

Mumbai : 808, Sai Dutta CHS., Building A/D, Saiwadi, Koldongari, Andheri (E), Mumbai 400 069
Ratnagiri : Rahate, E/7, 1st Fl., Arihant Nagar, Salvi Stop, Tal. & Dist. Ratnagiri - 415 612
Devrukh : Near State Bank, A/p. Devrukh, Tal. Sangmeshwar, Dist. Ratnagiri - 415 804

14th DEC 2020.

VALUATION REPORT (IN RESPECT OF COMMERCIAL UNIT)

STATE BANK OF INDIA BRANCH:		: SBI Baddi
I. GENERAL		
1.	Purpose for which the valuation is made	: Assessment of Market Value for loan purpose.
2.	a) Date of inspection	: 10.12.2020.
	b) Date on which the valuation is made	: 14.12.2020.
3.	List of documents produced for perusal	
	Descriptions	Name of Approving Authority Approval No. & Date
	Copy of Sale Agreement (office no. 403)	: 1460/2004 Dated : 09/02/2004.
	Copy of Sale Agreement (office no. 404)	: 1459/2004 Dated : 09/02/2004.
	Copy of Sale Agreement (office no. 405)	: 1455/2004 Dated : 09/02/2004.
	Copy of Sale Agreement (office no. 406)	: 1456/2004 Dated : 09/02/2004.
	ii) Copy of OC	: BMC BMC/CHE/4382/BP(WS) AR Dated : 06/09/2002.
	iii) Copy of CC	: BMC BMC/CHE/4382/BP(WS) AR Dated : 26/04/1995
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Jagmohan Singh- Office No. 403 To 406, 4th Floor, Building No. 10, Dimple Arcade Annexe, C.T.S. No. 711B, Survey No. 25, Hissa No. 03, Asha Nagar, Thakur Complex, Village. Poiser, Kandivali (East), Mumbai-400 101.
5.	Brief description of the property	: Subjected property is Commercial Unit situated in Upper Middle Class area & it is Free Hold.
	Location of property	
	a) Plot No. / Survey No.	: C.T.S. No. 711B, Survey No. 25, Hissa No. 03
	b) Door No.	: Office No. 403 to 406
	c) T.S. No. / Village	: Village Poiser
	d) Ward / Taluka	: Mumbai.
	e) Mandal / District	: Mumbai
	f) Date of issue and validity of layout of approved map / plan	: Details not provided to us
	g) Approved map / plan issuing authority	: -
	h) Whether genuineness or authenticity of approved map / plan is verified	: Details not provided to us
	i) Any other comments by our empanelled valuers on authentic of approved plan	: -
7	Postal address of the property	: Office No. 403 To 406, 4th Floor, Building No. 10, Dimple Arcade Annexe, C.T.S. No. 711B, Survey No. 25, Hissa No. 03, Asha Nagar, Thakur Complex, Village. Poiser, Kandivali (East), Mumbai-400 101.



8	City / Town	:	Mumbai	
	Residential area	:	Residential	
	Commercial area	:	Yes	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Upper Middle class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	-	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area.	:	N.A	
12.	Boundaries of the property		As per the Deed	Actuals
	North		NA	Dimple Arcade
	South		NA	Paras Chsl
	East		NA	Road
	West		NA	Surbhi House
13	Dimensions of the site	:	a	b
			As per the Deed	Actuals
	North	:	NA	NA
	South	:	NA	NA
	East	:	NA	NA
	West	:	NA	NA
14	Latitude, Longitude and Coordinates of the site		19.2123582	72.867435
15.	Extent of the site			
16.	Extent of the site considered for Valuation (least of 13a & 13b)			
17	Whether occupied by the owner / tenant?		Office no. 403, 404 and 405 - Rented Office no. 406 - Owner occupied	
17.1	If occupied by tenant since how long? Rent received per month.		Name	Mr. Yashdeep
			Rent per month	₹ 1,20,000/-
			Since how long	01 year

