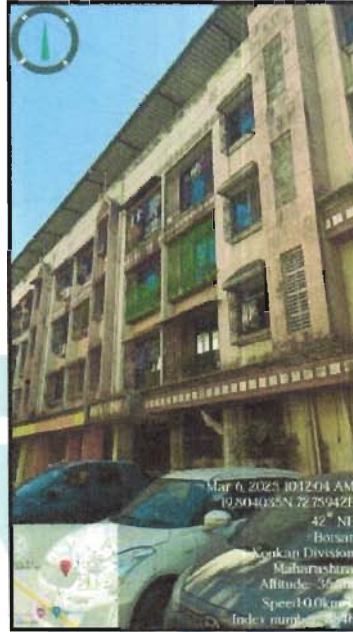


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri Vijay Kumar Bansraj Yadav**

Residential Flat No. 101, 1st Floor, Building No 2, Wing - A, "**Sai Shanti Building No. 2 Co-op. Hsg. Soc. Ltd.**", Sai-Baba Nagar Scheme, Plot No. 2, Near Keshav Nagar, Katkar Pada Road, Village - Boisar, Taluka - Palghar, District - Palghar, Boisar (West), PIN 401 501, State - Maharashtra, India.

Latitude Longitude : 19°48'15.0"N 72°45'34.6"E

Intended User:

Canara Bank

Boisar Branch

1st floor Panchanad bldg Rani shigav road boisar west palghar 401501





Our Pan India Presence at :


- | | | | |
|--|--|---|---|
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|  Aurangabad |  Pune |  Indore |  Jaipur |

Regd. Office

81-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

 **+91 2247495919**

 **mumbai@vastukala.co.in**

 **www.vastukala.co.in**

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 101, 1st Floor, Building No 2, Wing - A, "**Sai Shanti Building No. 2 Co-op. Hsg. Soc. Ltd.**", Sai-Baba Nagar Scheme, Plot No. 2, Near Keshav Nagar, Katkar Pada Road, Village - Boisar, Taluka - Palghar, District - Palghar, Boisar (West), PIN 401 501, State - Maharashtra, India belongs to **Shri Vijay Kumar Bansraj Yadav**.

Boundaries of the property

North : 'B' Wing of Sai Shanti Building No. 2 CHSL
South : Open Plot
East : Laxman Complex
West : Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 25,98,800.00 (Rupees Twenty Five Lakh Ninety Eight Thousand Eight Hundred 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 report.

Hence certified

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: 2025.03.08 13:25:34 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Canara Bank Empanelment No.: MUM-FAV-0083/2024-2025

Encl.: Valuation report



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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

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

+91 2247495919

📧 mumbai@vastukala.co.in

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VALUATION OF Flat BY COMPOSITE RATE

	Ref. No.	:	
	Date	:	
Existing Flat (Part A)			
I.	General		
	Name and Address of Valuer	:	Manoj Chalikwar Vastukala Consultants India Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.
1	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for Housing Loan Purpose.
2	a)	Date of inspection	: 06.03.2025
	b)	Date of valuation	: 08.03.2025
3	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Shri Vijay Kumar Bansraj Yadav Residential Flat No. 101, 1 st Floor, Building No 2, Wing - A, " Sai Shanti Building No. 2 Co-op. Hsg. Soc. Ltd. ", Sai-Baba Nagar Scheme, Plot No. 2, Near Keshav Nagar, Katkar Pada Road, Village - Boisar, Taluka - Palghar, District - Palghar, Boisar (West), PIN 401 501, State - Maharashtra, India. <u>Contact Person :</u> Mr. Vijay Kumar B. Yadav (Owner) Mobile No. 9763033777 Sole Ownership
4	List of documents produced for perusal:		I) Copy of Agreement for sale Registration No.05119/2011 Dated 20.07.2011 between M/s. Sai-Baba Constructions, a firm(The Builder) And Shri Vijay Kumar Bansraj Yadav(The Purchaser). II) Copy of N.A.Order Dated 21.10.2002No. Customs/Room.1/T.2/NAP/SR-32/02 issued by Office of Additional Collector, Thane. III) Copy of Building Completion Certificate No.353 Dated 24.04.2012issued by Grampanchayat Office Boisar. IV) Copy of Commencement Certificate No.810 Dated 10.07.2003issued by Grampanchayat Boisar.
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 1 st Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Toilet + WC + Bathroom + 2 Passage. (2 BHK) + Balcony Area.The property is at 850m distance from Boisar Railway Station.
6	Location of property		
a)	Plot No. / Survey No.	:	Plot No - 2New Survey No - 30/1(pt) & 32/2

