



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Duplex Flat No. A-2/1:1 on 1<sup>st</sup> & 2<sup>nd</sup> Floor, Wing – A, "Gurukripa Co-Op. Hsg. Soc. Ltd.", Sector – 3, CIDCO Colony, Sanpada (East), Navi Mumbai – 400 705, State – Maharashtra, Country – India belongs to **Mr. Raja A.J. Fernando, Mrs. Fernando Marysugitha R. & Mrs. Agnes J. Fernando.**

### Boundaries of the property.

North	:	Internal Road
South	:	Nivara CHSL
East	:	Jai Mangal Oil Complex
West	:	Maruti Panhalkar Ground

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,67,18,532.00 (Rupees One Crore Sixty-Seven Lakh Eighteen Lakh Five Hundred Thirty-Two 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 B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI 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: 2024.11.07 15:23:43 +05'30'



Auth. Sign.



### Our Pan India Presence at :

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

### Regd. Office

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

📞 +91 2247495919

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

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

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

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

To,  
**The Assistant General Manager,**  
**State Bank of India**  
**RACPC Sion**  
 B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road,  
 Off L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070,  
 State - Maharashtra, Country - India.

**VALUATION REPORT (IN RESPECT OF DUPLEX FLAT)**

i	General	
1.	Purpose for which the valuation is made	: To assess realizable value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 05.11.2024
	b) Date on which the valuation is made	: 07.11.2024
3.	List of documents produced for perusal: 1. Copy of Sale Deed dated 22.04.2024 between Mr. Paresh Tapiawala & Mrs. Medha Tapiawala (The Sellers) and Mr. Raja A.J. Fernando, Mrs. Fernando Marysugitha R. & Mrs. Agnes J. Fernando (The Purchaser). 2. Copy of Occupancy Certificate No. NRV / OC / P.K. B – 4776 / 4395 / 2007 dated 29.12.2007 issued by Navi Mumbai Municipal Corporation.	
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)	: <b>Mr. Raja A.J. Fernando,</b> <b>Mrs. Fernando Marysugitha R. &amp;</b> <b>Mrs. Agnes J. Fernando</b>  <u>Address:</u> Residential Duplex Flat No. A-2/1:1 on 1 <sup>st</sup> & 2 <sup>nd</sup> Floor, Wing – A, "Gurukripa Co-Op. Hsg. Soc. Ltd.", Sector – 3, CIDCO Colony, Sanpada (East), Navi Mumbai – 400 705, State – Maharashtra, Country – India.  Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The Residential Duplex Flat under reference is situated on 1 <sup>st</sup> & 2 <sup>nd</sup> Floor. The composition of flat on 1 <sup>st</sup> Floor consist 1 Bedroom + Living Room + Kitchen + 1 Toilet + Internal Staircase to the upper floor & on 2 <sup>nd</sup> Floor consist 2 Bedrooms + Passage + 2 Toilets + Terrace Area. The property is at 500 Mtr. walkable distance from nearest railway station Sanpada.
6.	Location of property	:
	a) Plot No. / Survey No.	: Sector - 3
	b) Door No.	: Residential Duplex Flat No. A-2/1:1 on 1 <sup>st</sup> & 2 <sup>nd</sup> Floor
	c) C.T.S. No. / Village	: Village - Sanpada
	d) Ward / Taluka	: Taluka - Thane



Since 1989

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

An ISO 9001 : 2015 Certified Company



	e)	Mandal / District	:	District – Thane
	f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is available it is assumed that the construction is as per Sanctioned Plan.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic, of approved plan	:	No
7.		Postal address of the property	:	Residential Duplex Flat No. A-2/1:1 on 1 <sup>st</sup> & 2 <sup>nd</sup> Floor, Wing – A, "Gurukripa Co-Op. Hsg. Soc. Ltd.", Sector – 3, CIDCO Colony, Sanpada (East), Navi Mumbai – 400 705, State – Maharashtra, Country – India.
8.		City / Town	:	Navi Mumbai
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Sanpada Navi Mumbai Municipal Corporation
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		<b>As per actual Site</b>
		North	:	Internal Road
		South	:	Nivara CHSL
		East	:	Jai Mangal Oil Complex
		West	:	Maruti Panhalkar Ground
				<b>As per Agreement</b>
				Details not available
				Details not available
				Details not available
				Details not available
13		Boundaries of the Flat		<b>A</b>
				<b>B</b>
				As per the Deed
		North	:	-
		South	:	-
		East	:	-
		West	:	-

