

VALUATION REPORT

Valuation for : The Manager,
State Bank Of India.
Branch - MIDC.Satara.

Name of borrower : Mr. Prakash Sampatrao Chorge.

Name of owner : Mr. Prakash Sampatrao Chorge.

Location of property : Residential Flat No. A-3,
Stilt Floor, A Wing,
"Garden City",
Plot no. 2, C.T.S.N. 447/2 (Old R.S.N. 1),
Radhika Road, Opp-Z.P. Agri. School,
At- Shaniwar Peth,
Tal. & Dist. Satara,
415502. [Maharashtra].



UMESH V. BHONSALE B.E.[Civil] MIE. FIV.MICA.
Pruthviraj U. BHONSALE B.E. [Civil].

Govt. Registered Income TaxValuer& Chartered Engineer.

Satara Office.--- Flat No.5, First Floor, Kaveri Appt. C.S.No.465 A/1 &2,Opp--KadamBaug, Near Old R.T.O. Office, Satara.-415001.Phone No. [02162] 226277

Pune Office.---Flat No.5, 'Nathai Apartment', Plot No.1, Mahesh Soc. Opp-Kirti Car Décor,Above Wai Urban Bank Ltd. Bibvewadi.Pune.- 411037.Phone--020 / 24412094.

E-mail--umeshbhonsale@yahoo.in
Mobile--9823048115,9766000449.

Govt. Registered Valuer

Regd. No. CAT—1/7—2001.

Fellow—F-Category—11460 Institution Of Valuers

Chartered Engineer

Membership No. M / 1243351/1.

Mobile No.9823048115. 9766000449,9673017070

E-mail—umeshbhonsale@yahoo.in**UMESH V. BHONSALE.****B.E.[Civil]MIE. FIV.MICA.****PRUTHVIRAJ U. BHONSALE.****B.E.[Civil].****Govt. Registered Income Tax Valuers,****Chartered Engineer & Arbitrators.**

Satara Office:Flat No.5, First Floor, Kaveri Appt. C.S.No.465 A/1 &2,Opp—Kadam Baug, Near Old R.T.O. Office, Satara.-415001.
 Pune Office:---Flat No.5, 'Nathai Apartment', Plot No.1, Mahesh Soc. Opp-Kirti Car Décor, Bibvewadi.Pune.411037.

Ref. No.: 848/UVB/2023

Date: 18/10/2023

To,
 The Manager,
 State Bank Of India,
 Branch - Satara.

Ref: Valuation for :

Name of borrower : Mr. Prakash Sampatrao Chorge.

Name of owner : Mr. Prakash Sampatrao Chorge.

Location of property: Residential Flat No. A-3, Stilt Floor, A Wing, "Garden City", Plot no. 2, C.T.S.N. 447/2 (Old R.S.N. 1), Radhika Road, Opp-Z.P. Agri. School, At- Shaniwar Peth, Tal. & Dist. Satara, 415502. [Maharashtra].

Respected Sir,

My assistant Engineer Mr. Hanmant Chavan visited above said site on 16/10/2023

Valuation At This Stage

Market Value	Rs.43,00,000.00	<u>Rupees Forty Three Lakhs Only</u>
Realizable Value	Rs.38,70,000.00	Rupees Thirty Eight Lakhs Seventy Thousand Only
Distress Value	Rs.34,40,000.00	Rupees Thirty Lakhs Twenty Five Thousand Only
Insurance Value	Rs.15,50,000.00	Rupees Fifteen Lakhs Fifty Thousand Only
Govt. Value	Rs.28,43,000.00	Rupees Twenty Eight Lakhs Forty Three Thousand Only
Rental Value/Monthly	Rs.8,000.00	Rupees Five Thousand Only

