

DILIP P. DEVAN

Arch. Consultant
Chartered Engineers & Approved Valuers

Add. Gala No. 3, Gurukunj Colony,
Chawl No. 1, Opposite Quality Company,
Beturkar Pada, Kalyan (W) 421301
Mob. 8828828277, 8669004207
Email - ddvalures19@gmail.com

Ref No.-DD/MUM/SBI/41/12-2024/SS

Date : 18.12.2024

To,
The Sr. Manager,
State Bank of India.
Junagad RACPC.

**VALUATION OF RESIDENTIAL FLAT
BY COMPARATIVE RATE METHOD
REPORT ON VALUATION
(Existing FLAT)**

PART A

I. GENERAL	
1.	Purpose of valuation : To ascertain the fair value .
2.	Date of Inspection : 18.12.2024 Date of valuation : 18.12.2024
3.	Name of the owner (s) : Mr. Kanabar Jayantkumar Tulsidas his/their address withPhoneNo. (details of share of each owner in case of joint ownership) (asreported) and address Add : Flat No. 801, Eighth Floor, "Dialani Astoria", CTS No. 2663A & 2663B, St Anthony Road, behind St. Anthony's Church, Siddharath Nagar, Vakola, Santacruz East, Kole Kalyan, Andheri,Mumbai 400 055
4.	Document produced for : i) Index II No. 14047/2024 dated 11.12.2024 perusal(This report is based on Xerox copies of documents provided by owner to us. So, bank need to verifythe original documents.) ii) Occupancy Certificate dated 25.01.2016
5.	Brief description of the property : This property is in the form of 2BHKFlat situated in middle class area.
6.	Location of the property :
	a. Gat No./ Plot No./S. No. : CTS No. 2663A & 2663B
	b. Door No. : Flat No. 801
	c. T.S.No./Village : Kolekalyan
	d. Ward/Taluka : Mumbai
	e. Mandal/District : Mumbai
	f. Date of issue and validity of : Not provided layout of approvedmap/plan

	g. Approved map/plan issuing authority	:	Municipal Corporation of Greater Mumbai
	h. Whether genuineness or authenticity of approved map/plan is verified	:	Not provided
	i. Any other comments by our empanelled Valuers on authentication of approved plan	:	No Any
7.	Postal Address of the property	:	Flat No. 801, Eighth Floor, "Dialani Astoria", CTS No. 2663A & 2663B, St Anthony Road, behind St. Anthony's Church, Siddharath Nagar, Vakola, Santacruz East, Kole Kalyan, Andheri, Mumbai 400 055
8.	City/Town	:	Kolekalyan, Santacruz East, Mumbai 400055
	Residential Area :	:	Residential area
	Commercial Area :	:	--
	Industrial Area	:	--
9.	Classification of the area	:	Medium Class locality
10.	Coming under Corporation limit /Village Panchayat/Municipality	:	Municipal Corporation of Greater Mumbai
11.	Whether covered under any State/Central Govt enactments (e.g. Urban Land Ceiling Act) or notified under agency area /scheduled area cantonment area	:	Not observed by analysing documents & w.r.t. site visit but better refer legal search report i.e. LSR
12.	Flat boundaries	:	Present
	East :	:	Vakola Church Main Building
	West :	:	Building The Ark
	North :	:	Vakola Church Premises
	South :	:	Road
13	Extent of the site	:	Documented Carpet area of Flat = 56.95 sqm i.e. 613sq.ft
14	Latitude, Longitude & Co-ordinates of flat	:	19°04'39.7"N 72°51'18.2"E
15.	Extent of the site considered for valuation (least of 13A & 13B)	:	Documented Built up area of Flat = 62.67 sqm
16.	Whether occupied by the owner/tenant ?If occupied By tenant, since how long?Rent received per month.	:	Flat is Vacant

II. Flat:

1.	Nature of Property	:	Flat
2.	Door No. & Floor No.	:	Flat No. 801
3.	Name of the Apartment	:	Dialani Astoria
4.	Postal Address	:	Flat No. 801, Eighth Floor, "Dialani Astoria", CTS No. 2663A & 2663B, St Anthony Road, behind St. Anthony's Church, Siddharath Nagar, Vakola, Santacruz East, Kole Kalyan, Andheri, Mumbai 400 055
5	Location	:	Kolekalyan, Santacruz East, Mumbai 400055
	T.S. No.	:	CTS No. 2663A & 2663B
	Block No.	:	