14.	Extent of the site	: Carpet Area in Sq. Ft. = 481.00 (1 <sup>st</sup> Floor) Carpet Area in Sq. Ft. = 487.00 (2 <sup>nd</sup> Floor) Terrace Area in Sq. Ft. = 64.00 (Area as per Actual site measurement)  <b>Built Up Area in Sq. Ft. = 828.00</b> <b>Additional FSI Area in Sq. Ft. = 290.00</b> <b>Terrace Area in Sq. Ft. = 46.00 (40% of Total Terrace Area i.e., 115.00 Sq. Ft)</b> <b>Total Built Up Area in Sq. Ft. = 1,164.00</b> <b>(Area as per Agreement)</b>
14.	Latitude, Longitude & Co-ordinates of Duplex Flat	: 19°03'48.8"N 73°00'35.3"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Built Up Area in Sq. Ft. = 828.00</b> <b>Additional FSI Area in Sq. Ft. = 290.00</b> <b>Terrace Area in Sq. Ft. = 46.00 (40% of Total Terrace Area i.e., 115.00 Sq. Ft)</b> <b>Total Built Up Area in Sq. Ft. = 1,164.00</b> <b>(Area as per Agreement)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
<b>II APARTMENT BUILDING</b>		
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: -
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village - Sanpada Navi Mumbai Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Duplex Flat No. A-2/1:1 on 1 <sup>st</sup> & 2 <sup>nd</sup> Floor, Wing – A, " <b>Gurukripa Co-Op. Hsg. Soc. Ltd.</b> ", Sector – 3, CIDCO Colony, Sanpada (East), Navi Mumbai – 400 705, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2007 (As per Occupancy Certificate)
5.	Number of Floors	: Ground + 2 <sup>nd</sup> Floor + Terrace Area
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 2 Duplex Flats on 1st & 2nd Floor
8.	Quality of Construction	: Normal
9.	Appearance of the Building	: Normal
10.	Maintenance of the Building	: Normal
11.	Facilities Available	:
	Lift	: No Lift

	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	<b>DUPLEX FLAT</b>		
1	The floor in which the Duplex Flat is situated	:	1 <sup>st</sup> & 2 <sup>nd</sup> Duplex Floor
2	Door No. of the Duplex Flat	:	Residential Duplex Flat No. A-2/1:1
3	Specifications of the Duplex Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified flooring
	Doors	:	Teak wood door frame with flush doors
	Windows	:	Powder coated aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering with POP Finished
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
6	How is the maintenance of the Duplex Flat?	:	Good
7	Sale Deed executed in the name of	:	<b>Mr. Raja A.J. Fernando, Mrs. Fernando Marysugitha R. &amp; Mrs. Agnes J. Fernando</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Duplex Flat?	:	<b>Built Up Area in Sq. Ft. = 828.00 Additional FSI Area in Sq. Ft. = 290.00 Terrace Area in Sq. Ft. = 46.00 (40% of Total Terrace Area i.e., 115.00 Sq. Ft) Total Built Up Area in Sq. Ft. = 1,164.00 (Area as per Agreement)</b>
10	What is the floor space index (app.)	:	As per NMMC norms
11	What is the Carpet Area of the Duplex Flat?	:	Carpet Area in Sq. Ft. = 481.00 (1 <sup>st</sup> Floor) Carpet Area in Sq. Ft. = 487.00 (2 <sup>nd</sup> Floor) Terrace Area in Sq. Ft. = 64.00 (Area as per Actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied

15	If rented, what is the monthly rent?	:	₹ 35,000.00 Expected rental income from the property per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Duplex Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 14,000.00 to ₹ 16,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Duplex Flat under valuation after comparing with the specifications and other factors with the Duplex Flat under comparison (give details).	:	₹ 15,000.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 12,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence therewith to be enclosed)	:	₹ 1,05,925.00 per Sq. M. i.e., ₹ 9,841.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office	:	₹ 95,313.00 per Sq. M. i.e., ₹ 8,855.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates are Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differ.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	:	
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Duplex Flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	17 Years
	Life of the building estimated	:	43 years Subject to proper, preventive periodic maintenance & structural repairs
	Depreciation percentage assuming the salvage value as 10%	:	25.50%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	

Depreciated building rate VI (a)	:	₹ 1,863.00 per Sq. Ft.
Rate for Land & other V (3) ii	:	₹ 12,500.00 per Sq. Ft.
<b>Total Composite Rate</b>	:	<b>₹ 14,363.00 per Sq. Ft.</b>
<b>Remarks:</b> Report issued on the basis of agreement built up area and including additional FSI and 40% of terrace area.		

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Duplex Flat	1,164.00 Sq. Ft.	14,363.00	<b>1,67,18,532.00</b>
2	Car parking Space			
3	Wardrobes			
4	Showcases			
5	Kitchen arrangements			
6	Superfine finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.			
9	Extra collapsible gates / grill works etc.			
10	Potential value, if any			
11	Others			
<b>Total value / Fair market value of the property</b>				<b>1,67,18,532.00</b>
<b>Realizable value of the property</b>				<b>1,63,84,161.00</b>
<b>Distress Value of the property</b>				<b>1,33,74,826.00</b>
<b>Insurable value of the property (1,164.00 X 3,000.00)</b>				<b>29,10,000.00</b>
<b>Guideline value of the property (1,164.00 X 8,855.00)</b>				<b>1,03,07,220.00</b>

### Justification for price / rate

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

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



Since 1989

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

An ISO 9001 : 2015 Certified Company





### Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Duplex Flat, where there are typically many comparables available to analyze. As the property is a residential Duplex Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 14,000.00 to ₹ 16,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Duplex Flat size, location, upswing in real estate prices, sustained demand for Residential Duplex Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 15,000.00 per Sq. Ft. on Built Up Area for valuation

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Saleability	Good
ii) Likely rental values in future in	₹ 35,000.00 Expected rental income from the property per month
iii) Any likely income it may generate	Rental Income

### Actual site photographs



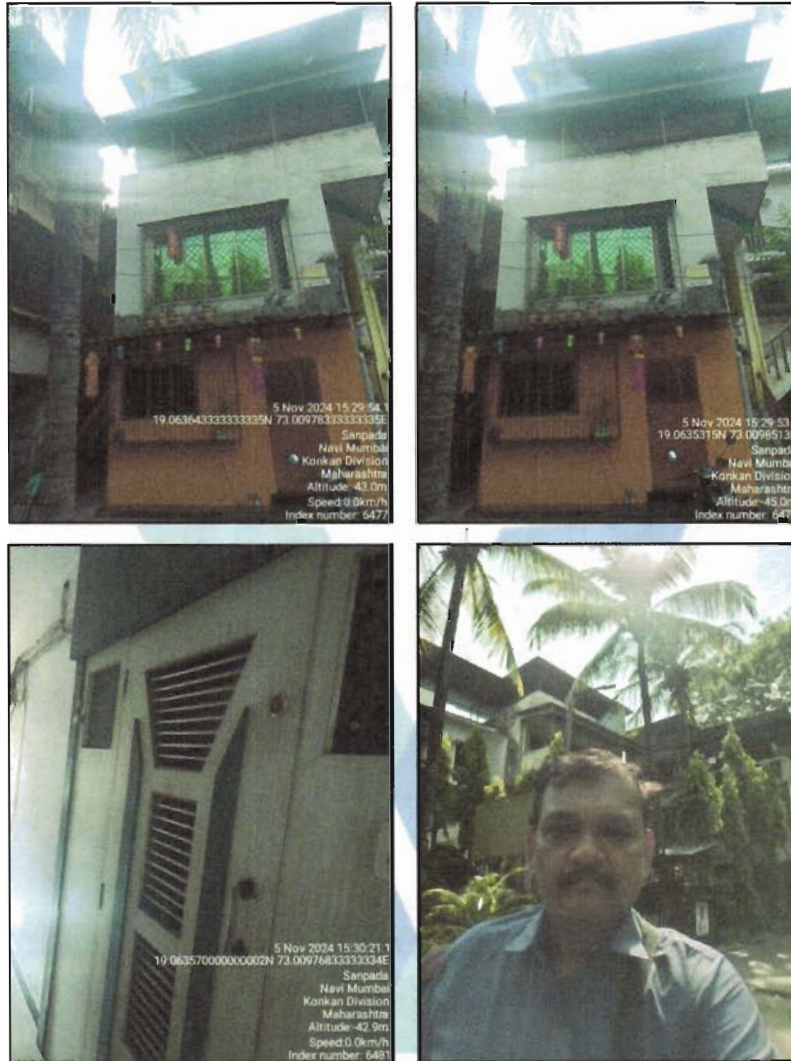
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