II. APARTMENT BUILDING		
Sr.	Description	Remarks
1	Nature of the apartment	Commercial
2	Location	Village. Poiser
	CTS./ Survey/ Plot No.	C.T.S. No. 711B, Survey No. 25, Hissa No. 03
	Block/ Sector No./Ward No.	N.A
	Village / Municipality / Corporation	-
	Door No., Street or Road (Pin Code)	Asha Nagar Road
3	Description of the locality Residential / Commercial / Mixed	Commercial
4	Year of Construction	2002
5	Number of floors	Ground + 5th upper floors with 02 lifts
6	Type of structure	R.C.C framed structure
7	Number of Dwelling units in the building.	-
8	Quality of Construction	Good
9	Appearance of the Building	Good
10	Maintenance of the Building	Good
11	Facilities available	
	Lift	Yes
	Protected Water Supply	Yes
	Underground Sewerage	Yes
	Car Parking - Open / Covered	Yes
	Is Compound wall existing?	Yes



	Is pavement laid around the Building?	:	Yes	
III	COMMERCIAL UNIT			
1	The floor in which the Unit is situated	:	Forth floor	
2	Door No. of the Unit	:	Unit No. 403 to 406	
3	Specifications of the Unit	:	Subjected property is Commercial Unit	
	Roof	:	R.C.C	
	Flooring	:	Vitrified	
	Doors	:	Flush doors	
	Windows	:	Sliding	
	Fittings	:	Good	
	Finishing	:	Good	
	Stage Of Construction	:	Completed	
	% Work completed	100 %	:	% Disbursement Recommended 100 %
	4	House Tax	:	Details not provided
Assessment No.		:	Details not provided	
Tax paid in the name of		:	Details not provided	
Tax amount		:	Details not provided	
5	Electricity Service connection No.	:	Details not provided	
	Meter Card is in the name of	:	Details not provided	
6	How is the maintenance of the flat?	:	Good	
7	Sale Deed executed in the name of	:	Jagmohan Singh	
8	What is the undivided area of land as per Sale Deed?	:	N.A	
9	What is the plinth area of the flat?	:	Office no. 403 - 122.34 Sq. ft. Office no. 404 - 139.97 Sq. ft. Office no. 405 - 155.30 Sq. ft. Office no. 406 - 257.70 Sq. ft.	
	Saleable area	:	-	
	At site area	:	Office no. 402 to 405 (Merged offices) - 780.00 Sq. ft Carpet area Office no. 406 - 255.00 Sq. ft Carpet area	
	As per Plan	:	Plan not provide to us	
	As per documents	:	Office no. 403 - 101.95 Sq. ft Office no. 404 - 116.64 Sq. ft Office no. 405 - 129.42 Sq. ft Office no. 406 - 214.75 Sq. ft	
10	What is the floor space index (app.)	:	NA	
11	Is it Posh / I Class / Medium / Ordinary?	:	Medium	
12	Is it being used for Residential or Commercial purpose?	:	Commercial purpose	
13	Is it Owner-occupied or let out?	:	Office no. 403, 404 and 405 - Rented Office no. 406 - Owner occupied	
14	If rented, what is the monthly rent?	:	₹1,20,000/-	
IV	MARKETABILITY			
1.	How is the marketability?	:	Good	
2.	What are the factors favoring for an extra Potential Value?	:	Property is in near to Western Express Highway and all amenities i.e. School, Colleges, Atms, Hospitals, Market etc. available there	
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?	:	Rs. 35,000/- to Rs.36,000/- Per Sq.ft on Built up Area Depending Upon Location & amenities	