	Ward No.	:	
	Village/Municipality/Corporation	:	Municipal Corporation of Greater Mumbai
	Street or Road (Pin Code)	:	St Anthony Road, behind St. Anthony's Church, Siddharath Nagar, Vakola, Santacruz East, Kole Kalyan, Andheri, Mumbai 400 055
6.	Description of the locality	:	Residential
7.	Year of Construction	:	2016
8.	Number of Floors	:	P+11
9.	Type of structure	:	RCC
10.	No. of Dwelling units	:	21 flats
11.	Quality of construction	:	Good
12.	Appearance of the building	:	Good
13.	Maintenance of the building	:	Good
14.	Facilities available	:	
	Lift	:	Yes
	Protected water supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking	:	No
	Around Compound wall	:	Yes
	Pavement around the building	:	Yes
	Any other facility	:	Yes

III. Flat :

1.	The floor in which the property is situated		8 th Floor
2.	Door number of the property		Flat No. 801
3.	Specification of the property		
	Roof		RCC
	Flooring		Vitrified flooring
	Doors		TW Flush Doors & Wooden Doors
	Windows		Aluminium sliding windows with grill
	Fittings		Concealed
	Finishing		Neeru Finish
4	Property Tax		Details not provided
	Assessment No.		---
	Tax amount		---
	Tax paid in the name of		---
5	Electricity service connection No.		Details not provided
	Meter Card is in the name of		---
6.	How is the maintenance		Good
7.	Sale Deed executed in the name of		Mr. Kanabar Jayantkumar Tulsidas
8.	What is the undivided area of land as per sale deed?		NA
9.	What is the plinth area of the Property		Documented Carpet area of Flat = 56.95 sqm i.e. 613 sq.ft
10.	What is the floor space index (Approx)?		Details not provided
11.	What is the Built up area of the Property to be generated ?		Documented Built up area of Flat = 62.67 sqm
12.	Is it Posh/I Class/Medium/Ordinary		Medium class locality

13.	Is it being used for residential or Commercial?	Residential Building
14.	Is it owner occupied or tenanted	Vacant
15.	If tenanted, what is the monthly rent?	NA

PART B - VALUATION OF EXISTING FLAT

A. GENERAL:

1.	How is the marketability	:	Good
2.	What are the factors favouring for an extra potential value?	:	Good Locality
3.	Any negative factors observed which affect the market value in general	:	Not observed

RATE

1.	After analysing the comparable sale instances, what is the composite rate for a similar Property 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)	:	Sale instances attached As the market rate are on higher side as compared with Guideline value provided in the State Government notification or Income Tax Gazette. Considering above aspects, surrounding locality, Present Market conditions, Current decisions such as demonetization of currency, GST & Implementation of RERA, local enquiries, our judgment & Real estate website enquiries, etc. In my opinion rate of Rs. 31,000/- per sft for subject flat is reasonable
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Property under valuation after comparing with the specifications and other factors with the property under comparison (Give details)	:	Rs. 31,000/- per sft
3.	BREAK UP FOR THE RATE :	:	
	Building + Services	:	Rs. 3,500/- per sft
	i) Land + others	:	Rs. 26,500/- per sft
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 1,77,750 /- per sqm $62.67 \times 1,71,260 = \text{Rs. } 1,07,32,864.00$



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 20222023 Language: English

Annual Statement of Rates

Selected District: मुंबई(उपनगर)
Select Village: कोळेकल्याण (अंधेरी)
Search By: Survey No Location
Enter Survey No: 3157 Search

उपविभाग	बुली बमीन	निवासी सदनिका	बॉझिंग	दुकाने	नौचोनिफ	एकक (Rs.)	Attribute
31/172 - भुभाग: उत्तरेकडे कदाहरलास नेहरू मार्ग, पूर्वेस सि. एम. टी. रोड ते पंडीत कदाहरलास नेहरू रोडला वाठभारा 13.40 मी. डी. पी. रोड, दक्षिणेस सी.एस.टी. मार्ग व पश्चिमेस गावाची सीमा.	96480	177750	204410	222180	177750	चौरस मीटर	सि.टी.एस. नंबर

B. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:

a.	Depreciated Building Rate	:	
	Age of the building	:	@ 8 yrs
	Balanced Life of the building	:	@ 52yrs under normal condition
	Depreciation percentage assuming the stagevalue	:	$8 \times 10/6 = 13.33\%$ $3500 - 13.33\% = 3033/-$ Say Rs. 3000/-
b.	Total Composite rate arrived for valuation	:	
	Building rate	:	Rs. 3,000/-
	Rate for Land & other	:	Rs. 26,500/-
	Total Composite Rate	:	Rs. 31,000/- per sq.ft on Carpet area

Brief Description @ How Rate Arrived :

I have searched the sale instance & market status from this area

-Market Status-

The screenshot shows a Magicbricks property listing for a 2BHK flat in Santacruz East, Mumbai. The price is ₹2.30 Cr, with a note that it includes ₹68,000 cashback on a home loan. The property is a resale unit on the 2nd floor of an 11-story building. It features 2 bedrooms, 2 bathrooms, 3 balconies, and 1 covered parking space. The carpet area is 750 sq ft, and the built-up area is 850 sq ft. The property is ready to move and is unfurnished. The listing includes several photos of the interior and exterior. On the right side, there is a contact agent section for Gilroy, with a form to provide contact details. Below the form, there is a section titled 'We can visit this property on your behalf' with a 'LIVE video tour' option and a 'Verified Property details' badge.

Property Details	Transaction Type
2BHK 750 Sq-ft Flat For Sale	Resale

Project	Floor	Transaction Type
Terrain Heights	2 (Out of 11 Floors)	Resale

Status	Facing	Lifts	Furnished Status
Ready to Move	South	2	Unfurnished

The screenshot shows a 99acres property listing for a 2BHK 2Baths residential apartment in Terrain Heights, Santacruz East, Mumbai. The price is ₹2.3 Cr, with an estimated EMI of ₹1,62,702. The property is a resale unit on the 2nd floor of an 11-story building. It features 2 bedrooms, 2 bathrooms, and no balcony. The carpet area is 680 sq ft, and the built-up area is 850 sq ft. The property is ready to move and is unfurnished. The listing includes a large photo of the interior. On the right side, there is a contact dealer section for Jai Nagpal. Below the form, there is a section titled 'Properties you can trust' with a 'LIVE video tour' option and a 'Verified Property details' badge.

Property Details	Transaction Type
2BHK 2Baths Residential Apartment for Sale	Resale

Area	Configuration
Super built up area 1000 sq.ft. (954 sq.ft.)	2 Bedrooms, 2 Bathrooms, No Balcony

Price	Address
₹2.3 Cr (incl. Govt Charges & Tax) @ ₹23,000 per sq.ft. (Highrise) View Price Detail	Terrain Heights, Santacruz (East), Mumbai South West

Floor Number	Facing
2 nd of 11 Floors	East

Overlooking	Property Age
Others	1 to 5 Year Old

1665322 28/03/2022 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि. अंधेरी 1 दस्ता क्रमांक : 1665/2021 नोंदणी : Regn:83m
गावाचे नाव : कोलेकल्याण		
(1)विलेखाचा प्रकार	करारनामा	
(2)प्रौढता	22786408	
(3) बाजारभाव(भाडेपट्ट्याचा बाबतितपट्टा)कर आकारणी वेतौ की पट्टेदार ते नमुद कराये)	15102475.05	
(4) भू, मापन, पोटहिस्सा व घरकमांक(असल्यास)	1) पालिकेचे नाव-मुंबई मनापाइतर वर्णन :- इतर माहिती: फ्लॅट नं.606,6वा मजला,बी विंग,गोप अपार्टमेंट को ऑप ही सोसायटी लिमिटेड,विद्या नगरी मार्ग,कलिना,सांताक्रुझ पूर्व मुंबई 400098,सदनिकेचे क्षेत्र. 61.13 चौ मीटर कारपेट रेरा प्रमाणे,सोबत 1 कारपार्किंग स्पेस (C.T.S. Number : 6924A :)	
(5) क्षेत्रफळ	67.24 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या विद्दन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असाण्या,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅसर्स काबरा अँड असोसिएट्स चे भागीदार गौतम काबरा सके मुखकार हनुमंत बाबर वय:-47 पत्ता:-पोस्ट नं:-, माळा नं: 10, इमारतीचे नाव: कमळा हाव, बॉम्बे नं: विलेपार्ले वेश्ट मुंबई, रोड नं: पन दस रोड नं 1,बे व्ही पी डी स्कीम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AAFFK2000F	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असाण्या,प्रतिवादिचे नाव व पत्ता	1): नाव:-डॉ अर्चना हेमंत पुत्रिया वय:-52, पत्ता:-पोस्ट नं: 159/7, ए विंग, माळा नं: 4 था मजला, इमारतीचे नाव: लक्ष्मी सदन, बॉम्बे नं: कुर्ता वेश्ट मुंबई, रोड नं: ऑप बँक ऑफ महाराष्ट्र,एल बी एल मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400070 पॅन नं:-ABQPD9661F 2): नाव:-डॉ हेमंत लक्ष्मीनारायण पुत्रिया वय:-63, पत्ता:-पोस्ट नं: 159/7, ए विंग, माळा नं: 4 था मजला, इमारतीचे नाव: लक्ष्मी सदन, बॉम्बे नं: कुर्ता वेश्ट मुंबई, रोड नं: बँक ऑफ महाराष्ट्रया समोर, एल बी एल मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400070 पॅन नं:-ABQPD9660E	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/01/2021	
(10)दस्ता नोंदणी केल्याचा दिनांक	02/02/2021	
(11)अनुक्रमीक, खंड व पृष्ठ	1665/2021	
(12)बाजारभावाप्रमाणे मुद्रक शुल्क	684000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Statement showing average rate of sale instances