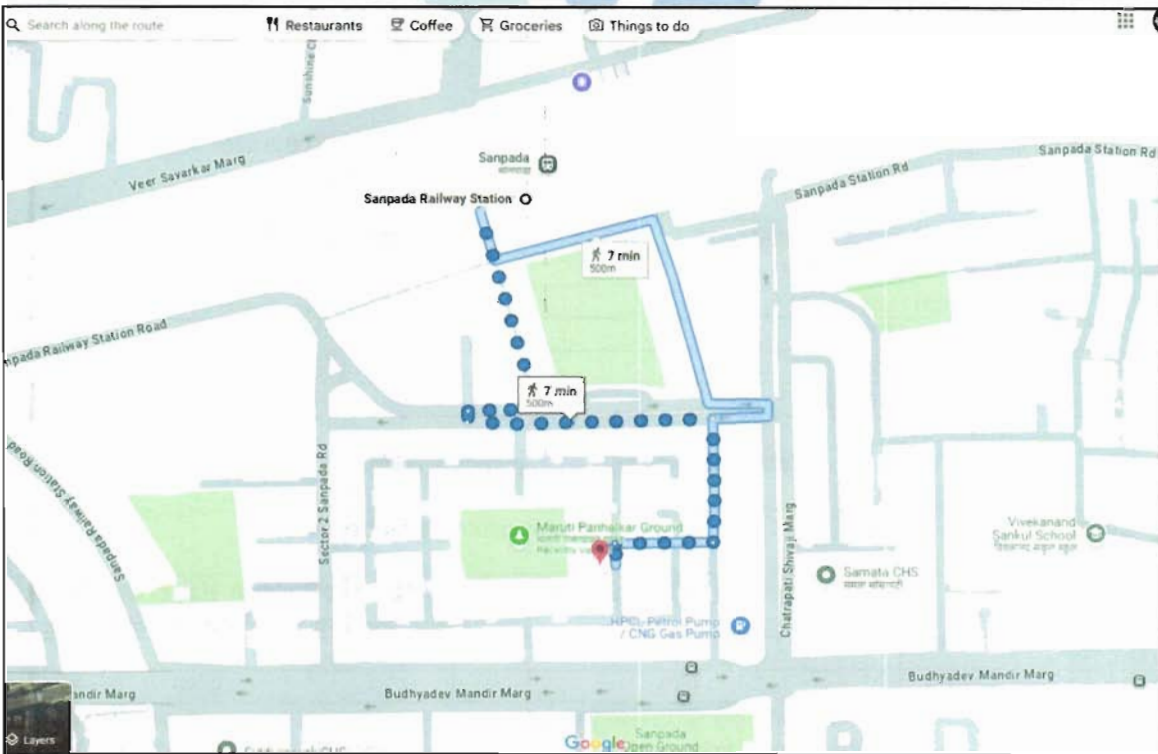