Signature

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 (given details).	:	Rs. 35,500/- per sq. ft. on Built up area
3	Break – up for the rate		
	i) Building + Services	:	3500
	ii) Land + others	:	32000
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 17,020/- per Sq. ft on BUA
5	Guideline Value	:	Office no. 403 - 122.34 X 17020 = Rs. 20,82,227 Office no. 404 - 139.97 X 17020 = Rs. 23,82,289 Office no. 405 - 155.30 X 17020 = Rs. 26,43,206 Office no. 406 - 257.70 X 17020 = Rs. 43,86,054 Total Rs. 1,14,93,776
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a	Depreciated building rate	:	2100
	Replacement cost of flat with Services (v(3)i)	:	3000
	Age of the building	:	18 years.
	Life of the building estimated	:	60 years
	Residual Life of the building		42
	Depreciation percentage assuming the salvage value as 10%	:	-
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	
	Rate for Land & other V (3) ii	:	
	Total Composite Rate	:	

Details of valuation:

Sr.	Description	Qty.	Rate per unit Saleable area Rs.	Estimated value Rs.	
1	Present value of the Commercial Unit 403	122.34	₹ 35,500/-	₹ 43,43,070/-	
	Present value of the Commercial Unit 404	139.97	₹ 35,000/-	₹ 49,68,935/-	
	Present value of the Commercial Unit 405	155.30	₹ 35,500/-	₹ 55,13,150/-	
	Present value of the Commercial Unit 406	257.70	₹ 35,500/-	₹ 91,48,350/-	
2	Carparkin				
3	Showcases /				
4	Kitchen arrangements				
5	Superfine finish				
6	Interior Decorations				
7	Electricity deposits / electrical fittings, etc.				
8	Extra collapsible gates / grill works etc.				
9	Potential value, if any				
10	Others				
	Total			₹ 2,39,73,505/-	
11	Realizable Value in Rs.			₹ 2,39,73,505/-	
12	Insurable Value in Rs	Built up area	Cost of construction		
		Office no. 403	122.34	3000	₹ 3,67,020/-
		Office no. 404	139.97	3000	₹ 4,19,910/-
		Office no. 405	155.30	3000	₹ 4,65,900/-
		Office no. 406	257.70	3000	₹ 7,73,100/-
	Total			₹ 20,25,930/-	



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(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and we have given valuation on the sale instance attach below, supported by necessary calculation. Also such aspects as impending threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions and their effect on i) Salability ii) likely rental values 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 Relizable Value is ₹ 2,39,73,505/-
(In word:- Rupees Two Crore Thirty Nine Lakh Seventy Three Thousand Five Hundred & Five Only.)

Remark:

1. We have released report on the basis of provided documents i.e Copy of Index-II and Sale agreement a
2. Property inspected by Mr. Sandesh Patne.
3. Property identify by Mr. Yashdeep (Rented).
4. We have considered documented area for valuation.
5. OC Provided to us is of building no.2. so we have no verified provided OC..

Place : Mumbai
Date : 14.12.2020



Signature
(Name of the Approved Valuer)