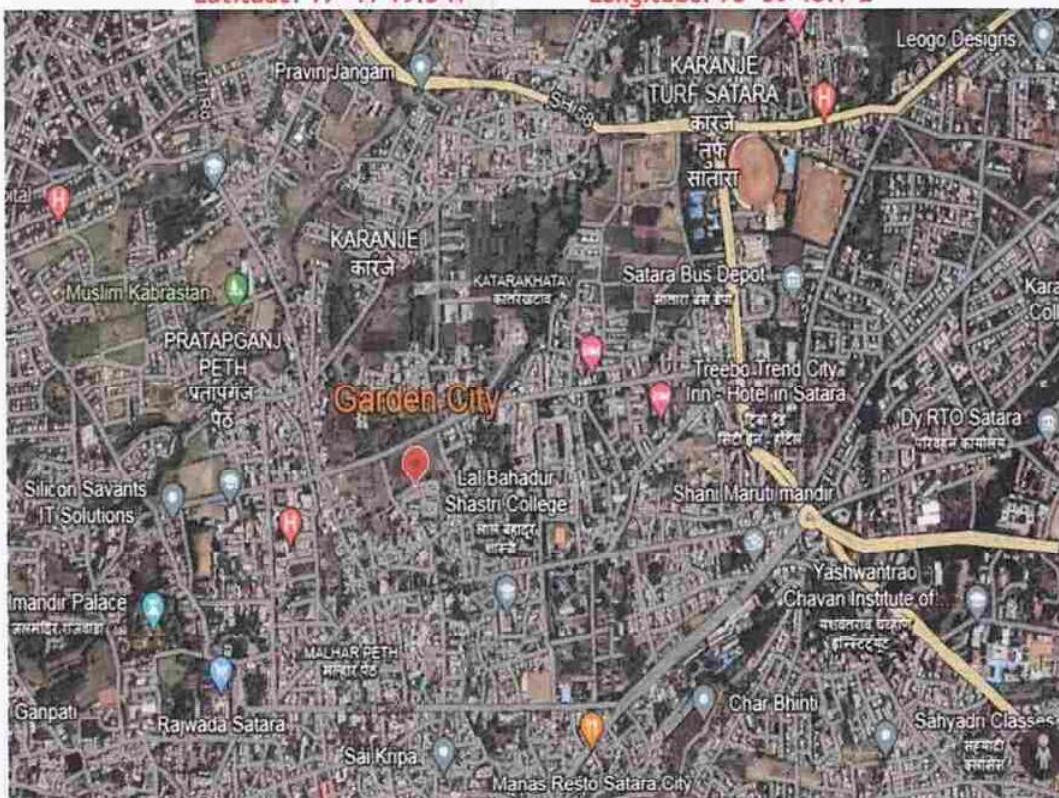
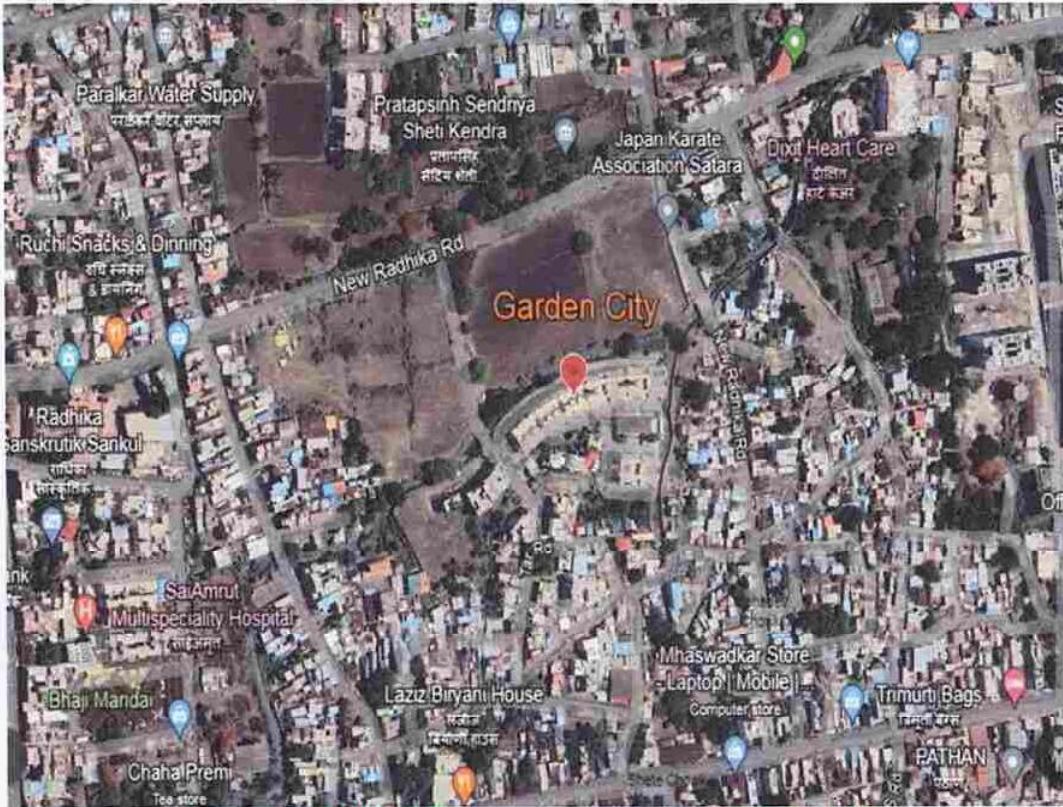
This report has 16 pages.

