



JANASEVA SAHAKARI BANK (BORIVLI) LTD.

Head Office : "Nand Dham", L. T. Road, Borivali (W), Mumbai - 400 092. Tel.: 2892 7840

Admn. Office : "Giriraj", Dr. D. G. Palkar Marg, Borivali (W), Mumbai - 400 092.

Telephone : 2833 8004 Fax : 2899 8842 Email : jssbl@mtnl.net.in Website : janasevabank.in

Ref.No.36/ LOAN H.O./2016-17/ 232

Date: 24th August 2016

To,
Vastukala Consultants (India) Pvt. Ltd.,
Ackruti Star, 1st Floor,
121, Central Road,
Andheri (East),
Mumbai – 400 093.

Dear Sir/Madam,

Sub:- Your empanelment on Bank's panel of valuers.

We are pleased to inform you that in the Board Meeting held on 29.07.2016, it has been decided to empanel your services for the period of one year i.e. upto 31.07.2018. The terms & conditions of empanelment are as under;

1. You will maintain secrecy and confidentiality of the assignment given to you by the bank and will not divulge any information to other/applicant in detriment to the interests of the Bank.
2. You will refrain from carrying out any financial transactions with the Bank's borrower/prospective borrowers on whom the assignment is given to you.
3. 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.
4. 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.
5. Your empanelment will be restricted to valuation of movable and immovable properties/assets for category mentioned. You will provide full details on 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.





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6. You are advised to furnish Valuation Report of particular property as per present ready reckoner value or whichever is less in addition to your valuation. If there is much difference in the valuation by you from that of the ready reckoner then you should give proper justification substantiating the same.
7. You will mention structural stability of buildings/bunglows/Units/Rooms/Galas etc. which are more than 12 years.
8. The Report shall be in the Approved Format and with actual or at least 5 photographs of these assets and Report must be submitted at the earliest, as per requirement of the Branch Officials.
9. You will submit the valuation report within a reasonable time i.e. within 3 working day after receiving the assignment from Branch/Head Office.
10. You shall undertake/commence the work only after receipt of a specific request from Branch Officials/Branch Managers/Bank Executives in writing, email or by communication.
11. You shall not charge more than the fees prescribed under item No.12 hereinabove. If it is observed that you are charging more than the prescribed fees or charging the clients for enhancements of the value of the properties, the Bank will unilaterally delist you from the Approved list of valuers.
12. The fees will be paid as per approved rates of the Bank, which is as under and exclusive of Service Tax, if any.

Fees schedule;





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Type of Property	Proposed Charges
<u>Residential Properties</u>	
Properties upto Rs.30.00 Lakh	Rs.1250.00
More than Rs.30.00 Lakh	Rs.2000.00
<u>Commercial Properties</u>	
Properties upto Rs.10.00 Lakh	Rs.1200.00
Properties upto Rs.15.00 Lakh	Rs.1500.00
Properties upto Rs.20.00 Lakh	Rs.2000.00
Properties upto Rs.25.00 Lakh	Rs.2500.00
Properties upto Rs.30.00 Lakh	Rs.3000.00
Properties upto Rs.30.00 Lakh to Rs.50.00 Lakh	Rs.3500.00
Properties upto Rs.50.00 Lakh to Rs.75.00 Lakh	Rs.5000.00
Properties upto Rs.75.00 Lakh to Rs.100.00 Lakh	Rs.7250.00
Properties Above Rs.100.00 Lakh	Rs.10000.00 (Service Tax as applicable will be paid extra)

Regards,


Vishram Dixit
Chief Executive Officer



Received

Name of recipient:

Sign of recipient :

Date of receipt :



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Acceptance of Terms & Conditions

Sign of empaneled valuer :

Seal of firm/company :

Date of acceptance of Terms & conditions :