Sr. No.	Sale deed No.	Date	ASR No.	S. No./ CTS No.	Property Type Flat/Land	Area in Sq. ft. (Carpet)	Consideration Amount.	Rate per Sq.mt./ Sq.ft. (8/7)
1	1665	02.02.2021	Andheri 1	6924	Flat	658 Sq. ft.	2,27,86,408.00- 5,00,000.00 2,22,86,408.00	33,869.00
2	Magbricks				Flat	750 Sq. ft.	2,30,00,000.00	30,666.00
3	99acres				Flat	680 Sq. ft.	2,30,00,000.00	33,823.00
							Average Rate	32,786.00

Considering above aspects, surrounding locality, Present Market conditions, Current decisions such as demonetization of currency, GST & Implementation of RERA, local enquiries, our judgment & Real estate website enquiries, etc. In my opinion rate of Rs. 31,000/- per sft on Carpet rate for subject flat is reasonable

C) VALUATION DETAILS:

Sl. No	DESCRIPTION	Quantity In sq.ft	Rate Rs/sq.ft	Present value (Rs`)
1.	Carpet area	613 sq.ft	36,700.00	2,24,97,100.00
	FB area			
	Terrace area			
2.	Superfine finish & Furniture			-
3.	Interior decorations			
4.	Potential Value, if any?			
5.	Share of common amenities, if any?			
6.	Parking (Covered)			-
7.	Rental Value per month			Rs. 55,000/-
	TOTAL			Rs. 2,24,97,100.00 Say Rs. 2,24,97,000.00

(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) Saleability 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 Value of the below of property of **Mr. Kanabar Jayantkumar Tulsidas Add : Flat No. 801, Eighth Floor, "Dialani Astoria", CTS No. 2663A & 2663B, St Anthony Road, behind St. Anthony's Church, Siddharath Nagar, Vakola, Santacruz East, Kole Kalyan, Andheri, Mumbai 400 055. in the prevailing condition with aforesaid specifications**

- **Fair Market Value is Rs. 2,24,97,000.00 (Rs. Two Crore Twenty-four Lacs Ninety-seven Thousand only).**
- **Realizable Value Rs. 2,13,72,150.00 (Rs. Two Crore Thirteen Lacs Seventy-two Thousand One Hundred Fifty only)**
- **Distress Sale Value Rs. 1,57,47,900.00 (Rs. One Crore Fifty-seven Lacs Forty-seven Thousand Nine Hundred Only)**
- **Government Value Rs. 1,07,32,864.00 (Rs. One Crore Seven Lacs Thirty-two Thousand Eight Hundred Sixty-four Only)**

Date: 18.12.2024
Place : Kalyan

DILIP P. DEVAN.,
B.E. Civil , Dip.Arch., A.M.I.E., F.I.V.
Chartered Engineer & Govt. Regd. Valuer
Reg.No.CAT-I/223 of 2014-15