b)	Door No.	:	Residential Flat No. 101	
c)	T.S. No. / Village	:	Village - Boisar	
d)	Ward / Taluka	:	Taluka - Palghar	
e)	Mandal / District	:	District - Palghar	
f)	Date of issue and validity of layout of approved map / plan	:	As Building Completion Certificate is received it may be 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	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7	Postal address of the property	:	Residential Flat No. 101, 1 st Floor, Building No 2, Wing - A, "Sai Shanti Building No. 2 Co-op. Hsg. Soc. Ltd.", Sai-Baba Nagar Scheme, Plot No. 2, Near Keshav Nagar, Katkar Pada Road, Village - Boisar, Taluka - Palghar, District - Palghar, Boisar (West), PIN 401 501, State - Maharashtra, India.	
8	City / Town	:	City - Boisar (West)	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Boisar Grampanchayat Boisar	
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	:	As per site	As per Document
	North	:	'B' Wing of Sai Shanti Building No. 2 CHSL	Property of Road
	South	:	Open Plot	Property of Raman N. Sankhe, Plot No. 1
	East	:	Laxman Complex	Property of Laxman Madan Sankhe
	West	:	Internal Road	Property of Keshav Nagar

13	Dimensions of the site	:		
		:	As per the Deed	As per Actuals
	North	:		
	South	:		
	East	:		
	West	:		
14	Extent of the site	:	Carpet Area in Sq. Ft. = 584.01 (Area as per Site measurement)	
		:	Built Up Area in Sq. Ft. = 730.00 (Area As Per Agreement for sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°48'15.0"N 72°45'34.6"E	
15	Extent of the site considered for Valuation (least of 13A & 13B)	:	Built Up Area in Sq. Ft. = 730.00 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of Apartment	:	Residential	
2.	Flat No. and Floor	:	Residential Flat No. 101, 1 st Floor	
3.	Name of the Apartment	:	Sai Shanti Building No. 2 Co-op. Hsg. Soc. Ltd.	
4	Postal address	:	Residential Flat No. 101, 1 st Floor, Building No 2, Wing - A, "Sai Shanti Building No. 2 Co-op. Hsg. Soc. Ltd.", Sai-Baba Nagar Scheme, Plot No. 2, Near Keshav Nagar, Katkar Pada Road, Village - Boisar, Taluka - Palghar, District - Palghar, Boisar (West), PIN 401 501, State - Maharashtra, India.	
5	Location	:		
	T.S. No	:		
	Ward No	:		
	Village/Municipality/Corporation	:	Grampanchayat Boisar	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 101, Near Keshav Nagar, Katkar Pada Road, District - District - Palghar, PIN 401 501	
6.	Description of the locality Residential / Commercial / Mixed	:	Residential	
7.	Year of Construction	:	2012 (Building Completion Certificate)	
8.	Number of Floors	:	Part Ground + Part Stilt + 3 Upper Floors	
9.	Type of Structure	:	R.C.C. Framed Structure	

10.	Number of Dwelling units in the building	:	1 st Floor is having 4 Flats
11.	Quality of Construction	:	Normal
12.	Appearance of the Building	:	Normal
13.	Maintenance of the Building	:	Normal
14.	Facilities Available	:	
	Lift	:	Not Provided
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking Space
	Around Compound wall	:	Yes
	Pavement around the building	:	Yes
	Any other facility	:	-
III	Flat	:	
1.	The floor in which the Flat is situated	:	1 st Floor
2.	Door No. of the Flat	:	Residential Flat No. 101
3.	Specifications of the Flat	:	
	Roof	:	R.C.C. slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door frame with flush shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax	:	
	Assessment No.	:	Information not available
	Tax paid in the name of	:	Information not available
	Tax amount	:	Information not available
5.	Electricity Service connection No.	:	Information not available
	Meter Card is in the name of	:	Information not available
6.	How is the maintenance of the Flat?	:	Normal
7.	Sale Deed executed in the name of	:	Shri Vijay Kumar Bansraj Yadav
8.	What is the undivided area of land as per Sale Deed?	:	Information not available