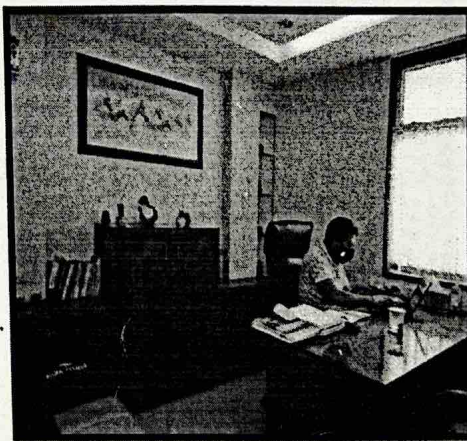
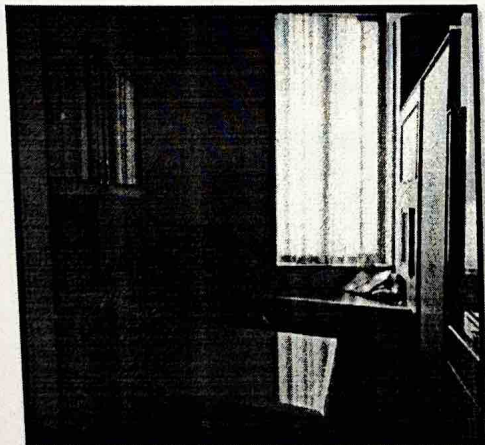
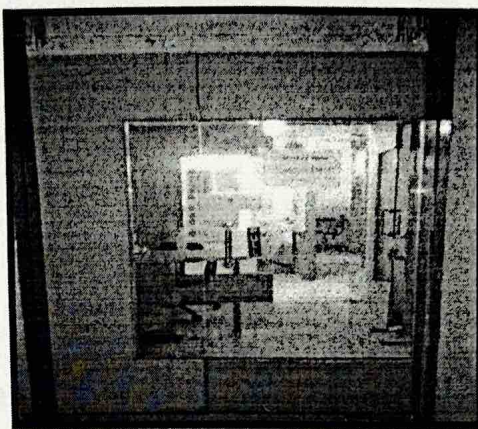
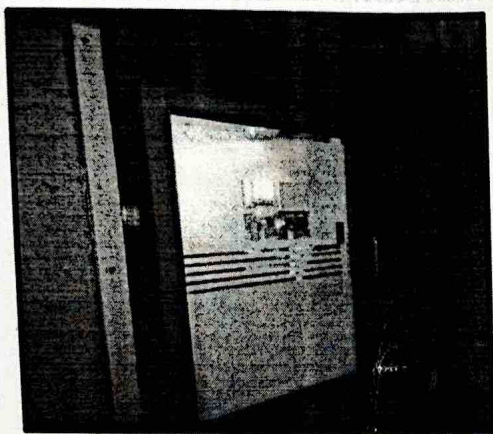
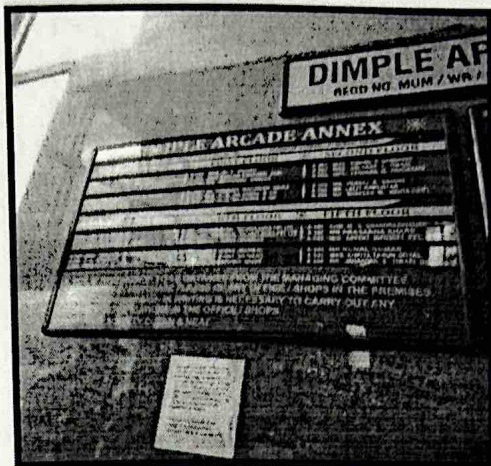
The undersigned has inspected the property detailed in the Valuation Report dated 14/12/2020
_____ We are satisfied that the fair and reasonable market value of the property is ₹ 2,39,73,505/-
(Rs. _____ only).

Date:

Signature
(Name of the Branch Manager with office Seal)

