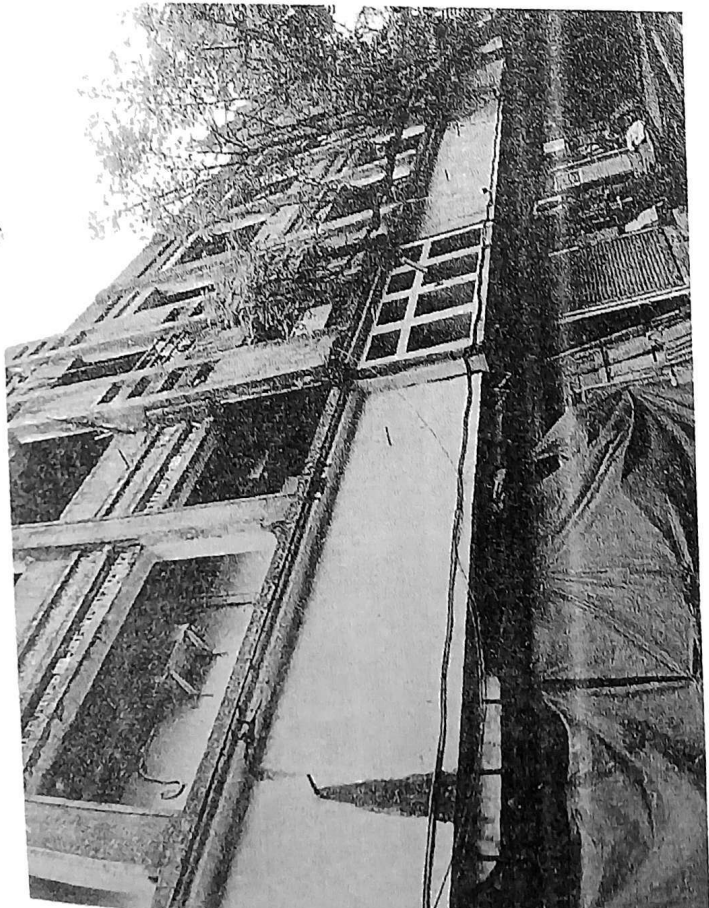
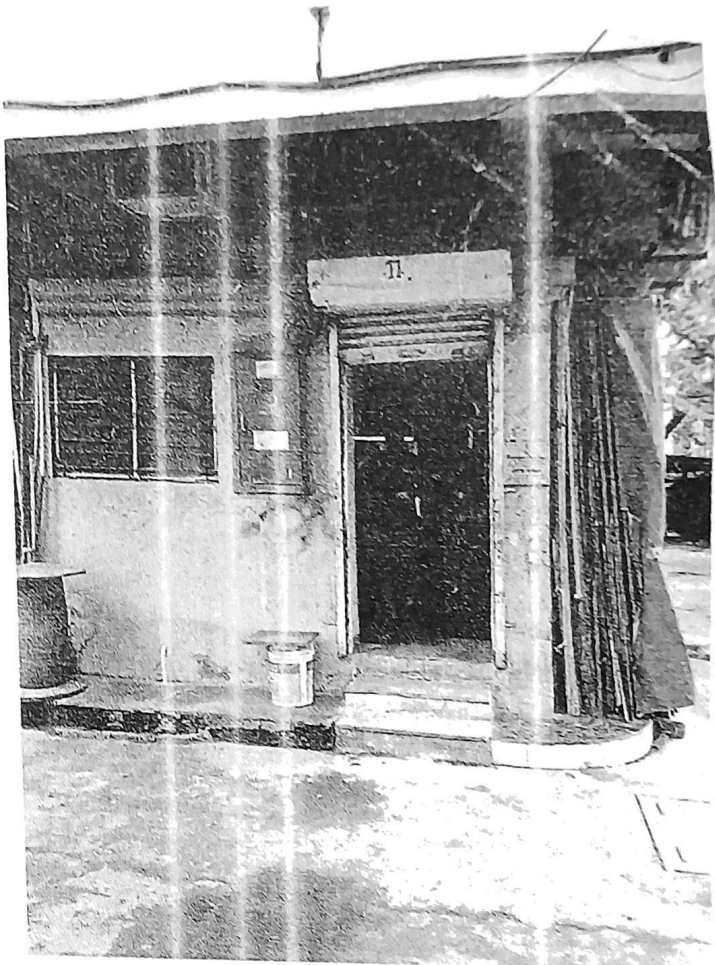
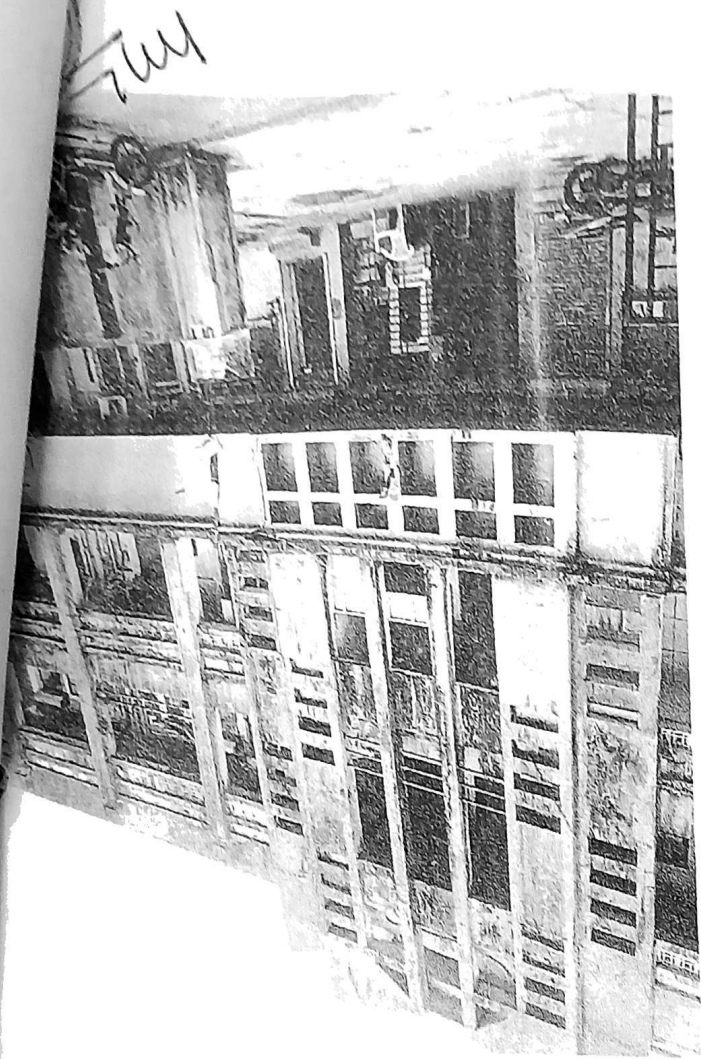
Search By Survey No Location