9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 730.00 (Area as per Agreement for sale)
10.	What is the floor space index (app.)?	:	As per local norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 584.01 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 473.46 Balcony Area in Sq. Ft. = 110.55
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 tenanted?	:	Owner Occupied
15.	If tenanted, what is the monthly rent?	:	₹ 5,400/- (Expected rental income per month)
	DRAWING APPROVAL		
IV	the building approval, reference violations observed if any, and its consequences thereof violations observed if any, and its consequences thereof	:	Nil

PART B - VALUATION OF FLAT UNDER CONSTRUCTION

A. CERTIFICATE ON GENUINENESS OF RATE:

a.sq. ft. of undivided share of land @ ₹ per sq. ft.	:	Not Applicable
b.sq. ft. of building Construction @ ₹ per sq. ft..	:	
c.	Total value on completion	:	
d.	Composite Rate	:	

B.	STAGE VALUE	:	Not Applicable
a.	Actual work completed	:	
b.	Percentage of works completed	:	
b.	Composite Rate	:	
C.	VALUATION DETAILS	:	Not Applicable
	Present stage value of the flat:	:	
a.	Undivided share of land % x ₹	:	
b.	Stage value of building % x ₹	:	
c.	Total stage value of the flat as on date	:	

PART C - VALUATION OF EXISTING FLAT

A.	General		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
	Rate		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar 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)	:	₹ 4071/- to ₹ 6830/- per Sq. Ft. on Carpet Area ₹ 3393/- to ₹ 5692/- per Sq. Ft. on Built Up Area
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 (give details).	:	₹ 3,950/- per Sq. Ft. on Built Up Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 1,950/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 39,235/- per Sq. M. i.e. ₹ 3,645/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 34,530/- per Sq. M. i.e. ₹ 3,208/- per Sq. Ft.
B	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Residential Flat	:	₹ 2,000/- per Sq. Ft.
	Age of the building	:	13 years
	Life of the building estimated	:	47 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	19.50%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,610/- per Sq. Ft.

	Rate for Land & other V (3) ii	:	₹ 1,950/- per Sq. Ft.
	Total Composite Rate	:	₹ 3,560/- per Sq. Ft.

Details of Valuation:

C. VALUATION DETAILS				
Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	730.00 Sq. Ft.	3,560.00	25,98,800.00
2	Wardrobes			
3	Showcases / Almirahs			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity, water, drainage deposits etc.			
8	Electrical fittings, etc.			
9	Extra collapsible gates / grill works, etc.			
10	Potential Value, if any?			
11	Share of common amenities, if any?			
	Total			25,98,800.00

Sr. No.		(INR)
	Factors favoring for an additional value	
	Total - Add (+)	Nil
	Factors favoring for less value	Nil
	Total - Less (-)	Nil
	Present Market Value	25,98,800.00
	Guideline value of the property (730.00 X 3,208.00)	23,41,840.00
	Remarks	

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 Flat, where there are typically many comparables available to analyze. As the property is a Residential 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 ₹ 4071.00 to ₹ 6830.00 per Sq. Ft. on Carpet Area / ₹ 3393.00 to ₹ 5692.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹3,560.00 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	There is no threat of acquisition by Government. CRZ Provisions not applicable.
Saleability	Good
Likely rental values in future	5,400/- (Expected rental income per month)
Any likely income it may generate	Rental Income

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 arrived 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.



