

HO/Credit/67/2019-20

Date: 06/11/2019

To,  
**M/s Vastukala Consultants (I) Pvt Ltd**  
**Akruti Star, First Floor, Office No. 121,**  
**Central Road, MIDC , Andheri East**  
**Mumbai 400093**

**Sub: Renewal of your services as Valuer till 26/08/2022.**

With reference to your application dated 13/08/2019 on above subject, & your services as valuer with our Bank since August 2015 ,we are pleased to inform that you have been continued as **"Valuer"** for valuation of **Immovable (Land & Building)** assets for branches at **Mumbai and Aurangabad** on the following terms and conditions.

Your services will be utilized by our Mumbai and Aurangabad **Branches** as and when the need arises, subject to the following:

**1. Period of Validity**

The validity of your empanelment on our approved list is up to **26.08.2022** & same will be reviewed thereafter considering satisfactory performance and/or requirement of the bank.

**2. Fee structure is**

**For all commercial assets: (Prime or Collateral Security):**

Valuation Amount	Charges/Fees
For first Rs.10.00 lacs	Rs.200/- per lac
For next Rs.20.00 lacs	Rs.125/- per lac
For next Rs.40.00 lacs	Rs.75/- per lac
For next Rs.100.00 lacs	Rs.50/- per lac
Upto Rs. 2.70 Crs	Rs. 15000/-
From Rs. 2.70 Crs upto Rs. 10.00 Crs	Rs. 20000/-
Above Rs.10.00 Crs	Rs. 25000/-
Minimum Rs. 2500/-	Maximum Rs. 25000/-

**For residential property: (Prime or Collateral security)**

Valuation Amount	Charges/Fees
Upto Rs.20.00 Lacs	Rs.1500/-
Rs.20.00 lacs to Rs.50.00 Lacs	Rs.2000/-
Above Rs.50.00 Lacs	Rs.4000/-

**Above fees structure will be applicable subject to;**

1. Fees are to be paid for per location of the property.
2. The charges will be inclusive of all other expenses such as conveyance, accommodation expenses etc (except Goods & Services Tax/TDS).
3. Fees are to be paid against bill raised by the valuer only.



If property to be valued is situated beyond 50 kms from our Branch (with whom loan application is submitted), you can charge conveyance allowance in the bill itself. The bill to be charged should be on the basis of entire valuation amount as per prescribe rates & slabs of amount and not as per different assets separately.

You will be paid your charges in lump sum only after satisfactory completion of the assignment as per Bank's norm and submission of valuation report with photographs.

**The bill of valuation charges shall be raised in the name of the Bank by the valuer & directly to be recovered from customer before handing over the valuation report Copy. The fees are to be charged as per the schedule of the Bank mentioned above & payable by the bank's customer/borrower.**

Valuer has to prepare the valuation report at least in duplicate; one copy for Customer and another for Bank. Similarly, the duplicate Bill copy is also to be given to the Bank along with the Valuation report copy.

### **3. Code of Conduct**

- a) You will maintain secrecy of the business given to you by the bank and should not divulge any information to other/applicant in detriment to the interests of the Bank.
- b) You will refrain from carrying out any financial transaction with the Bank's borrower, in respect of whom the assignment is given to you, till you submit the report.
- c) You are advised that under no circumstances, you should use any legend containing the Bank's name or symbol on your letter heads, signboards, name plates, visiting cards etc.
- d) The enlisted valuer should not exploit the enlistment on Bank's approved panel of valuers for enhancing his own business by using bank's name/emblem on the letterhead of the valuer.
- e) Change in address or telephone number will have to be immediately brought to the notice of the Bank
- f) Any adverse development such as disqualification/debarment/de-listing by any bank/institution/professional body will have to be immediately brought to the notice of the Office.
- g) Valuation is to be undertaken only by qualified personnel in the related field who is a member of the Institute of Valuers/Architects/ Engineers & Govt. approved valuer.
  - Valuation should not be assigned to a person debarred/de-listed by any bank/institution/professional body.
  - Valuation report should be signed by the **Director of M/s Vastukala Consultants (I) Pvt Ltd** who possess the qualification in that field invariably.
  - In case of any associates engaged by the panel valuer firm/company; the valuation report shall be signed by the associates jointly with the



empanelled valuer. Only approved associate from Bank shall sign the report.

- The specimen signatures of the person/s authorized to sign the valuation report shall be submitted to the bank and only those persons shall sign valuation report.
  - All points mentioned in O-1 format (for immovable assets other than agricultural land), prescribed in Wealth Tax act shall be incorporated in valuation report.
- h) The enlisted valuer should maintain an account with any one of the branches under the jurisdiction **Mumbai & Aurangabad area** (area for which empanelment is done) so as to keep good rapport with the Bank.
- i) Valuer should submit the report minimum in 3 days and a maximum of 15 days from the date of assignment given.
- j) The valuer shall not sub contract the work to any other valuer but shall carry out work himself / herself.
- k) In case of valuation under the SARFAESI Act, valuer shall follow the provisions of the said Act.