Enter Survey No 68

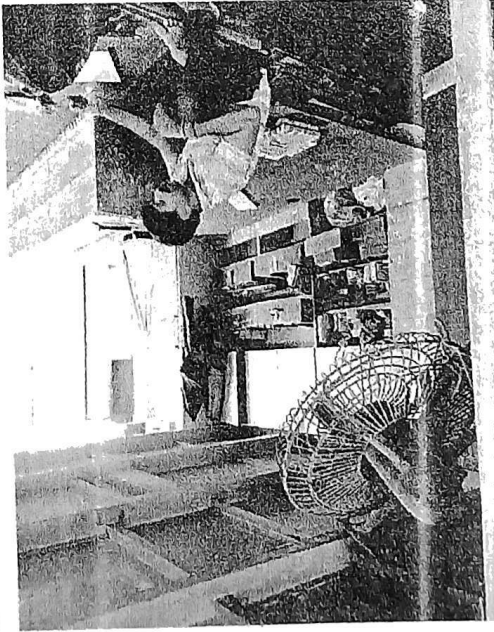
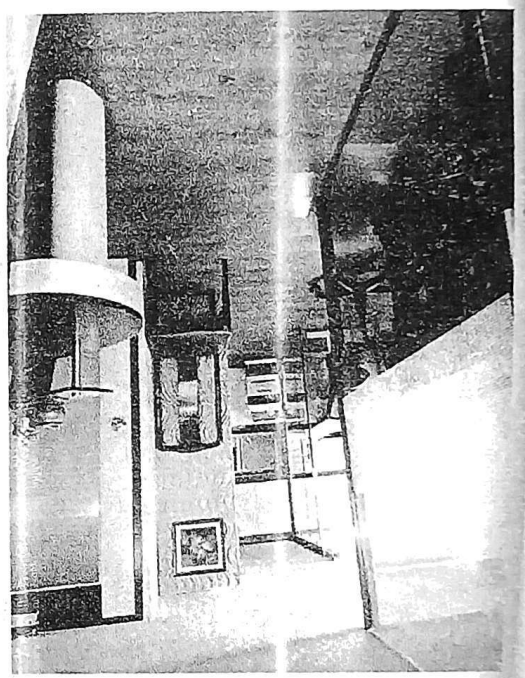
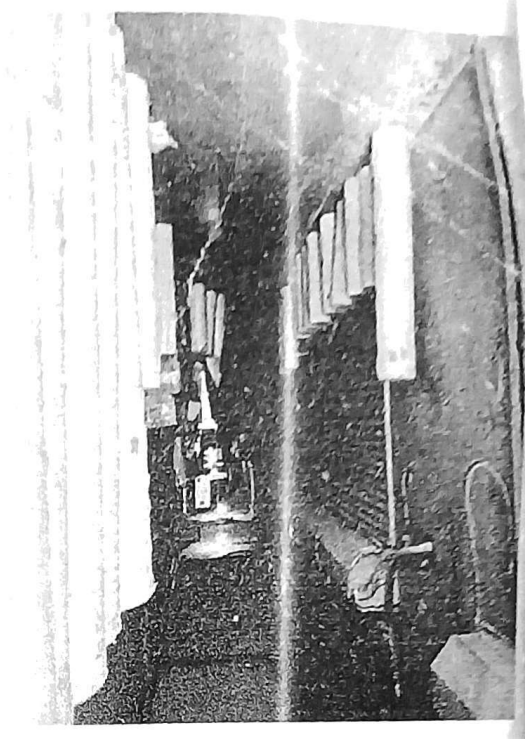
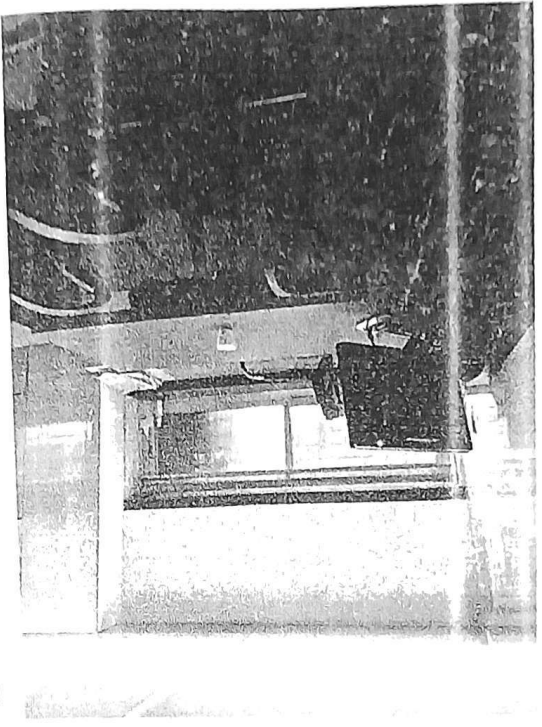
Search