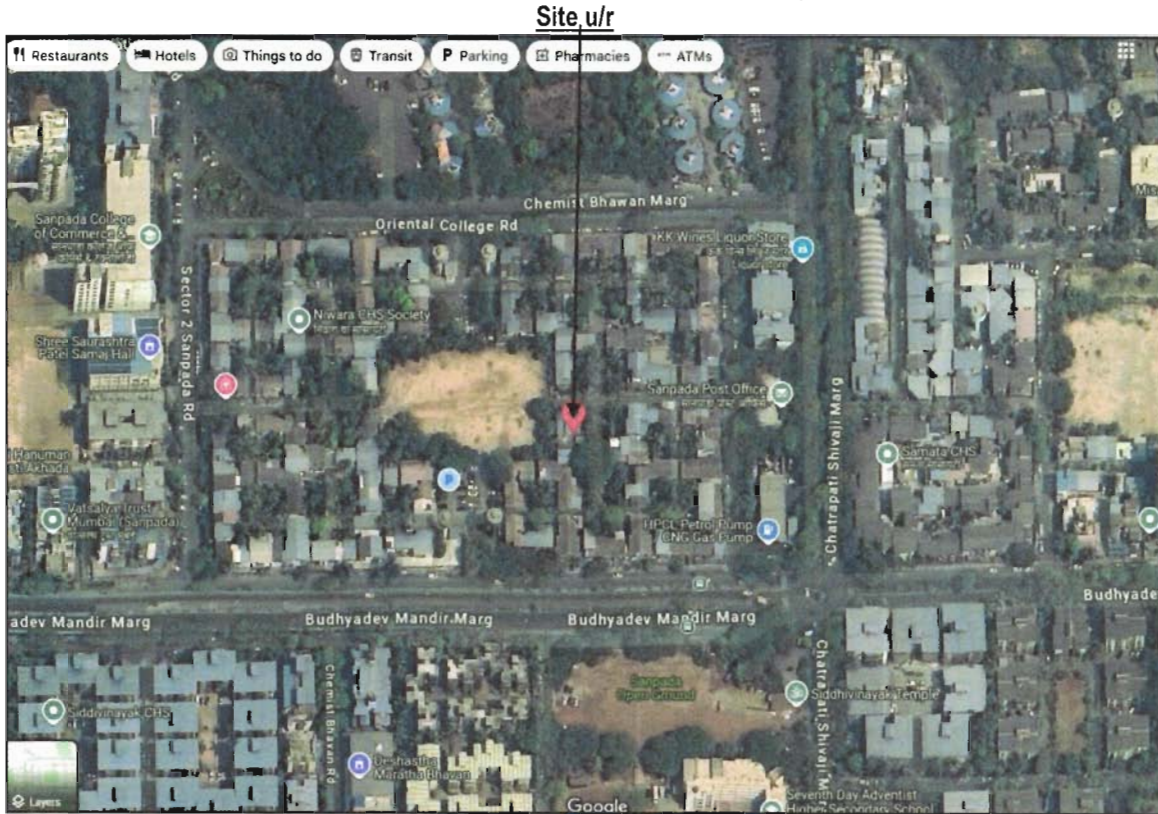
An ISO 9001 : 2015 Certified Company