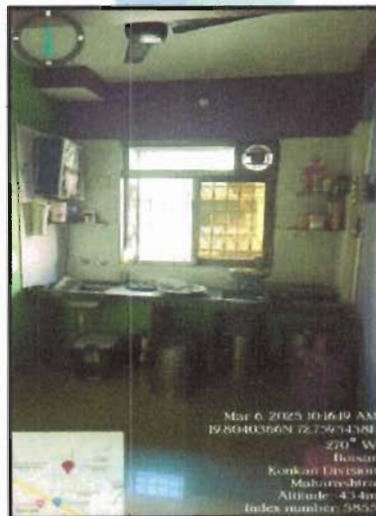
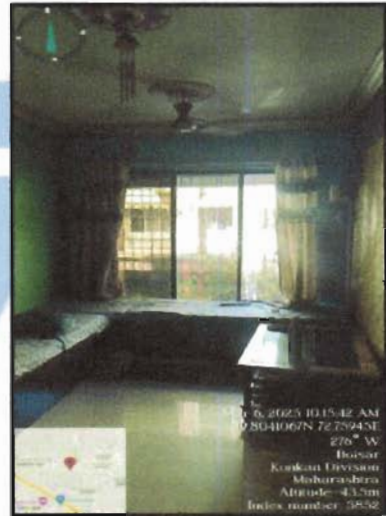
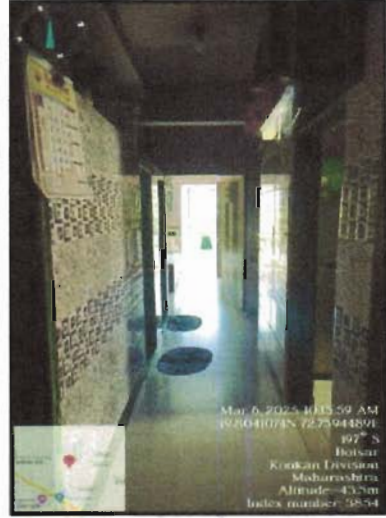
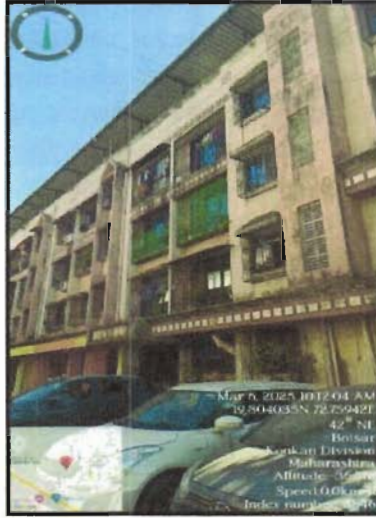
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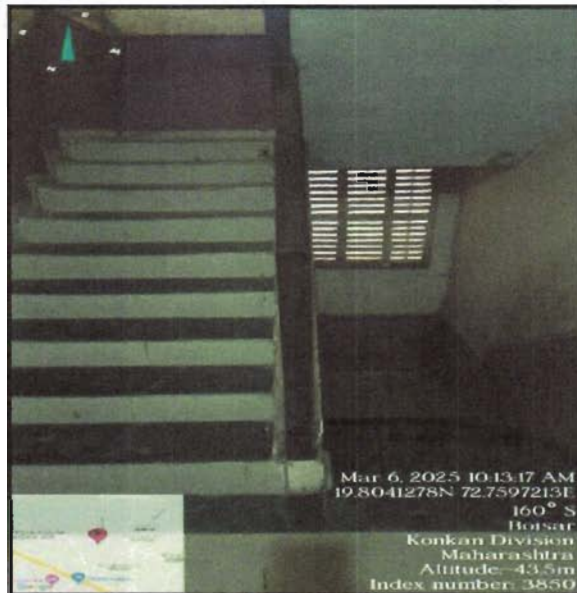
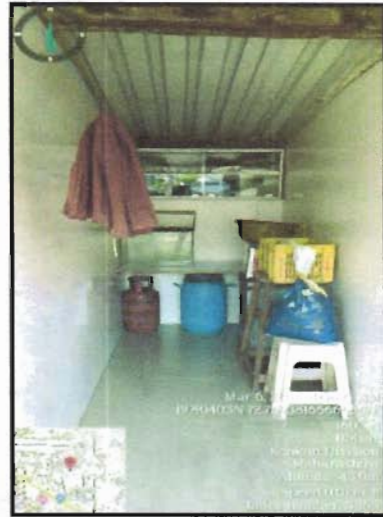
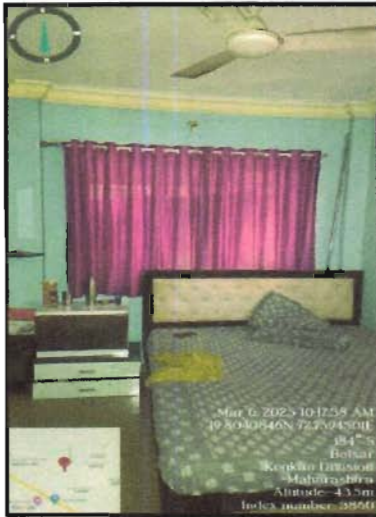
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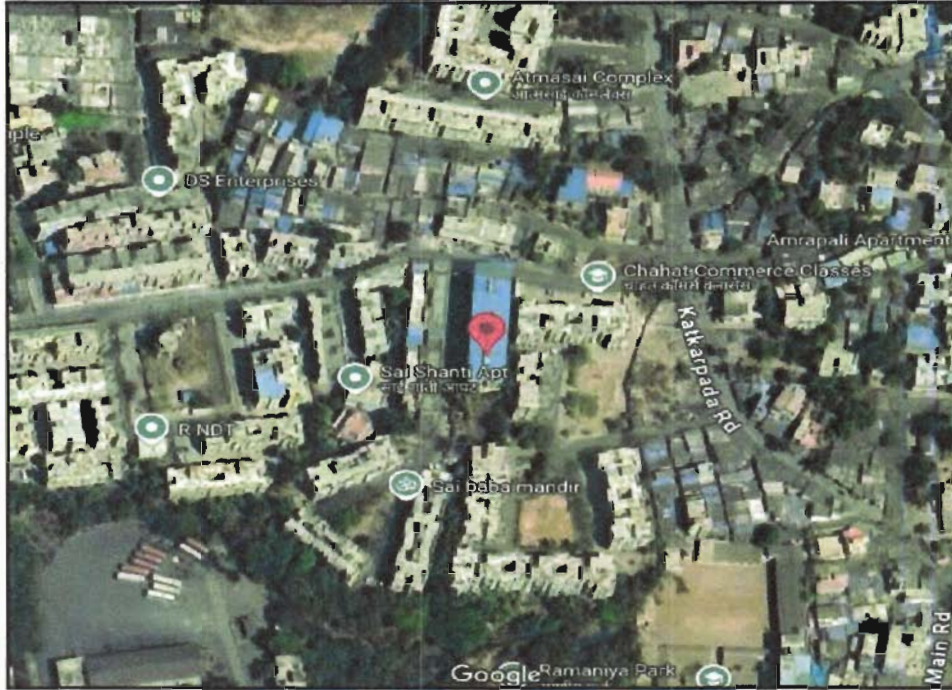
Actual Site Photographs



Actual Site Photographs



Route Map of the property



Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°48'15.0"N 72°45'34.6"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Boisar - 850m).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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[Valuation Guidelines | User Manual](#)

Year: 2024-2025 Language: English

Selected District: **Palghar**

Select Taluka: **Palghar**

Select Village: **Boisar Tarfe Tarapur V Dandi**

Search By: Survey No. Location

Select Location: **इतर विकसनशिल विभाग**

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.1	27.1-निवासी सदनिका	41300	चौरस मीटर
SurveyNo	27/27.2	27.2-कार्यालय/औद्योगिक गाळा गोडाऊन	58600	चौरस मीटर
SurveyNo	27/27.3	27.3-दुकाने	61900	चौरस मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	41300			
Decrease by 5% on Flat Located on 1 st Floor	2065			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	39,235.00	Sq. Mtr.	3,645.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	3040			
The difference between land rate and building rate(A-B=C)	36,195.00			
Percentage after Depreciation as per table(D)	13%			
Rate to be adopted after considering depreciation [B + (C X D)]	34,530.00	Sq. Mtr.	3,208.00	Sq. Ft.

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.



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	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%

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



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Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	512.50	615.00	738.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹6,829.00	₹5,691.00	₹4,743.00

NOBROKER | Buy Rent | Post Your Property | New | Shiv Sureshwar | Menu

1 BHK Flat In Shubh Vinayraj Regenc... | Loan Verified | Non-negotiable | ₹ 35 Lacs | ₹ 20,060/Month | 615 Sq.Ft. | Need Home Loan? Apply Loan

Home | Flats for Sale in Mumbai | Flats for Sale in Boisar | 1 BHK Flat for Sale in Boisar | Property Details

1 Bedroom | Feb 25, 2025 | Priced On

2 Bathroom | Immediately | Possessed?

3 Balcony | Shubh Vinayraj Reg... | Apartment

None | Partial | Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Nearby: Equinox Commerce Centre | Phoenix Marketcity | Nityanand | Bharat Cinetplex

Kalina Market

Overview

- Age of Building: 5-10 Years
- Maintenance Charges: ₹1.0 Per Sq.Ft/M
- Builtup Area: 615 Sq.Ft
- Furnishing Status: Semi [Furnish now](#)
- Floor: 2/4
- Islet Security: No
- Ownership Type: Self Owned
- Flooring: Verified Tiles
- Carpet Area: 465 Sq.Ft
- Facing: East
- Parking: None

NoBroker Support

Live Support | Customer Support

Chat started

Natasha

Hi, I can help you find a preferred house. What is your buying budget?

Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	770.83	925.00	1,110.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹4,930.00	₹4,108.00	₹3,423.00

NOBROKER

2 BHK Flat In Mhavr Krupa . Boisar West F...
Mhavr Nagar

₹ 38 Lacs
Negotiable

₹ 21,779/Month
Estimated EMI

925
Sq. Ft.

Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Awadh nagar / 2bhk Flat for Sale in Awadh nagar / Property

Photos Location

2 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

1
Balcony

Bike
Parking

Feb 7, 2025
Posted On

Immediately
Possession

Mhavr Krupa . Boisar
Apartment

None
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out

Wrong info

Overview

Age of Building: 3-5 Years

Maintenance Charges: ₹1.0 Per Sq. Ft./M

Builtup Area: 925 Sq. Ft.

Furnishing Status: Semi [Furnish Now](#)

Floor: 1/4

Safeal Security: No

Ownership Type: Self Owned

Flooring: Marble/Granite

Carpet Area: 770 Sq. Ft.

facing: East

Parking: 2Bike

Activity On This Property

26 Unique Views

1 Shortlist

0 Contacted

Powered By: NB Estimate

Sale Trend in Mumbai

Price Range Per Sq. Ft. Growth (ytd. per)

₹ 4,250 - ₹ 5,484 -1.951%

Transactions

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	608.33	730.00	876.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹4,071.00	₹3,392.00	₹2,827.00

4465542 18-07-2024 Note -Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र.2	दुग्धम निबंधक, दु.नि.पालघर-2 दस्ता क्रमांक 4465/2024 नोटणी Regn 03m
गावाचे नाव : बोईसर (सूर्या प्रकल्प क्षेत्र)		
(1) वित्तिका प्रकार	विक्री करारनामा	
(2) मोडल	2300000	
(3) बाजारभर (भाडेपट्टी/पट्टी/बाजारभर/अवकाश देणे की पट्टीदार से समुद्र करावे)	2520000	
(4) मूल्यांकन पोटेंशियल व परामर्श (असल्यास)	1) पालिकेचे नाव पालघरदून वर्गन हून माहिती घेऊन बोईसर ता व जि पालघर टेपोल सर्वे क्रमांक 30/1(पार्ट)अंठ सर्वे क्रमांक 32/2 पॉट क्रमांक 2 इमारत "साई राती विलिंग न 2" "साई बाबा नगर " सोसायटीचे नाव "साई राती विलिंग न 2 कॉ.ऑप हाऊसिंग सोसायटी लिमिटेड" सदसिक क्रमांक जी.2, लळमजला विंग अ क्षेत्र 730 चौ फूट इजाजेव 67 84 चौ चौ बांधित हा या विक्री कराराचा मुख्य विषय आहे ((Survey Number Survey No 30/1 (Part) & Survey No 32/2 . .)	
(5) क्षेत्रफळ	67.84 चौ मीटर	
(6) अवकाश किंवा जुनी देण्यात आलेले तसेच		
(7) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास प्रतिकारिते नाव व पत्ता	1) नाव -राजेश दगडु गणुठे एके राजेश दगडु गणुठे वय-53 पत्ता -पॉट न . माळा न . इमारतीचे नाव एच 2 साई राती, काटकरपट्टा रोड, केराव नगर, काटकर पट्टा, बोईसर, ता व जि पालघर, जिल्हा न . रोड न . महाराष्ट्र, THANE पिन कोड -401501 पिन न -APAPG7003K	
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास प्रतिकारिते नाव व पत्ता	1) नाव -अमरकान्त विनेश कोरे वय-22 पत्ता -पॉट न . माळा न . इमारतीचे नाव पॉट न 2/1 विलिंग न 2, साई राती विलिंग न 2 कॉ.ऑप हाऊसिंग सोसायटी लिमिटेड, केराव नगर, काटकर पट्टा, बोईसर ईस्ट, ता व जि पालघर, जिल्हा न . रोड न . महाराष्ट्र, THANE पिन कोड -401501 पिन न -FB8FB3083F 2) नाव -दिनेश सदान्द कोरे वय-57 पत्ता -पॉट न . माळा न . इमारतीचे नाव पॉट न 2/1 विलिंग न 2, साई राती विलिंग न 2 कॉ.ऑप हाऊसिंग सोसायटी लिमिटेड, केराव नगर, काटकर पट्टा, बोईसर ईस्ट, ता व जि पालघर, जिल्हा न . रोड न . महाराष्ट्र, THANE पिन कोड -401501 पिन न -ARLPB5186E	
(9) दस्तावेज करून दिव्याचा दिनांक	20/06/2024	
(10) दस्ता नोटणी केवळचा दिनांक	20/06/2024	
(11) अनुक्रमीक खंड व पृष्ठ	4465/2024	
(12) बाजारभावाप्रमाणे मुद्रांक गुणक	151200	
(13) बाजारभावाप्रमाणे नोटणी गुणक	25200	
(14) सौरा		
मुद्रांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक गुणक आकाराताना निवडलेला अनुसूची :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995	