विवरण	पंचायत	वि.सं.	क्षेत्रीय	रु.मं.	औद्योगिक	एकक (Rs./)	Attribute
86/389-भुभाग: उत्तरेस राजेंद्रनगर समोरील 36.60 मी.वि.यो. रस्ता, पूर्वेस द्रुतगती मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे लाईन.		57890	126260	157300	210100	126260	चौरस मीटर सि.टी.एस. नंबर

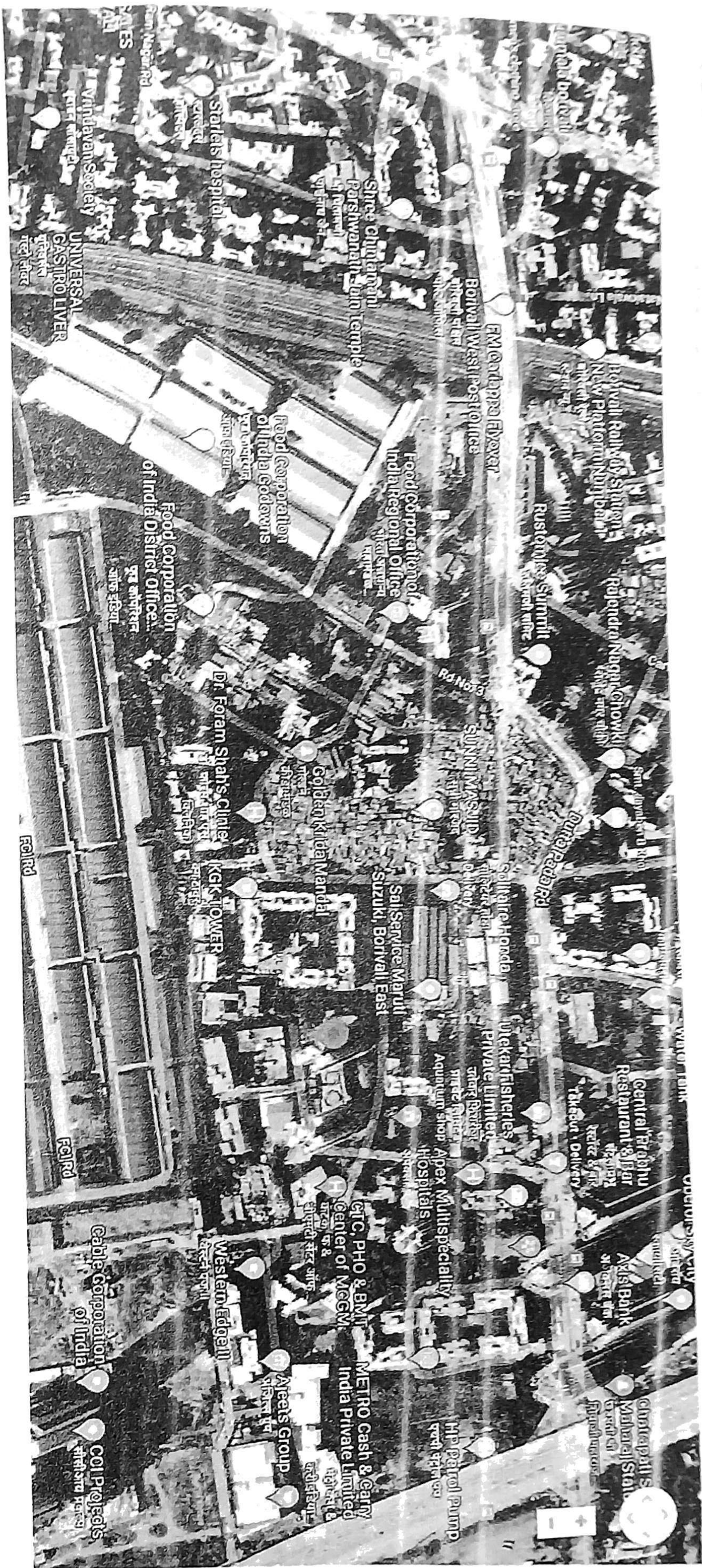
F48



200



191309 0N 7215141 3E



Cancel



F 91

F66

CHALLAN
MTR Form Number-6



MH007701703202122E		BARCODE		Date 20/10/2021-11:53:43	Form ID
Department Inspector General Of Registration		Payer Details			
Type of Payment Search Fee Other Items		TAX ID / TAN (If Any)			
Office Name BRL1_JT SUB REGISTRAR BORIVALI 1		PAN No.(If Applicable)			
Location MUMBAI		Full Name		D K Jha	
Year 2021-2022 One Time		Flat/Block No.			
Account Head Details		Premises/Building			
0030072201 SEARCH FEE		Road/Street			
Amount In Rs. 750.00		Area/Locality			
		Town/City/District			
		PIN			
		Remarks (If Any)			
		Village - Magathane 30 Years			
		Amount In		Seven Hundred Fifty Rupees Only	
Total		750.00		Words	
Payment Details PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172021102000338	339736324
Cheque/DD No.		Bank Date	RBI Date	20/10/2021-11:54:26	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9324373639

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Dharmendra Kumar Jha
T-337/6, Old Barrack, Chembur, Colony, Mumbai 400 074. Mo. 9324373639.

SEARCH REPORT

Date- 19/10/2021

To,
Dr. Naveen Kumar Poojary,
Advocate High Court,
Mumbai.