## Actual site photographs



## Route Map of the property



**Latitude Longitude: 19°03'48.8"N 73°00'35.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Sanpada – 500 Mtr.)



Since 1989

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

An ISO 9001 : 2015 Certified Company



## Ready Reckoner Rate

Department of Registration and Stamp Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन					
<b>Annual Statement of Rates Ver. 2.0</b> ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )							
Home		Valuation Guidelines   User Manual					
Year	2024-2025		Language	English			
Selected District	Thane						
Select Taluka	Thane						
Select Village	Gavache Nav : Sanapada (Navi Mumbai )						
Search By	<input type="radio"/> Survey No. <input checked="" type="radio"/> SubZones						
Select	उपविभाग	खुली जमीन	निवासी सदनिका	बॉझिंग	इकाने	बीडोविक	एकक (Rs./)
SurveyNo	25 /233-सानपडा नोंद सेक्टर क्र. 1	48100	119400	137400	149300	137400	चौ. मीटर
SurveyNo	25 /234-सानपडा नोंद सेक्टर क्र. 2	45300	105800	120800	132300	120800	चौ. मीटर
SurveyNo	25 /235-सानपडा नोंद सेक्टर क्र. 3	43500	111500	123100	139400	123100	चौ. मीटर
Stamp Duty Ready Reckoner Market Value Rate for Flat				1,11,500.00			
Reduced by 5% on Flat Located on 1 <sup>st</sup> Floor				5,575.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>				<b>1,05,925.00</b>	<b>Sq. Mtr.</b>	<b>9,841.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)				43,500.00			
The difference between land rate and building rate (A – B = C)				62,425.00			
Depreciation Percentage as per table (D) [100% - 17%] (Age of the Building – 17 Years)				83%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>				<b>95,313.00</b>	<b>Sq. Mtr.</b>	<b>8,855.00</b>	<b>Sq. Ft.</b>

### Building not having lift

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

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

**Table – D: Depreciation Percentage Table**

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

**Sale Instance**

Property	Flat		
Source	<a href="#">Index II</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	274.00	302.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	17,858.00	₹ 16,234.00	-

815075 20-06-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 8150/2024 नोंदणी : Regn:83m
<b>गावाचे नाव : सानपाडा</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4900000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3410785	
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्रं.ए-16/0:1,तळमजला,बिल्डिंग नं.ए-16,गुरुकृपा को ऑ हौ सो लि,प्लॉट नं.1,सेक्टर-3,सानपाडा,नवी मुंबई,ता.ठाणे --क्षेत्रफळ 30.590 चौ.मीटर बिल्टअप.( ( SECTOR NUMBER : 3 ; ) )	
(5) क्षेत्रफळ	30.590 चौ.मीटर	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कायंगळे सुनिल बाबुराव -- वय:-62 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए-16/0:1, गुरुकृपा सोसायटी, सेक्टर-3, सानपाडा, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAMPK6288N	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-लक्ष्मी जितेंद्रकुमार पाल -- वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: इंब्रा नगर, 30 फीट रोड, न्यू मंडला, मानखुर्द, शिवाजी नगर, मुंबई-400043, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400043 पॅन नं:-APNPP9596E 2): नाव:-जितेंद्रकुमार ननकू पाल -- वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: इंब्रा नगर, 30 फीट रोड, न्यू मंडला, मानखुर्द, शिवाजी नगर, मुंबई-400043, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400043 पॅन नं:-BUCPP1030L	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	16/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8150/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	294000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)धोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sale Instance

Property	Flat		
Source	<a href="#">Index II</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	648.00	713.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	16,194.00	₹ 14,722.00	-

17454394

11-02-2024

Note:-Generated Through eSearch Module.For

original report please contact concern SRO

office.

सूची क्र.2

दुकम निबंधक : सह दु.नि. ठाणे 11

दस्त क्रमांक : 17454/2023

नोंदणी :