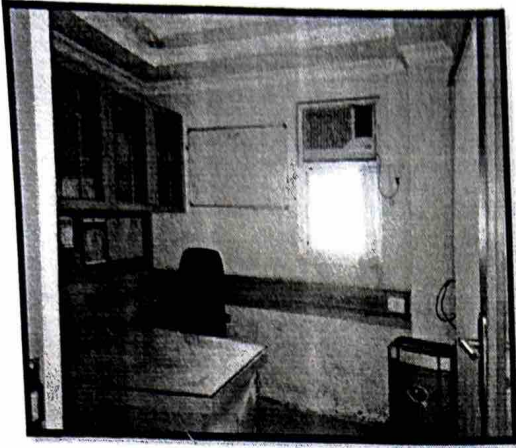


SITE PHOTO

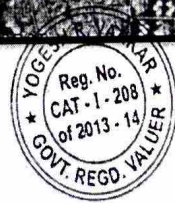
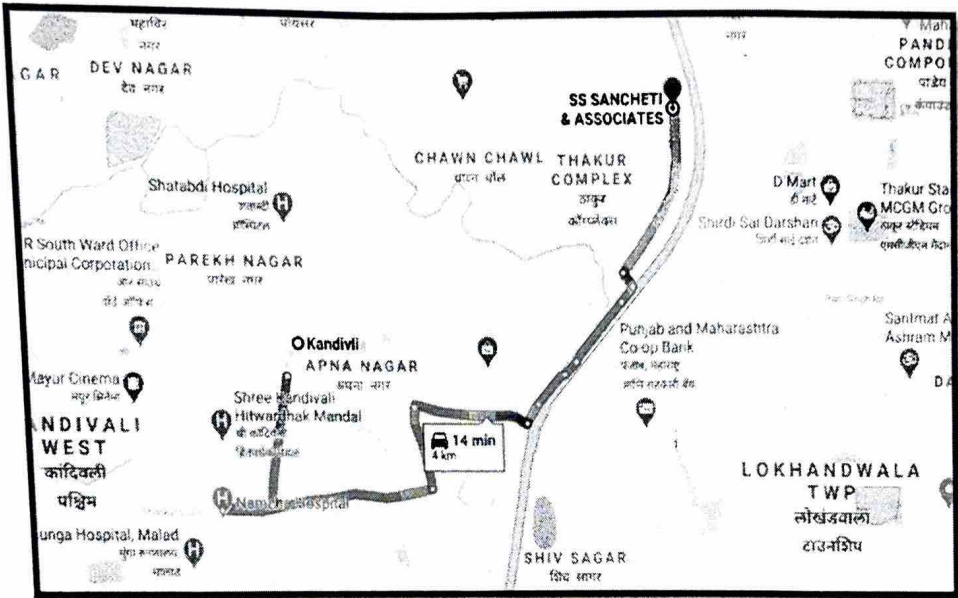


Reg. No. CAT-1-208 of 2013-14 GOVT. REGD. VALUER

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GOGLE MAP



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नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Annual Statement of Rates

Year: 2020-2021

Language: English

Selected District: मुंबई (दपलपूर)

Select Village: मोरेश्वर (कोरीवली)

Search By: Survey No Location

Enter Survey No: 711 Search

अपविचार	मूनी बंधीन	निवासी सादरिवा	वॉडिंग	दुकरा	वे जो मिक	एकक (रि. /)	Athabats
78/348-दुपलपूर, उजवेस बाबाकी सीमा, दुवेस हुमाली महापूर, इधिम बाबाकी सीमा व इधिम बाबाकी	74360	153300	183200	223500	153300	मीटर मीटर	मि.टी.एच. मंडर
78/352-रस्ता, हुमाली महापूर	96900	175230	221200	263800	175230	मीटर मीटर	मि.टी.एच. मंडर

₹ 70.0 Lac 240 Sq-ft Commercial Office Space

100+ Buyers Served Sky Capsule 5★ 4.9★ Contact Now

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
 <p>Project Name: Emble Arcade</p> <p>Superfice: 240 sqft - 429 sqft</p> <p>Construction: Furnished</p> <p>Construction Type: Apartment</p>	<p>Floor: 2 (Out of 5 Floors)</p> <p>Configuration: 1BHK</p> <p>Area: 130 sqft - 451.20 sqft</p> <p>Facility: No Personal Parking</p> <p>Construction Status: Ready to Move</p>	<p>Price: ₹ 2,500/sqft</p>	<p>Agent Name: Yogesh R. Vanekar</p> <p>Reg. No: CAT-1-208</p> <p>Year: 2013-14</p>	

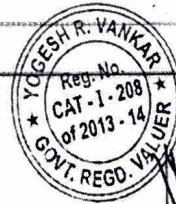
Contact Agent Save For Later

Yogesh R. Vanekar

YOGESH R. VANEKAR
Reg. No. CAT-1-208
of 2013-14
GOVT. REGD. VALUER

गावाचे नाव : पोयसर

(1) विलेखनाचा प्रकार	करारनामा
(2) मंडळ	4775000
(3) बाजार-नाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2277176
(4) भू-मापन पोटाहस्ता व घरकामांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन :सदनिका नं. ऑफिस नं 317, माळा नं. तिसरा मजला, इमारतीचे नाव: डिंपल आर्केड को ऑप हौ सो ली, ब्लॉक नं. कांदिवली पूर्व मुंबई 400101, रोड : आशा नगर ठाकूर कॉम्प्लेक्स((C.I.S. Number : 711))
(5) क्षेत्रफळ	12.43 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-आकांक्षा कॉर्पोरेशन कन्सल्टन्सी प्रत एत सी. तर्फे अमित भागवतानी वय:-42; पत्ता:-2405 विंग सी. 24 वा मजला, ओबेरॉय एअरकॉन्डिजिट, गोरगाव पूर्व मुंबई, दी-बी-सी, MAHARASHTRA, MUMBAI Non-Government. पिन कोड :-400063 पॅन नं.-ABLF290699
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-मनीषा सजिश वय:-49; पत्ता:-204, 2 वा मजला, शताका बॅरलिंग, कांदिवली पूर्व मुंबई, आशा नगर ठाकूर कॉम्प्लेक्स, MAHARASHTRA, MUMBAI Non-Government. पिन कोड:-400101 पॅन नं.-ADHPP13661
(9) दस्तऐवज करून दिल्याचा दिनांक	20/03/2019
(10)दस्ता नोंदणी केण्याचा दिनांक	20/03/2019
(11)अनुक्रमांक, रूड व पृष्ठ	2980/2019
(12)बाजार-नावान्वये नुद्दांक शुल्क	286500
(13)बाजार-नावान्वये नोंदणी शुल्क	30000
(14)नोंद	



(Handwritten signature)

DECLARATION - CUM - UNDERTAKING

I, Yogesh Rajaram Vankar son/daughter of Rajaram Sonu Vankar 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 14.12.2020 is true and correct to the best to my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I have personally inspected the property on 10.12.2020. 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 nay 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 Incometax (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 ACUPV9792L.
- 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. (Strike off, if not applicable).
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the proprietor / partner / authorized official of the firm / 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.



A handwritten signature in black ink, appearing to read "Yogesh R. Vankar", written over a horizontal line.

Sl. No.	Particulars	Valuer Comment
1	Background information of the asset being valued.	Subjected property is Commercial Unit.
2	Purpose of valuation and appointing authority	Loan Purpose for State Bank of India.
3	Identity of the valuer and any other experts involved in the valuation	Property valued by me personally.
4	Disclosure of valuer interest or conflict if any	I have no direct or indirect interest in the asset valued
5	Date of appointment, valuation date of report	Date of Appointment- 09.12.2020 valuation date- 14.12.2020
6	Inspection and / or investigation undertaken	Property inspected by me personally
7	Nature and sources of information used or relied upon	Surrounding locality, Present Market condition & our judgement
8	Procedures adopted in carrying out the valuation and valuation standard followed .	Composite Rate method.
9	Restrictions on use of the report, if any ;	No
10	Major factors that were taken into account during the valuation	Prevailing market rate.
11	Caveats, limitation and disclaimers to the extent they elucidate the limitations faced by valuer which shall not be for the purpose of limited his responsibility for the valuation report.	-

Date :- 14.12.2020.
Place :- Mumbai.

(Name of the Approved Valuer and Seal of firm / Company)



(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

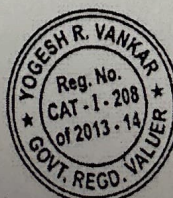
6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from 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 shantching" or offering "convenience valuations" in order to cater to a company of 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 as 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.



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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 / its 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 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 :- 14.12.2020.

Place :- Mumbai.

Signature of the valuer :
Name of the valuer : Yogesh Rajaram Vankar
Address of the valuer : 808, Sai Dutta CHS, Building A/D
Saiwadi, Koldongari, Andheri (E),
Mumbai-400 069.



Yogesh R. Vankar