Ref: - Search Report in respect of the Unit No. 11, on Ground Floor, in the building known as Neha Industrial Estate, (Neha Industrial Premises co. op. Society Ltd), admeasuring 33.27 sq. meters., constructed on land or ground bearing Survey No. 134/1(pt) and 2(pt), and CTS No. 68C, lying, being and situated within the Village limits of Magathane, Taluka Borivali & Registration and Sub-Registration District and District of Mumbai Suburban.

Name: Mr. Gheverchand Mistry.

Dear Sir,

As per your instruction, I have carried out searches in respect of the above-mentioned property for the last 30 years (i.e. from 1992 to 2021) at the sub registrar of assurances at Borivali and I have gone through the available record at concerned office and I have examined the Index-II in respect of the above-mentioned property and I have found the following entries to have been made in there of during the course of search.

Online Search at Sub-Registrar office at Borivali, (30 Years):-

1992 – 1995 – Nil

1996: -

(i). Undertaking dated 3/4/1996 registered on 10/4/1996 under Serial No. BBJ/1215/1996 at the office of Sub – Registrar Mumbai regarding the above said plot bearing CTS No. 68-C, of Magathane, by and between Paras D. Gundecha referred to as the party of the first part and B.M.C referred to as the party of the second part.

1997 – 2001 – Nil

2002: -

(i). Agreement dated 3/5/2002 registered on 17/7/2002 under Serial No. BDR-6/5504/2002 at the office of Sub – Registrar Borivali-3, regarding the above said Unit No. 11, Neha Industrial Estate, admeasuring 33.27 sq. meters., of Magathane, by and between M/s. Neha Enterprises through its partner Mr. Paras Gundecha through their authorized attorney Sujata Pant referred to as the party of the first part and Mr. Gheverchand Mistry referred to as the party of the second part.

2003 – 2021 – Nil