Regn:63m

गावाचे नाव : सानपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोंबदला	10500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्ट्याकाल आकारणी देतो की पट्टेदार ते नमुद करावे)	8341315
(4) भू-मापन, पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : , इतर माहिती: सदनिका क्र. ए-3/1:1, पहिला मजला, बिल्डिंग नं. ए-3, गुरुकृपा को ऑप होसिंग सोसायटी लिमिटेड, सेक्टर-3, सानपाडा, नवी मुंबई-400705, क्षेत्रफळ 54.36 चौ. मीटर बिल्ट अप + वाढीव बांधकाम 17.922 चौ. मीटर ( SECTOR NUMBER : 3 ; ) )
(5) क्षेत्रफळ	72.282 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले त्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- उमेश भास्कर मुळीक - - वय:- 52 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. ए-3/1:1, पहिला मजला, गुरुकृपा को ऑप होसिंग सोसायटी लिमिटेड, सेक्टर-3, सानपाडा, नवी मुंबई-400705, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400705 फॅन नं:-ALJPM6833B
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- विवेक विष्णू नांगपूरकर - - वय:- 35; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. सी 604, आराधना को ऑप होसिंग सोसायटी लिमिटेड, प्लॉट नं. 3, सेक्टर- 6, सानपाडा, नवी मुंबई- 400705, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400705 फॅन नं:-ASNPN0171G 2): नाव:- विद्या कृष्णा पाटील उर्फ विद्या विवेक नांगपूरकर - - वय:- 33; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. सी 604, आराधना को ऑप होसिंग सोसायटी लिमिटेड, प्लॉट नं. 3, सेक्टर- 6, सानपाडा, नवी मुंबई- 400705, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400705 फॅन नं:-CNGPP5375Q
(9) दस्तऐवज करून दिल्याचा दिनांक	25/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	25/10/2023
(11) अनुक्रमांक, खंड व पुढे	17454/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	630000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## Price Indicators

Property	Flat		
Source	<a href="#">square yards</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	690.00	759.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	18,406.00	₹ 16,733.00	-

**square yards**
Navi Mumbai
Buy
Rent
Projects
Agents
Services
Resources
Data Intelligence

Project Sales Trend
Amenities
Specifications
Map & Landmarks
Comparative Market Analysis
Similar

### Project Sales Trend for Gurukrupa CHS Sanpada

Price Movement
Recent Registrations

Gurukrupa CHS Sanpada

Date	Floor/Unit	Tower/Wing	Area	Value	Rate/Sq.Ft.
2024-09-24	Floor G, Unit 5/1	A	318 Sq Ft.	₹ 72.25 L	₹22,720
2024-08-21	Floor G, Unit 1	A5	318 Sq Ft.	₹ 72.25 L	₹22,720
2024-04-22	Floor 1, Unit 11	N/A	828 Sq Ft.	₹ 1.27 Cr	₹15,448
2024-04-16	Floor G, Unit 1	A16	329 Sq Ft.	₹ 49 L	₹14,894
2024-03-04	Floor 1, Unit 1	A16	329 Sq Ft.	₹ 1.44 L	₹441
2024-01-25	Floor 1, Unit 18	A	586 Sq Ft.	₹ 55 L	₹9,386
2023-11-25	Floor 1, Unit 17	N/A	676 Sq Ft.	₹ 70 L	₹10,370
2023-10-21	Floor 1, Unit 18	A	586 Sq Ft.	₹ 55 L	₹9,402

#### Gurukrupa CHS Sanpada Amenities

Gurukrupa CHS Sanpada, located in Vashi, Navi Mumbai is a premium school that offers an enriching and stimulating learning experience for students aged 3-18. The school is equipped with Kids Play Areas / Sand Pits.

Sports

Kids' Play Areas / Sand ...



## Price Indicators

Property	Flat		
Source	<a href="#">99acres</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	750.00	825.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	24,000.00	₹ 21,818.00	-

99acres
Buy ▾ Enter Locality / Project / Society / Lane 🔍 Post property Post

₹1.8 Cr @ 16,666 per sq.ft. **2BHK 2Baths**  
 Estimated EMI ₹ 1,43,767  
 Flat/Apartment for Sale  
 Sai Sangat Sanpada, Sector 3 Sanpada, Navi Mumbai

Contact Owner FREE

Shortlist

BERA STATUS NOT AVAILABLE Website: <https://maharashtra.maharashtra.gov.in/>

Overview Society Owner Details Society Reviews Recommendations Articles >

**Property (20)** Society (1)

99acres

India's No.1 Property Portal

Verified

Video (1/1) Photos (19)

- + Area  
Super Built up area 1080 sq.ft. (100.34 sq.m)
- + Price  
₹ 1.8 Crore + Govt Charges & Tax @ 16,666 per sq.ft.
- + Floor Number  
2nd of 4 Floors
- + Overlooking  
Main Road

- + Configuration  
2 Bedrooms . 2 Bathrooms, 3+ Ba Others
- + Address  
Sai Sangat Sanpada Sector 3 Sanpada, Navi Mumbai
- + Facing  
East
- + Property Age  
10+ Year Old

**Places nearby** View All

C-201, Sector 3 Sanpada, Navi Mumbai

Inorbit Mall
Ikea
Sri Akhandananda Ashram
Sai Baba Mandir
Sanpada General Hospital
Dr. R.N. P.