The undersigned has inspected the property detailed in the Valuation Report dated 18.12.2024. We are satisfied that the fair and reasonable market value of the property is **Rs. 2,24,97,000.00 (Rs. Two Crore Twenty-four Lacs Ninety-seven Thousand only).**

Date:

Signature

(Name of the Branch Manager with office Seal)

Encl: Photographs & Location map of the property

TO BE OBTAINED FROM VALUERS ALONGWITH THE VALUATION REPORT

1. Declaration-cum-undertaking from the valuer(Annexure-I)
2. Model code of conduct for valuer (Annexure II)

ANNEXURE - IV
DECLARATION - CUM - UNDERTAKING

Mr. Dilip Devan son of Mr. Pandurang Devan 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 becomeso 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 18.12.2024 is true and correct to the bestof my knowledge and belief and I have made an impartial and true valuation of the property.
- d I have personally inspected the property 18.12.2024. The work is not sub-contracted to any othervaluer and carried out by myself.
- e Valuation report is submitted in the format as prescribed by the Bank.
- f I have not been de-panelled / delisted by any other bank and in case any such de-panelment byother banks during my empanelment with you. I will inform you within 3 days ofsuch de-panelment.
- g I have not been convicted of any offence and sentenced to a term of imprisonment.
- h I have not been found guilty of misconduct in professional capacity.
- i I have not been declared to be un soundmind.
- j I am not an undischarged bankrupt or has not applied to be adjudicated as abankrupt.
- k I am not an undischarged insolvent.
- l 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 AppellateTribunal and five years have not elapsed after levy of suchpenalty.
- m 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, 1958and
- n My PAN is **AEOPD5301L**
- o I understand to keep you informed of any events or happenings which would make me ineligiblefor empanelment as avaluer. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- p I have read the Handbook on Policy, Standards and Procedure for Real Estate Valuation, 2011 ofthe 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.
- q 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.
- r I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- Assigned copy of same to be taken and kept along with thisdeclaration)
- s I am registered under Section 34 AB of the Wealth Tax Act,1957.
- t I am valuer registered with Insolvency & Bankruptcy Board of India(IBBI)
- u My CIBIL Score and credit worthiness is as per Bank"s guidelines.
- v I am the proprietor of the company, who is competent to sign this valuation report.
- w I will undertake the valuation work on receipt of Letter of Engagement generated from the system(i.e. LLMS/LOS)only.

x. Further, I hereby provide the following information-

No.	Particulars	Valuer Comment
1	Background information of the asset being valued	This property is in the form of 2BHK situated in Middle class area
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	Self
No.	Particulars	
4	Disclosure of valuer interest or conflict, if any	I or any of my associates do not have any direct/indirect interest in the assets valued.
5	Date of appointment, valuation date and date of report	Date of Appointment - 18.12.2024 Inspection date -18.12.2024 Date of Report -18.12.2024
6	Inspections and/or investigations undertaken	Physically site verified
7	Nature and sources of the information used or relied upon	Surrounding locality, Present Market condition & our judgment
8	Procedures adopted in carrying out the valuation and valuation standards followed	Market Approach Method adopted where the value is estimated based on instances of sales/quotes of similar assets in the market.
9	Restrictions on use of the report, if any	For Bank loan purpose only
10	Major factors that were taken into account during the valuation	The valuation of the property is undertaken considering the location, condition, age of the building, amenities and various other infrastructural facilities available at and around the said property.
11	Major factors that were not taken into account during the valuation	NA
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	It is declared that we have no direct or indirect interest in the above said property and this valuation is based on best of our knowledge, belief and experience & is based on the documents given by bank / client & as per observation at the time of visit.

Date: 18.12.2024

Place : Kalyan

DILIP P. DEVAN.,
B.E. Civil, Dip. Arch., A.M.I.E., F.I.V.
Chartered Engineer & Govt. Regd. Valuer
Reg.No.CAT-I/223 of 2014-15

ANNEXURE - V

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

- 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 subject to all documents should provided to valuer.
- A valuer shall maintain integrity by being honest, straightforward and forthright in all professional relationships.
- A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

- A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgement.
- A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
- 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.
- 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.
- A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 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

- 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.
- A valuer shall not take up an assignment if he/it or not of his/its relatives or associates is not independent in terms of association to the company.