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	470.92	565.10	678.12
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹4,886.00	₹4,072.00	₹3,393.00

9034542 23-12-2024 Note -Generated Through eSearch Module.For original report please contact concern SRC office	सूची क्र.2 दुय्यम निबंधक दू नि घातघर-2 टस क्रमांक 9034/2024 नोटणी Regn 63m	
गावाचे नाव : बोईसर (सूर्या प्रकल्प क्षेत्र)		
(1)वितरेखाचा प्रकार	विक्री करारनामा	
(2)मोबदल	2150000	
(3) बाजारभाव/भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी ट्रेडो की पट्टेदार ते नमुद करावे)	1932000	
(4) भू-मापन पोटहिन्सा व घरक्रमांक(असल्यास)	1) घातिकेचे नाव घातघरदुतर वर्जन , इतर माहिती मौजे बोईसर ता जि घातघर येथील सर्वे न 30/1,30/2 पै .साई शाही बिल्डिंग न 2 को ऑप हो सो ,मधील सदनिका क्र 111,सी विंग पहिला मजला,क्षेत्र 562 चौ फूट म्हजजेव 52 50 चौ मी बाधीव हा या विक्री कराराचा विषय आहे ((Survey Number : 30/1,30/2 P .))	
(5) क्षेत्रफल	562 चौ फूट	
(6)आकारणी किंवा चुकी ट्रेप्यात असेल तेव्हा		
(7) टसपेवज करून टोका-या/तिरून ठेवणा-या पक्षकाराचे नाव किंवा टिवाणी न्यायालयाचा दुरुमनामा किंवा अटेश असल्यास, प्रतिकारिचे नाव व पत्ता	1) नाव -कपित नुरातरव बाबरे वय -41 पत्ता -प्लॉट न . माळा न . इमारतीचे नाव सी 111 साई शाही बिल्डिंग न 2 रमणीय पार्क केराव नगर काटकरपाडा , ब्लॉक न काटकरपाडा , रोड न काटकरपाडा रोड , महाराष्ट्र, THANE पिन कोड -401501 पिन न -ABNPW1848A	
(8)टसपेवज करून टोका-या पक्षकाराचे व किंवा टिवाणी न्यायालयाचा दुरुमनामा किंवा अटेश असल्यास, प्रतिकारिचे नाव व पत्ता	1) नाव -संघडा सलीम घाटील वय -32 पत्ता -प्लॉट न . माळा न . इमारतीचे नाव ओलवण ता राधानगरी कोल्हापूर , ब्लॉक न कोल्हापूर , रोड न कोल्हापूर रोड महाराष्ट्र KOLHAPUR पिन कोड -416212 पिन न -CUGPP12320 2) नाव -सलिया लक्ष्मण घाटील वय -40 पत्ता -प्लॉट न . माळा न . इमारतीचे नाव ओलवण ता राधानगरी कोल्हापूर दाखीपूर , ब्लॉक न कोल्हापूर रोड न कोल्हापूर रोड , महाराष्ट्र, कोळ-आपूर पिन कोड -416212 पिन न -BSXPP6721P	
(9) टसपेवज करून टिप्याचा टिनांक	19/12/2024	
(10)टस नोटणी केत्याचा टिनांक	19/12/2024	
(11)अनुक्रमांक खठ व पृष्ठ	9034/2024	
(12)बाजारभावमागे मुद्राक मूल्य	129500	
(13)बाजारभावमागे नोटणी मूल्य	21600	
(14)शेरा		
मुप्यकनासाठी विधारात फेरतेला उपयोजित -		
मुद्राक मूल्य अकारताना निवडतेला अनुबंध -	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	



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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 **₹25,98,800.00 (Rupees Twenty Five Lakh Ninety Eight Thousand Eight Hundred Only)**. The **Realizable Value** of the above property is **₹23,38,920.00 (Rupees Twenty Three Lakh Thirty Eight Thousand Nine Hundred Twenty Only)**. The **Distress Value** is **₹20,79,040.00 (Rupees Twenty Lakh Seventy Nine Thousand Forty Only)**.

I.	Date of Purchase of Immovable Property	:	20/07/2011
II.	Purchase Price of immovable property	:	₹ 10,95,000
III.	Book value of immovable property	:	₹ 11,54,250.00

Place : Mumbai

Date : 08.03.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.03.08 13:25:59 +05'30'

Auth. Sign.

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Canara Bank Empanelment No.: MUM-FAV-0083/2024-2025

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 From Valuer (Annexure-)	Attached
Model code of conduct for valuer - (Annexure-)	Attached



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PART D – CERTIFICATE

1. It is hereby certified that in our opinion
 - i. The present stage value of the flat which is under construction is **₹ Not Applicable** (Rupees **Not Applicable** only).
 - ii. The Present Market Value of the flat by adopting suitable Composite Rate is **₹25,98,800.00 (Rupees Twenty Five Lakh Ninety Eight Thousand Eight Hundred Only)**
 - iii. The Forced Sale Value of the property is estimated as 20% less than the Present Market Value. **₹20,79,040.00 (Rupees Twenty Lakh Seventy Nine Thousand Forty Only).**
3. Number of Title Deed involved in this flat is One. The relevant document for the subject property in the opinion of this valuer is the Agreement for sale dated **20.07.2011**, executed between the Seller – **M/s. Sai-Baba Constructions, a firm** with Registration No. **05119/2011** Registered at Registrar's Office
4. If this flat is offered as security, the concerned financial institution is requested to verify the extent of undivided share of land mentioned this valuation report with respect to the latest legal opinion.
5. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I (1).
6. The property was inspected on **06.03.2025** by our representative **Mr. Bhavesh Shelar** in the presence of **Mr. Vijay Kumar B. Yadav**
7. The Legal aspects were not considered in this valuation.
8. This valuation work is undertaken by the valuer based upon the request from **Canara Bank, Boisar Branch**
9. Any other details.

Place : Mumbai

Date : 08.03.2025

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: 2025.03.08 11:48:27 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Canara Bank Empanelment No.: MUM-FAV-0083/2024-2025

Note: This report contains 29 Pages.

Enclosure:

1. Key plan showing the location of the property.
2. Sketch showing the location of the subject flat with reference to the floors.
3. Sketch of the flat if available.



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FORMAT - A**DECLARATION FROM VALUERS**

I hereby declare that-

1. The information furnished in my valuation report dated 08.03.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
2. I have no direct or indirect interest in the property valued;
3. I/ my authorized representative has personally visited the property on 06.03.2025. The work is not sub- contracted to any other valuer and carried out by myself.
4. I have not been convicted of any offence and sentenced to a term of Imprisonment.
5. I have not been found guilty of misconduct in my professional capacity.
6. 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" as enshrined for valuation in the Part - B of the above handbook to the best of my ability.
7. 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.
8. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
9. I am the Director of the company, who is competent to sign this valuation report.
10. Further, I hereby provide the following information.



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No.	Particulars	Valuer comment
1	Background information of the asset being valued;	The property under consideration is purchased by Shri Vijay Kumar Bansraj Yadav from M/s. Sai-Baba Constructions, a firm vide Agreement for sale dated 20.07.2011.
2	Purpose of valuation and appointing authority	As per the request from Canara Bank, Boisar Branch to assess Fair Market Value value of the property for Housing Loan purpose
3	Identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Bhavesh Shelar - Valuation Engineer Binumon Moozhickal - Technical Manager Jayaraja Acharya - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	Date of appointment, valuation date and date of report;	Date of Appointment - 06.03.2025 Valuation Date - 08.03.2025 Date of Report - 08.03.2025
6	Inspections and/or investigations undertaken;	Physical Inspection done on - 06.03.2025
7	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative 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 Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial 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 **8th March 2025** 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. Mumbai (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. Vastukala Consultants India Pvt. Ltd. adopts assumptions for the purpose of providing valuation advice 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **730.00 Sq. Ft. Built Up Area** in the name of **Shri Vijay Kumar Bansraj Yadav**. . 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



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

Environmental Conditions

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

Town Planning

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

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **730.00 Sq. Ft. Built Up Area**.

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

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



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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 Flat**, admeasuring **730.00 Sq. Ft. Built Up Area**.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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.



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

Confidentiality

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

Information Management

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



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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. 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.

Place : Mumbai

Date : 08.03.2025

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: 2025.03.08 13:26:14 +05:30

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Canara Bank Empanelment No.: MUM-FAV-0083/2024-2025



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