**Why should you consider this property?**

East Facing
Pet Friendly
Close to School
Close to Hospital
Close to Market
Gated Society
Corner Property
Close to Railway St.

Overlooking Main Road
Parking Available

Transaction Type: <b>Resale</b>	Property Ownership: <b>Co-operative S...</b>	Furnishing: <b>Semifurnished</b>	Gated Community: <b>Yes</b>
Corner Property: <b>Yes</b>	Parking: <b>1 Covered</b>	Pet Friendly: <b>Yes</b>	Water Source: <b>Municipal co</b>
Power Backup: <b>None</b>	Property Code: <b>J43870639</b>	<a href="http://www.99acres.com/j43870639">www.99acres.com/j43870639</a>	

**About Property**



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 1,67,18,532.00 (Rupees One Crore Sixty-Seven Lakh Eighteen Thousand Five Hundred Thirty-Two Only). The Realizable Value is ₹ 1,63,84,161.00 (Rupees One Crore Sixty-Three Lakh Eighty-Four Thousand One Hundred Sixty-One Only). The Distress Value is ₹ 1,33,74,826.00 (Rupees One Crore Thirty-Three Lakh Seventy-Four Thousand Eight Hundred Twenty-Six Only)

Place: Mumbai

Date: 07.11.2024

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: 2024.11.07 15:24:27 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI 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 – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached



Since 1989

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

An ISO 9001 : 2015 Certified Company



(Annexure – I)

**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 07.11.2024 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 05.11.2024. 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



Since 1989

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

An ISO 9001 : 2015 Certified Company



- 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 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.



Since 1989

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

An ISO 9001 : 2015 Certified Company



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration will be purchased by Mr. Raja A.J. Fernando, Mrs. Fernando Marysugitha R. & Mrs. Agnes J. Fernando from Mr. Paresh Tapiawala & Mrs. Medha Tapiawala wide Sale Deed dated 22.04.2024.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC - Sion Branch to assess realizable value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Pradnya Rasam – Technical Officer Binu Surendran – Technical Manager
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 05.11.2024 Valuation Date - 07.11.2024 Date of Report - 07.11.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 05.11.2024
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;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Duplex Flat size, location, upswing in real estate prices, sustained demand for Residential Duplex Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **07<sup>th</sup> November 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Duplex Flat, admeasuring **Total Built Up Area in Sq. Ft. = 1,164.00** in the name **Mr. Raja A.J. Fernando, Mrs. Fernando Marysugitha R. & Mrs. Agnes J. Fernando**. 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**



Since 1989

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

An ISO 9001 : 2015 Certified Company



Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Raja A.J. Fernando, Mrs. Fernando Marysugitha R. & Mrs. Agnes J. Fernando**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### **Environmental Conditions**

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### **Area**

Based on the information provided by the Client, we understand that the Residential Duplex Flat, admeasuring **Total Built Up Area in Sq. Ft. = 1,164.00**.

### **Condition & Repair**

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

### **Valuation Methodology**

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

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

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



Since 1989

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

An ISO 9001 : 2015 Certified Company



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 Residential Duplex Flat, admeasuring **Total Built Up Area in Sq. Ft. = 1,164.00.**

### **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.



Since 1989

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

An ISO 9001 : 2015 Certified 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.



Since 1989

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

An ISO 9001 : 2015 Certified Company



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

### Confidentiality

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

### Information Management

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

### Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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

#### Remuneration and Costs.

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

#### Occupation, employability and restrictions.

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

#### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.11.07 15:24:47 +05'30'



Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