- A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- A valuer shall wherever necessary disclose to the clients possible sources of conflicts of duties and interests, while providing unbiased services.
- 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.
- A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.
- As an independent valuer, the valuer shall not charge success fee
- 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

- 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

- 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.
- 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.
- 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.
- 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

- 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

- A valuer shall provide services for remuneration which is charged in a transparent manner is a reasonable reflection of the work necessary and properly undertaken and is not inconsistent with the applicable rules.
- 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

- 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.
- A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Miscellaneous

- 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.
- A valuer shall follow this code as amended or revised from time to time.

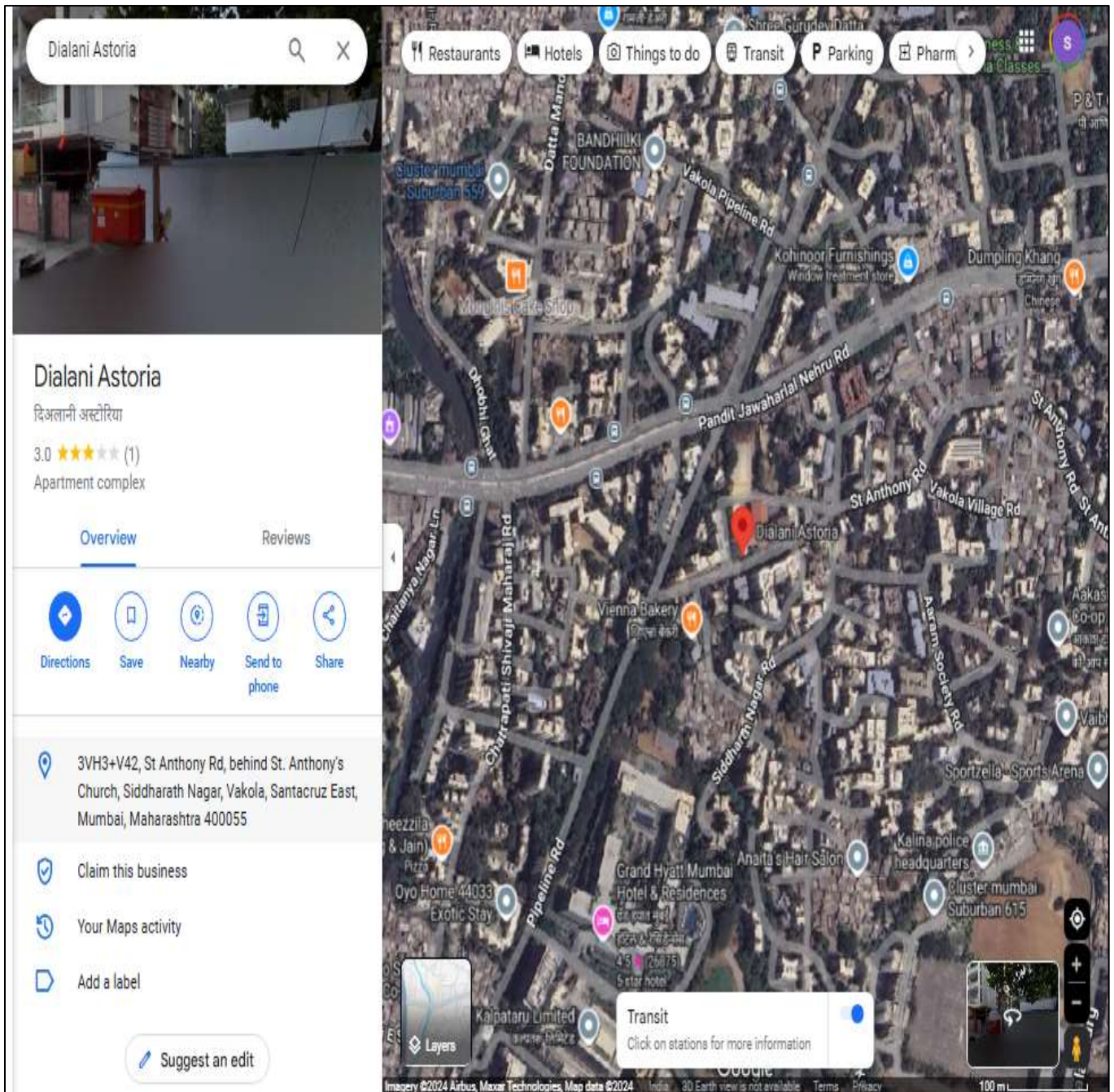
Signature of the Valuer:

Name of the Valuer: DILIP P. DEVAN.,
B.E. Civil, Dip. Arch., A.M.I.E., F.I.V.
Chartered Engineer & Govt. Regd. Valuer
Reg.No.CAT-I/223 of 2014-15

Place :Kalyan

Date : 18.12.2024

-Location of the Property-



-Ownership Exhibit-



11/12/2024

सूची क्र.2

दुग्ध निबंधक : सह दु.नि. बंधी 2

एन क्रमांक : 14047/2024

नोंदणी :

Page 53m

गावाचे नाव	कोलकल्याण
(1) विविधा प्रकारा	सेल हीट
(2) कोबदना	12400000
(3) बाजारभावाबाहेरपट्टाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नसत नाही	11139592.5
(4) दू.वापर, पोटहिन्या व घरकामांक(असल्यास)	1) पानिकेचे नाव: मुंबई सतवा इतर वर्नाम : इतर माहिती: सदनिका नं 801,8 वा बाबला, दयासानी (मॅट्रोरीय, मॅट बंधोनी रोड, साकोला, सांताक्रुझ पूर्व, मुंबई 400065, सदनिकेचे क्षेत्र 613 ची फुट रेग कारपेट (C.T.S. Number : 2663A,2663B ;)
(5) शेवकाज	1) 62.67 चौ.मीटर
(6) अकारणी किंवा दुरी देण्यात असेल तेव्हा.	
(7) इलाहेबज करन देणा-वा/मिळून ठेवणा-वा पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिने नाव व पत्ता.	1) नाव:- ईश्वर आशानदास दयासानी . बंध-69; पत्ता:- प्लॉट नं:-, भाळा नं:-, इमारतीचे ताब. 77, धर्मी निवास, ब्लॉक नं: खार प, मुंबई, रोड नं: रामकृष्ण मिशन रोड, महााराष्ट्र, MUMBAI, पिन कोड:-400052 पिन नं:-ACNPD8545Q
(8) इलाहेबज करन देणा-वा पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिने नाव व पत्ता	1) नाव:- कामादार जयंतकुमार तुनसीदास . बंध:-58; पत्ता:- प्लॉट नं: सदनिका नं 204, भाळा नं:-, इमारतीचे नाव: सोल्बन पेलेस, ब्लॉक नं: बी एच गार्डन मागे, चिरीदाज नगर 1, केमोद, जुनागढ, गुजरात, रोड नं:-, गुजरात, JUNAGADH. पिन कोड:-362220 पिन नं:-ASKPK2435K
(9) इलाहेबज करन दिल्याचा दिनांक	11/12/2024
(10) रस्त नोंदणी केव्याचा दिनांक	11/12/2024
(11) अनुक्रमांक, संव व पुत्र	14047/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	744000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) भेरा	



दुग्धाभ्यासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any other town or settlement area annexed to it.

MUNICIPAL CORPORATION OF GREATER MUMBAI
No: CE/8573/BSII/AH

PART OCCUPATION CERTIFICATE

25 JAN 2016

To,
Shri. Ishwar A. Dialani,
Partner of M/s. Parshwa Constructions
77, Dharmi Niwas, R.K. Mission Marg,
Khar (W), Mumbai - 400052.

Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai - 400 050

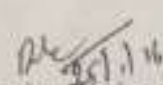
Gentleman,

The part development work of residential building comprising of Stilt + 1st to 10th(pt) upper floors on plot bearing CTS No. 2643-A& 2643-B, 2662, 2663A & 2663-B at Vakola, Santacruz (E), Mumbai, is completed under the supervision of Shri Yunus Jhaveri, Licensed Architect, License No. CA/85/8925, Shri Rajesh Z. Chauhan, Licensed Site Supervisor, License No. C/140/SS-I and Shri Sura & Associates R.C.C. Consultant License No. STR/S/76 and as per Development Completion Certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. FB/HR/RIII/469 dtd.28.01.2015, the same may be occupied on the following condition :-

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.
- 2) That all the remaining conditions of I.O.D. shall be complied.
- 3) That the amalgamated P.R.C. shall be obtained in the name of the present Owner.

A set of certified completion plan is attached herewith.

Yours faithfully,


Executive Engineer
(Bldg. Proposals) W.S. [H Ward]



-Photo copies-