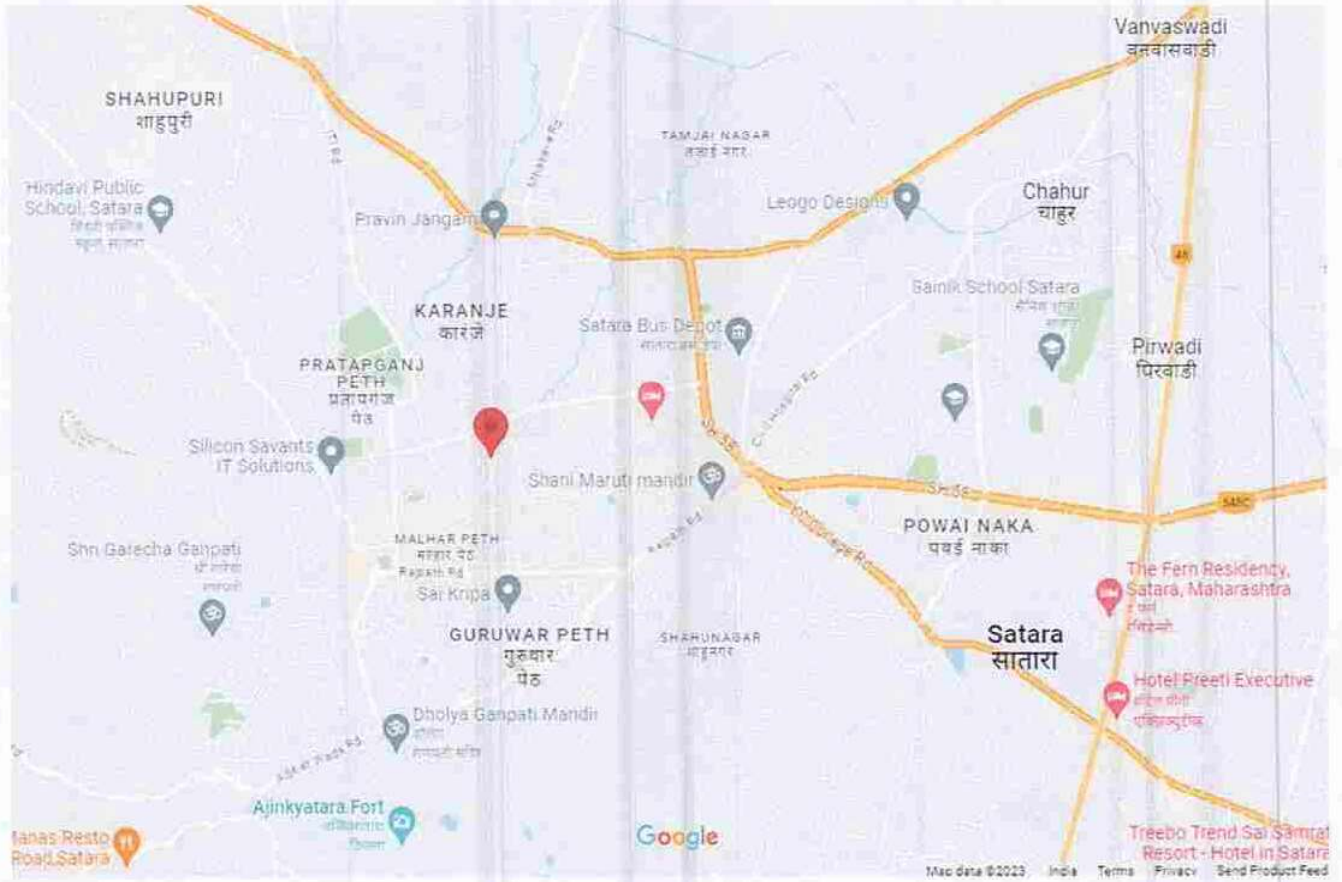
Thanking you.



Umesh V. Bhonsale
 B.E.[Civil]MIE.FIV.MICA.
 Govt. Registered Valuer
 Licence No.-CAT—1/7—2001.
 Chartered Engineer
 MIE—M/124335/1












SALE INSTANCE -

www.zealbolt.com



No image Available

ONLY ON MAGICBRICKS

1 BHK Flat for Sale in Guruswar Peth, Satara

21 Lac

₹ 4,667 per sqft

SUPER AREA

450 sqft

STATUS

Ready to Move

FLOOR

2 out of 5

Contact Owner

Get Phone No.

Posted 3 months ago

Owner: Sm Jangam

property is in a good locality

Calculator



Govt. Registered Valuer

Regd. No. CAT-I/7-2001.

Fellow—F-Category—11460 Institution Of Valuers
Chartered Engineer

Membership No. M/1243351/1.

Mobile No.9823048115. 9766000449,9673017070

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UMESH V. BHONSALE.**B.E.[Civil]MIE. FIV.MICA.****PRUTHVIRAJ U. BHONSALE.****B.E.[Civil].****Govt. Registered Income Tax Valuers,****Chartered Engineer & Arbitrators.**Satara Office:Flat No.5, First Floor, Kaveri Appt. C.S.No.465 A/1 &2,Opp—Kadam Baug, Near Old R.T.O. Office, Satara.-415001.
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Ref. No.: 848/UVB/2023

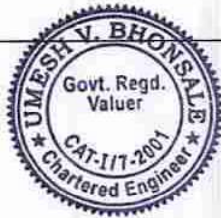
Date: 18/10/2023

Valuation Report for Bank Of Baroda**FORMAT D****VALUATION REPORT (IN RESPECT OF FLAT/SHOPS/ROW HOUSE)**

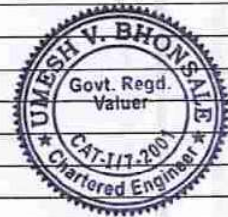
(to be used for all properties of value up to Rs. 5 Crores)

Name & Address of Branch : **The Manager, Bank Of Baroda.
Satara.**Name of borrower & owner : **Mr. Prakash Sampatrao Chorge.**
(For which Valuation Report is Sought)

1.	GENERAL	
1.	Purpose for which the valuation is made	To find out the fair market value for loan/collateral security purposes in Bank of Baroda, Branch - Satara.
2.	a) Date of inspection	: 16/10/2023
	b) Date on which the valuation is made	: 18/10/2023
3.	List of documents produced for perusal	
	i.	: Agreement dated 29/04/2019, Regn. no. 2202/2019
	ii.	: N.A. Order no. MAH/3/LAND/SR/103/12 dated 31/07/2013 issued by Collector Office Satara.
	iii.	: Construction Permission no. SANAP/SHAVI/3/890 dated 19/09/2013 issued by Satara Municipal Council.
	iv.	: Occupancy Certificate no. SANAP/SHAVI/OC/00029/2015-16 dated 07/07/2015 issued by Satara Municipal Council.
	v.	The Rajya Sabha passed the RERA bill on March 10,2016, followed by the Lok Sabha on March 15, 2016 and it came into force from May 1, 2016. 59 of its 92 sections were notified on May 1, 2016 and the remaining provisions came into force from May 1, 2017. RERA Act Is not Applicable



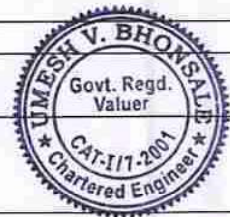
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Mr. Prakash Sampatrao Chorge.
5.	Brief description of the property	: Residential Flat No. A-3, Stilt Floor, A Wing, "Garden City", Plot no. 2, C.T.S.N. 447/2 (Old R.S.N. 1), Radhika Road, Opp-Z.P. Agri. School, At- Shaniwar Peth, Tal. & Dist. Satara, 415502. [Maharashtra].
6.	Location of property	
	a) Plot No. / Survey No.	: Plot no. 2, C.T.S.N. 447/2 (Old R.S.N. 1)
	b) Door No.	: Residential Flat No. A-3
	c) T.S. No. / Village	: Shaniwar Peth
	d) Ward / Taluka	: Satara
	e) Mandal / District	: Satara
	f) Date of issue & validity of layout of approved plan.	: Construction Permission no. SANAP/SHAVI/3/890 dated 19/09/2013
	g) Approved plan issuing authority.	: issued by Satara Municipal Council.
	h) Whether genuineness or authenticity of approved plan is verified	: Yes
	i) Any other comments by our empaneled valuers on authentic of approved plan.	: No
7	Postal address of the property	: Residential Flat No. A-3, Stilt Floor, A Wing, "Garden City", Plot no. 2, C.T.S.N. 447/2 (Old R.S.N. 1), Radhika Road, Opp-Z.P. Agri. School, At- Shaniwar Peth, Tal. & Dist. Satara, 415502. [Maharashtra].
8	City / Town	: City
	Residential area	: Residential Area
	Commercial area	: No
	Industrial area	: No
9	Classification of the area	:
	i) High / Middle / Poor	: Middle class.
	ii) Urban / Semi Urban / Rural	: Semi Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	: Coming Under Municipality Limit
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area.	: NA
12	Boundaries of the property	:
	East	: Flat no. 4 of B wing
	South	: Internal Road
	West	: Flat no. 4 of A wing
	North	: Passage & Duct
13	Dimensions of the site	:
	East	: Streamlet




	South	: Adj. C.T.S.N. 440
	West	: 9 m Road
	North	: Streamlet
14.1	Extent of the site	: Residential Flat --- 1 Living +1 Kitchen +2 Bedroom + 1 Toilet & Balcony As Per Deed— *Carpet Area= 62.87 Sq.mt. i.e. 676.48 Sq.ft. *Built-up Area = 88.28 Sq.mt. i.e. 950.00 Sq.ft.
14.2	Latitude & longitude	Latitude: 17° 41' 19.5"N Longitude: 73° 59' 40.1"E
15	Extent of the site considered for Valuation (least of 13a & 13b)	: Built-up Area = 88.28 Sq.mt. i.e. 950.00 Sq.ft.
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Occupied by owner.
II. APARTMENT BUILDING		
No.	Description	: Remarks.
1	Nature of the apartment	: Parking+Stilt+3 Floor, R.C.C. framed structure.
2	Location	: Radhika Road, Opp-Z.P. Agri. School, At-Shaniwar Peth,
	T.S. No.	: Plot no. 2, C.T.S.N. 447/2 (old R.S.N. 1)
	Block No.	: Residential Flat no. A-3
	Ward No.	: --
	Village / Municipality / Corporation	: Satara Municipal Council.
	Door No., Street or Road (Pin Code)	: Residential Flat No. A-3, Stilt Floor, A Wing, "Garden City", Plot no. 2, C.T.S.N. 447/2 (Old R.S.N. 1), Radhika Road, Opp-Z.P. Agri. School, At- Shaniwar Peth, Tal. & Dist. Satara, 415502. [Maharashtra].
3	Description of the locality Residential / Commercial / Mixed	: Residential Flat
4	Year of Construction	: 2015 (Age 08 Years)
5	Number of floors	: Parking + Stilt + 3 Floor
6	Type of structure	: R.C.C. framed structure
7	Number of dwelling units in the building.	: Stilt Floor - 4 Flats First Floor - 2 Flats Second Floor - 4 Flats Third Floor - 3 Flats
8	Quality of construction	: Good
9	Appearance of the building	: Good
10	Maintenance of the building	: Good
11	Facilities available	:
	Lift	: No
	Protected water supply	: Yes
	Underground sewerage	: Yes
	Car Parking - Open / Covered	: Covered & Common
	Is compound wall existing?	: Yes
	Is pavement laid around the Building?	: Yes
III. FLAT		
1	The floor in which the flat is situated	: Flat is located on Stilt Floor



2	Door No. of the flat	:	Residential Flat no. A-3
3	Specifications of the flat	:	
	Roof	:	R.C.C. slab for roofing.
	Flooring	:	Ceramic tiles for flooring.
	Doors	:	Wooden/G.I. frame with flush door.
	Windows	:	Aluminium sliding windows with M.S. grill.
	Fittings	:	Concealed electric wiring.
	Finishing	:	Internal neeru finish with colour distemper & outside sand face plaster with colour cement paint
4	House Tax	:	Not Submitted Before Me
	Assessment No.	:	Not Submitted Before Me
	Tax paid in the name of	:	Mr. Prakash Sampatrao Chorge.
	Tax amount	:	Not Submitted Before Me
5	Electricity Service connection No.	:	190568737117
	Meter Card is in the name of	:	Mr. Prakash Sampatrao Chorge.
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Prakash Sampatrao Chorge.
8	What is the undivided area of land as per Sale Deed?	:	The undivided area of land is not mentioned in agreement.
9	What is the plinth area of the flat?	:	*Built-up Area = 88.28 Sq.mt. i.e. 950.00 Sq.ft.
10	What is the floor space index (app.)	:	1.50
11	What is the Carpet Area of the flat?	:	*Carpet Area= 62.87 Sq.mt. i.e. 676.48 Sq.ft.
12	Is it Posh / I Class/Medium / Ordinary?	:	Medium Class
13	Is it being used for residential or commercial purpose?	:	Residential Flat
14	Is it owner-occupied or let out?	:	Owner-occupied.
15	If rented, what is the monthly rent?	:	(Actuals or Expected from) Residential Flat no. A-3, Stilt Floor, A Wing, "Garden City" - Monthly- Rs.8,000.00 Annual -Rs.96,00.00 B] Outgoes - a) Taxes per annum--Approx.Rs.5,000.00 Net Return = Gross annual rent - Total outgoes = Rs.91,000.00
16	Remark, if any	:	No.
IV	MARKETABILITY		
1.	How is the marketability?	:	Good.
2.	What are the factors favoring for an extra Potential Value?	:	Residential Area
3.	Any negative factors are observed which affect the market value in general?	:	No
V	RATE		
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	:	Rs.4,500.00 To Rs.5,000.00 Per Sq.ft.



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 (given details).	: Rs.4,750.00 Per Sq.ft.
3	Break - up for the rate	In this area plot rates are Rs.2,500.00 To Rs. 3,000.00 Per Sq.ft.(Including Plot Development N.A. Permission +Plan Sanction+Architect Fees+RCC Design Fees) & Builders Proffit 20 To 25 % FSI= 2.00 Construction Rate Rs.1,850.00 Per Sq.ft.
	i) Building + Services	: Rs.1,850.00 Per Sq.ft.
	ii) Land + others	: Rs.2,900.00 Per Sq.ft. For FSI-1.50 To 2.00
4	<p>Guideline rate obtained from the Registrar's office. Due to demonetisation & Covid-19 pandemic from 2017, Govt. rates were not changed or increased so much. The demonetization & Covid-19 move was followed with a lot of panic, causing people to think twice before spending, leading to a decline in demand for housing. Property registrations saw a decrease of up to 40%, giving rise to an air of fear among developers. Govt. did not change ready reckoner rates from 2017. But actual market rates of properties are increasing day by day.</p> <p>Govt. rate Of ready reckoner for flat Rs.2023-24-Rs.36,590.00 per Sq.m. Age-08 Years & Remaining Life - 52 Years 12% Depreciation In Construction Govt. Value= Rs.28,42,866.00 Says Rs. 28,43,000.00</p>	



Department of Registration and Stamp नोंदणी व मुद्रांक विभाग
Government of Maharashtra महाराष्ट्र शासन

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

Home Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Satara


Select Taluka: Satara

Select Village: Shaniwarpeth

Search By: ☒ Survey No. ☐ Location

Enter Survey No: 447 Search

उपविभाग	खुली बरीन	निवासी सरनिका	अप्रीम दुकाने	औद्योगिक	एकक (Rs./)	Attribute
3/10 - इन्फ्लिन्ड श्रेय अभिगणन	12620	36590	43280	57410	0	चौ. मीटर मि.मि.एम. मीटर



VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	12% Depreciation In Construction Cost
	Depreciated cost of flat with Services (v(3)i)	:	Rs.2,10,900.00
	Age of the building	:	2015 (Age 08 Years)
	Life of the building estimated	:	Remaining 52 Years
	Depreciation percentage assuming the salvage value as 10%	:	00%
	Depreciated Rate of the building	:	Rs.3,978.00 per Sq.ft.
b	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	Rs.1,628.00 Per Sq.ft.
	Rate for Land & other V (3) ii	:	Rs.2,900.00 Per Sq.ft.
	Total Composite Rate	:	Rs.4,528.00 per Sq.ft.

VII. DETAILS OF VALUATION :

Sl. No.	Description	Qty.	Rate Per unit (Rs.)	Estimated Value (Rs.)
1.	<u>Present value of the flat</u>	<u>950.00 Sq.ft.</u>	<u>Rs.4,528.00</u> <u>Per Sq.ft.</u>	<u>Rs.43,01,600.00</u>
2.	<u>Wardrobes</u>	--	--	--
3.	<u>Showcases /almirahs</u>	--	--	--
4.	<u>Kitchen arrangements</u>	--	--	--
5.	<u>Superfine finish</u>	--	--	--
6.	<u>Interior Decorations& Furniture</u>	--	--	--
7.	<u>Electricity deposits/Electrical fittings etc.</u>	--	--	--
8.	<u>Extra collapsible gates/ grill works etc.</u>	--	--	--
9.	<u>Potential value, if any</u>	--	--	--
10.	<u>Others - Reserved Parking</u>	--	--	--
			Say	Rs.43,00,000.00

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is Rs.43,00,000.00 (Rupees Forty Three Lakhs Only)

Realizable value(90%) = Rs.38,70,000.00 (Rupees Thirty Eight Lakhs Seventy Thousand Only)

Distress value(80%) = Rs.34,40,000.00 (Rupees Thirty Four Lakhs Forty Thousand Only)

Rental Value = Rs.8,000.00 /Month9Rupees Eight Thousand Only)

Insurance Value =Rs.17,50,000.00 (Rupees Seventeen Lakhs Fifty Thousand Only)



(ANNEXURE - i)

I, Mr. Umesh Vyankatrao Bhonsale son of Mr. Vyankatrao Dnyanoba Bhonsale do hereby solemnly affirm & state that :

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 18/10/2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I have inspected the property on 16/10/2023. The work is not sub-contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format prescribed by the bank.
- f. I have not been depanelled/delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed/ dismissed from service/employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be of unsound mind.
- k. I am not an undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- l. I am not an undischarged solvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for appeal before Commissioner of Income Tax (appeals) or Income tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income Tax Appellate Tribunal, & five years have not elapsed after levy of such penalty.
- n. I Have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958.
- o. My Pan card is ABMPB9647D & GST No. 27ABMPB9647D1ZJ
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as valuer.
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete & full disclosure.
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer not yet registered with Insolvency & Bankruptcy Board of India (IBBI).
- w. My CIBIL score & credit worthiness is as per Bank's Guidelines.
- x. I am the proprietor who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of letter of engagement generated from the system only.
- z. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Valuation for Bank Of Baroda, Satara. Borrower & Owner: Mr. Prakash Sampatrao Chorge.
2	Purpose of valuation and appointing authority	Purpose- To know the fair market value of the property. Appointing authority - As per request of The Branch Manager, Bank Of Baroda, Satara.
3	Identity of the valuer and any other experts involved in the valuation;	Mr. Umesh V. Bhonsale B.E.(Civil)MIE.FIV.MICA.
4	Disclosure of valuer interest or conflict, if any;	No.
5	Date of appointment, valuation date and date of report;	Date of appointment - 16/10/2023 Valuation date - 18/10/2023 Date of report - 18/10/2023
6	Inspections and/or investigations undertaken;	Site inspection was carried on 16/10/2023 along the Mr. Prakash Sampatrao Chorge.
7	Nature and sources of the information used or relied upon;	Local enquiry in the surrounding vicinity & real estate agents. Also from Rate of construction & market rates of land.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Actual site visit conducted along with My Site Engg. Mr. Hanmant Chavan & Mr. Prakash Sampatrao Chorge. & the



		valuation report was prepared by adopting composite rate method of valuation.
9	Restrictions on use of the report, if any;	The report is only valid for the purpose mentioned in report.
10	Major factors that were taken into account during the valuation;	i) Marketability. ii) Supply & demand. iii) Locality. iv) Construction quality.
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.	No such circumstances were noticed.

Place : Satara
Date:18/10/2022



Umesh V. Bhonsale
B.E.[Civil] MIE.FIV.MICA.
Govt. Registered Valuer
Licence No.-CAT—1/7—2001.
Chartered Engineer
MIE—M/124335/1



(Anexure II)

MODEL CODE OF CONDUCT**Integrity & Fairness**

1. A valuer shall, in the conduct of his business, follow high standards of integrity and fairness in all his dealings with clients & 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 provides true & 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 & due care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgement.
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 & skill to provide competent professional service based on up to date developments in practice prevailing regulations/ guidelines & techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his expertise or deny his 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 a valuer.
10. A valuer shall not carry out any instruction of the client in so far 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

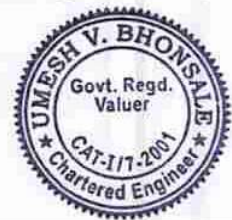
12. A valuer shall act with objectivity in his professional dealings by ensuring that his decisions are made without the presence of any bias, conflict of interest, coercion or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he or any of his relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his professional relationships and shall conduct the valuation independent to external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties & interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he first becomes aware of the possibility of his association with the valuation, and in accordance with the Securities & Exchange Board of India (Prohibitions of Insider Trading) Regulation 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 the 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 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 knowledge without proper & 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 & 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 decision & actions.
22. 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 valuer organization with which he is registered or any 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 organization with which he 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 a for 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 & hospitality 25. A valuer or his 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. 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 or to obtain or retain an advantage in the conduct of profession for himself.
Remuneration & 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 & restrictions 29. A valuer shall refrain from accepting too many assignments if he is unlikely to able to devote adequate time to each of his assignments. 30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.
Miscellaneous 31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer. 32. A valuer shall follow this code as amended or revised from time to time.

Date : 18/08/2023

Place : Satara.



Umesh V. Bhonsale
 B.E. [Civil] MIE.FIV.MICA.
 Govt. Registered Valuer
 Licence No.-CAT-117-2001.
 Chartered Engineer
 MIE—M/124335/1



The undersigned has inspected the property detailed in the Valuation Report dated 18/10/23 on _____. We are satisfied that the fair and reasonable market value of the property is Rs. 43,00,000/- (Rupees Forty three lakhs only).

Shrutalane

Signature
 (Name of the Branch Manager)

Date: 20/10/2023