**4. Important aspects to be covered/explained in the Valuation Report:**

- a) You have to visit the property/asset to be valued in person. In Case of immovable property, the measurements shall be taken physically & cross check with the documented area: you have to certify this aspect in your valuation report specifically.
- b) In case of property to be valued is in "Industrial Development Corporation (IDC)" you should mention IDC Rate & Date of Rate quote by IDC invariably in your report.
- c) Your empanelment will be restricted to Valuation of **Immovable (Land & Building)** assets. You will have to provide full details of the basis of valuation in the report and you are required to clearly specify whether the property is in actual possession of the applicant /borrower and no one else has any interest in the said property.
- d) The valuation should be as per normal standards of Valuation i.e. based on the realizable value of security concept. The second would be a valuation answering a question the price of property would fetch if it were put up for distress sale. Distress sale value to be invariably mentioned in the valuation report.
- e) You will be responsible for the findings/suggestions/implications in respect of the report on the assignment undertaken by you. You should certify in your valuation reports that you have physically verified the identity and boundaries of the property.
- f) As regards property in the form of land and building, the valuers must assess on the strength of :



- i. Type of land (agricultural, industrial, residential etc.). The zone in which the property is situated or located.
  - ii. Type of building (pucca, semi-pucca, kutcha, notified building by Govt. heritage buildings and any such special features.)
  - iii. Whether tenanted/ownership basis/self-occupied.
  - iv. Value on the basis of tenancy/ownership basis.
  - v. Basis of arriving at a price-last sale/purchase done etc.,
- g)** The base on which valuation rates are fixed by the valuer, should be clearly spelt out in the valuation report. Since the stamp authorities have already circulated applicable rate area wise, the valuers should invariably indicate in their reports the rate as fixed by State Government for the said area and justify the higher rate assumed, if any.
- h)** Variation, if any, between the valuation of the property by the valuer and the value as appearing in the title deed recently stamped and registered/adjudicated by stamp authority, should be reasonable and satisfactory explained.
- i)** There should not be any discrepancy between the area of the property mentioned in the purchase document and the area mentioned in the valuation report.
- j)** Photograph of the property valued with owner of the property should be submitted with every valuation report. Owner of the property valued to be identified from independent source and the same may be brought out in the report.
- k)** In the valuation report, any factor/s (present or/and future) adversely affecting the free salability/ realizable value of the subject property, if any shall be mentioned explicitly.  
The valuation reports should be in standard formats i.e. below & above Rs.5.00 Crs. provided by the Bank.
- l)** Assumption and limiting conditions upon which the valuation is based are to be mentioned. Do not unquestioningly accept the data collected in an "as is where is" form, but also consider all pertinent market evidence, trends, recent transactions, etc.
- m)** It should be mentioned very clearly that market value is based on the market evidence or upon the judgment of the valuer because of the nature of the asset or lack of comparable market data.
- n)** It should be clearly stated that if the asset has some investment value. This includes the benefits that an entity enjoys from the ownership of an asset; this value essentially reflects the benefits received from holding the asset.
- o)** You should comprehensively cover the marketability and transferability of the asset based on standard procedure.
- p)** In case of valuation of land; estimate is based on appropriate market data. The market comparable considered should conduct adequate and relevant research for market comparable and analysis it to draw well - informed and supportable judgments.



- q) While assessing value of the open plot, following points shall be considered :
- Whether the plot is under reservation?
  - Whether the plot is surrounded by tall & posh buildings to assess development potential?
  - Whether restriction of height, restriction on use, zoning regulations etc.?
- r) While assessing value of immovable property, following points shall be considered:
- *Whether* there are any encumbrances of tenancy, lease, litigation, Securitization Act applicability, unauthorized floors, unauthorized terrace enclosure, unauthorized subdivision etc.
  - It also shall be ensured that the construction is authorized, there are no stamp-duty arrears and the actual built up area is tallying with the documented area.
  - Structural stability of the building is commented on the basis of structural/ RCC drawing.
- s) If valuation is above Rs.10.00 crores under single Valuation Report, report should also include discussion on the following :
- Current and future market trends to the extent foreseeable.
  - History, Current and future demand for the category of asset.
  - Potential and likely demand for alternative uses.
  - Current marketability of the asset and the likelihood of its Sustainability.
  - Any impact of foreseeable events.
  - Extent of market based evidence to support the valuation.
  - Technical reports as applicable, for example, environmental report, structural report (including notes on any technical changes made to the building).

**Please note that:-**

- a. The enlistment is for the limited purpose of considering any specific assignment as may be required, on case-to-case basis in his specific areas of specialization.
- b. Bank will reserve the right to call for additional information/reports, etc., inspect the office of the valuer, and disclose his name to other and also delete any name from the approved list without assigning any reason.
- c. The empanelment on the panel does not amount to an appointment or right for an appointment to be made by the Bank and the Bank is free to employ any valuer of its choice and no right exists for an empanelled valuer to claim that they alone should be entrusted with the Bank's work.
- d. Any concealment of facts and figures in the report that would jeopardize the interest of the Bank would be viewed seriously and the matter would be taken up with the institution of Engineers (India), Institution of Valuers with whom the enlisted valuer is a member for appropriate action.



Please return the duplicate of this letter duly signed by you for having accepted the above terms and conditions & executes the undertaking & declaration on your letter head duly signed & stamped, to reach us on or before **21.11.2019**.

Regards,

**For The Cosmos Coop Bank Ltd**



*A.K.*  
**Mrs. Apekshita Thipsay**  
**Chief General Manager**  
**Credit**

**Encl. :** 1. Undertaking  
2. Annexure

**Received**

Name of recipient:

Sign of recipient:

Date of receipt:

**Acceptance of Terms & Conditions**

Sign of empaneled valuer:

Seal of firm/company :

Date of acceptance of Terms & conditions: