

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Green Field Infotech**

Commercial I.T. Unit No. 701, 7th Floor, "Balaji Infotech Industrial Premises Co-op. Soc. Ltd.", Plot No. A - 278, Road No. 16A, Wagle Industrial Area, Wagle Estate, Village – Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 604, State – Maharashtra, Country – India.

Longitude Latitude: 19°12'05.7"N 72°57'16.2"E

Valuation Prepared for:

Bank of Maharashtra

MSME Thane Branch

Plot No 37, Mahabank Building, Wagle Industrial Estate, Thane - 400604




State - Maharashtra, Country – India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

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 **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org



VALUATION OPINION REPORT

This is to certify that the property bearing Commercial I.T. Unit No. 701, 7th Floor, "**Balaji Infotech Industrial Premises Co-op. Soc. Ltd.**", Plot No. A - 278, Road No. 16A, Wagle Industrial Area, Wagle Estate, Village – Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 604, State – Maharashtra, Country – India belongs to **M/s. Green Field Infotech.**

Boundaries of the property.

Boundaries	As per Building	As per I.T. Unit
North	Godown	Compound Wall
South	Ambica Industrial Estate	Lift
East	Road No. 16A	Compound Wall
West	Konar Business Park	Staircase

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 5,22,35,469.00 (Rupees Five Crore Twenty Two Lakh Thirty Five Thousand Four Hundred Sixty Nine 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

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Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

Encl: Valuation report.



www.vastukala.org

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Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,
The Assistant General Manager,
Bank of Maharashtra
MSME Thane Branch
 Plot No 37, Mahabank Building,
 Wagle Industrial Estate, Thane - 400604
 State - Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF I.T. UNIT)

I		General	
1.	Purpose for which the valuation is made	:	To assess value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 26.01.2023
	b)	Date on which the valuation is made	: 21.07.2023
3.	List of documents produced for perusal:		
	1. Copy of Deed of Assignment dated 20.10.2011 between M/s. Balaji Infotech (Assignors) and M/s. Green Field Infotech (Assignee) 2. Copy of Society Share Certificate No. 08 dated 20.02.2015 in the name of M/s. Green Field Infotech		
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)	:	M/s. Green Field Infotech Address: Commercial I.T. Unit No. 701, 7 th Floor, "Balaji Infotech Industrial Premises Co-op. Soc. Ltd.", Plot No. A - 278, Road No. 16A, Wagle Industrial Area, Wagle Estate, Village – Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 604, State – Maharashtra, Country – India. Contact Person: Shri. Pradeep Mahata (Manager) Contact No. 8452008425 Company Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Commercial I.T. Unit located on 7 th floor. The composition of I.T. Unit is having Reception + Working Area + 4 Cabins + Conference Room + Store Room + Pantry Area + 2 Toilets. The property is at 3.7 Km. travelling distance from nearest railway station Thane.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Plot No. A - 278
	b)	Door No.	: Commercial I.T. Unit No. 701
	c)	C.T.S. No. / Village	: Village – Panchpakhadi

	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	District – Thane
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan were not provided and not verified
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.		Postal address of the property	:	Commercial I.T. Unit No. 701, 7 th Floor, " Balaji Infotech Industrial Premises Co-op. Soc. Ltd. ", Plot No. A - 278, Road No. 16A, Wagle Industrial Area, Wagle Estate, Village – Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 604, State – Maharashtra, Country – India
8.		City / Town	:	Village – Panchpakhadi, Thane (West)
		Residential area	:	No
		Commercial area	:	Yes
		Industrial area	:	Yes
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Panchpakhadi M.I.D.C. / Thane Municipal Corporation
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 Documents
		North	:	Godown Details not available
		South	:	Ambica Industrial Estate Details not available
		East	:	Road No. 16A Details not available
		West	:	Konar Business Park Details not available
13.		Dimensions of the site		N. A. as property under consideration is a I.T. Unit in an I.T. building.
				A B As per the Deed Actuals
		North	:	Details not available Compound Wall
		South	:	Details not available Lift
		East	:	Details not available Compound Wall
		West	:	Details not available Staircase
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 2360.00 (Area as per actual site measurement)

		Built Up Area in Sq. Ft. = 2739.00 (Area as per Deed of Assignment)
14.1	Latitude, Longitude & Co-ordinates of I.T. Unit	: 19°12'05.7"N 72°57'16.2"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Built Up Area in Sq. Ft. = 2739.00 (Area as per Deed of Assignment)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
II	I.T. UNIT BUILDING	
1.	Nature of the I.T. Unit	: Commercial
2.	Location	:
	C.T.S. No.	: Village – Panchpakhadi
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Panchpakhadi M.I.D.C. / Thane Municipal Corporation
	Door No., Street or Road (Pin Code)	: Commercial I.T. Unit No. 701, 7 th Floor, "Balaji Infotech Industrial Premises Co-op. Soc. Ltd." , Plot No. A - 278, Road No. 16A, Wagle Industrial Area, Wagle Estate, Village – Panchpakhadi, Thane (West), Taluka & District – Thane, PIN Code – 400 604, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	: Commercial cum Industrial
4.	Year of Construction	: 2012 (Approx.)
5.	Number of Floors	: Ground + 9 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 7 th is having 1 Commercial I.T. Unit
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 2 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Along with 2 Inside Cars + 1 Open Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III	I.T. UNIT	
1	The floor in which the I.T. Unit is situated	: 7 th Floor
2	Door No. of the I.T. Unit	: Commercial I.T. Unit No. 701
3	Specifications of the I.T. Unit	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring

	Doors	:	Teak Wood door frame with Glass door
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the I.T. Unit?	:	Good
7	Sale Deed executed in the name of	:	M/s. Green Field Infotech
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the I.T. Unit?	:	Built Up Area in Sq. Ft. = 2739.00 (Area as per Deed of Assignment)
10	What is the floor space index (app.)	:	As per M.I.D.C. / Thane Municipal Corporation norms
11	What is the Carpet Area of the I.T. Unit?	:	Carpet Area in Sq. Ft. = 2360.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 1,30,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed 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 I.T. Unit 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)	:	₹ 18,000.00 to ₹ 20,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the I.T. Unit under valuation after comparing with the specifications and other factors with the I.T. Unit under comparison (give details).	:	₹ 19,500.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,600.00 per Sq. Ft.
	II. Land + others	:	₹ 16,900.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 1,76,715.00 per Sq. M. i.e., ₹ 16,417.00 per Sq. Ft.
	Guideline rate (After depreciation)	:	₹ 1,63,436.00 per Sq. M. i.e., ₹ 15,184.00 per Sq. Ft.

5	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty/Rgstn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	: -
	Replacement cost of I.T. Unit with Services (v (3)i)	: ₹ 2,600.00 per Sq. Ft.
	Age of the building	: 11 Years
	Life of the building estimated	: 49 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 16.50%
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,171.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 16,900.00 per Sq. Ft.
	Total Composite Rate	: ₹ 19,071.00 per Sq. Ft.
	Remark:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the I.T. Unit (incl. car parking, if provided)	2739.00 Sq. Ft.	19,071.00	5,22,35,469.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total Value of the property			5,22,35,469.00
	The Realizable value of the property			4,70,11,922.00
	Distress value of the property			4,17,88,375.00
	Insurable value of the property			71,21,400.00
	Guideline Value of the Property			4,15,88,976.00

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 arrive 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

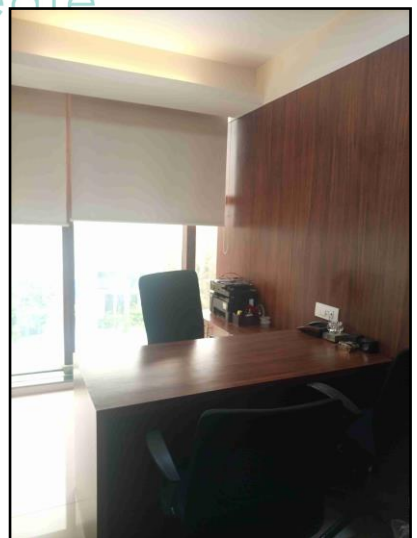
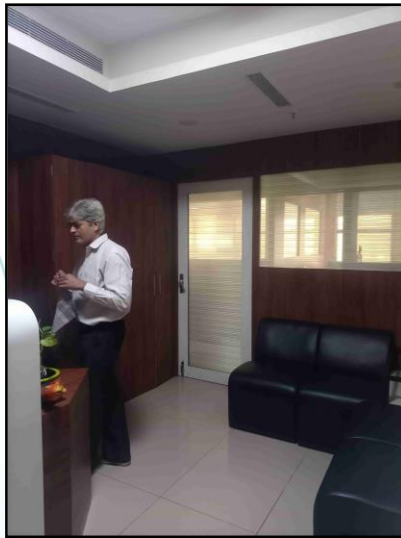
point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

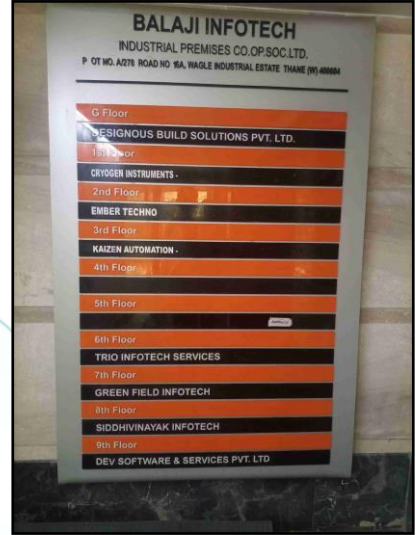
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 Commercial I.T. Unit, where there are typically many comparables available to analyze. As the property is a commercial I.T. Unit, 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 ₹ 18,000.00 to ₹ 20,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, I.T. Unit size, location, upswing in real estate prices, sustained demand for Commercial I.T. Unit, all round development of commercial and residential application in the locality etc. We estimate ₹ 19,071.00 per Sq. Ft. on Built Up Area for valuation after depreciation.

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	
i) Salability	Good
ii) Likely rental values in future in	₹ 1,30,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

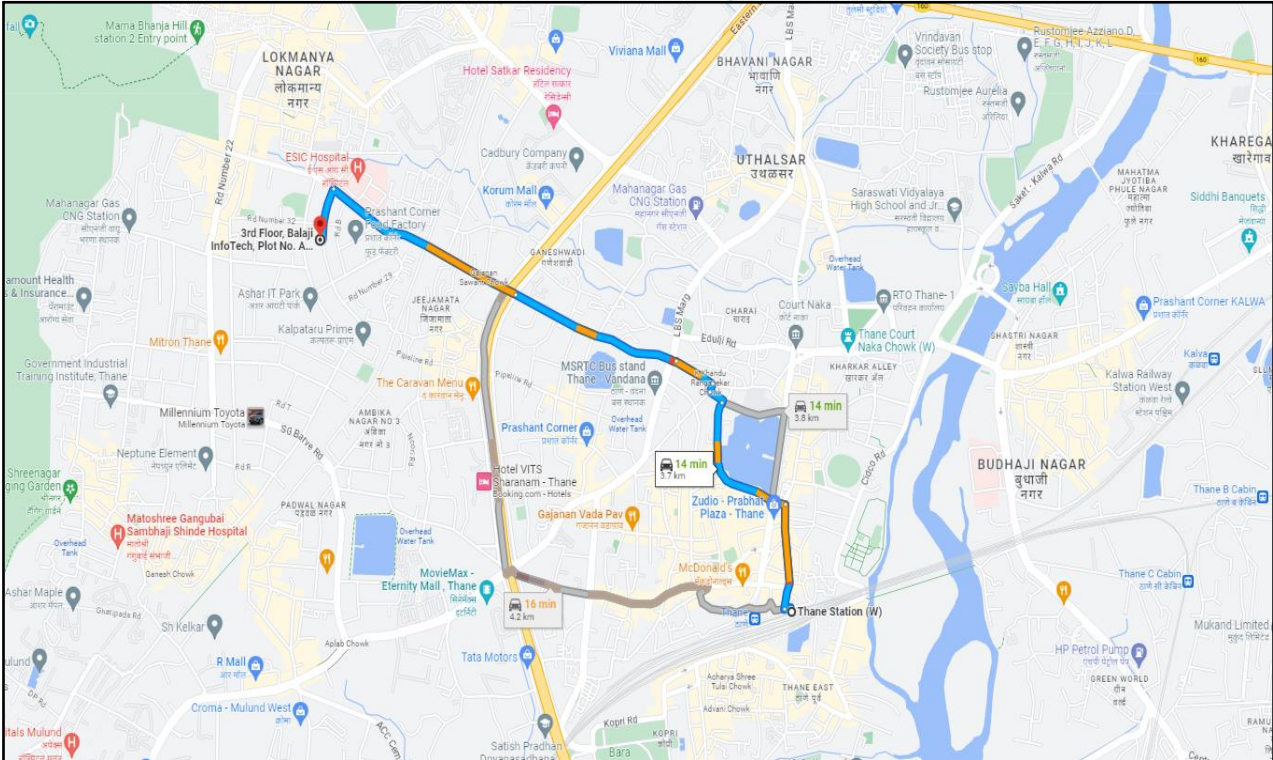
Actual Site Photographs



Actual Site Photographs



Route Map of the property (Site u/r)



Longitude Latitude: 19°12'05.7"N 72°57'16.2"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 3.7 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : PANCHPAKHADI Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban Area	Local Body Type	Class "B" Corporation			
Local Body Name	Thane Municipal Corporation					
Land Mark	5F) On North Noori Baug road to Eastern Express Highway, on South Panchpakhadi village boundary, on East Lal Bahadur Shashtri Marg, on West-Eastern Express Highway, all the properties bounded.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
5	5/19/4	56000	146400	168300	183300	168300
Final Plot No. 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361,						

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Price Indicators

99acres Commercial Buy Enter Locality / Project / Society / Landmark Post property FREE

Home > Office Space for sale in Thane > Ready to move Office Space for sale in Thane > Ready to move Office Space for sale in Wagle Industrial Estate

Verified
₹ 1.8 Cr @ 25,280 per sq.ft.
 Pre Leased Get Rental income starting @ ₹ 90,000 / month
 RERA STATUS NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in/>

Ready to move Office Space for sale in On Request, Wagle Industrial Estate, Thane, Mumbai

THANE COMMERCIAL
 THANE COMMERCIAL
 FEATURED DEALER Member Since Jul, 2022
 Contact Dealer FREE
 Ready to move Property Posted on Jul 07, 2023

Property (11)

- Number of seats: 20 - 25 seats
- Carpet Area: 712 sq.ft. (66.15 sq.m.)
- Super Builtup Area: 1139 sq.ft. (105.82 sq.m.)
- Area spread over: 1 floor (7th / 9 floors building)
- Car parking: 1 private parking spots in basement
- Meeting rooms & cabins: 1 meeting room and 1 cabin available
- Washrooms: 1 private washroom available
- Pantry: Private pantry (10.0 sqft)

Places nearby
 0000, Wagle Industrial Estate, Thane, Mumbai View All (50)

magicbricks Buy Rent Sell Home Loans Login Post Property FREE

Home > Commercial Property for Sale in Thane > Office Space for Rent in Thane > Office Space for Rent in Wagle Industrial Estate > 1100 Sq-ft

Posted on: Jul 17, 23 Property ID: 67823257

₹ 2.30 Cr ₹ 20909/sqft Apply for loan VERIFIED ON SITE

Office Space For Sale in Opal Square, Wagle Industrial Estate, Thane

Grade A+ Unfurnished 2 Car Parking

Commercial Complex: Opal Square
 Super Area: 1100 sqft ₹ 20,909/sqft
 Carpet Area: 1000 sqft ₹ 23,000/sqft

Floor: 4 (Out of 10 Floors) Units On Floor: 4 Pantry: Dry Pantry

Washroom: 1 Overlooking: Garden/Park Facing Main Road Facing Facing: East

✓ Dry Pantry/Cafeteria Available ✓ 1 Covered, 1 Open Parking(s) Available

Contact Agent Get Phone No.

More Details

Price: ₹ 2.3 Cr
 Booking Amount: ₹ 5.0 Lac
 Facilities: Lift, Reserved Parking, Security, Water Storage, Service/Goods Lift, Air Conditioned, Visitor Parking, Intercom Facility, Internet/WI-FI Connectivity, CCTV Camera, Fire Sprinklers
 Address: 123, Wagle Industrial Estate, Thane - Central Thane, Maharashtra
 LEED Certification: Certified

Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property FREE

Home > Commercial Property in Thane > 8500 Sq-ft

Posted on: Jun 07, 23 Property ID: 64650891

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₹14.0 Cr [How much loan can I get?](#)

For Sale in **Wagle Industrial Estate, Thane**

Furnished

Super Area 8500 sqft ₹16,471/sqft	Carpet Area 6400 sqft ₹21,875/sqft	Floor 9 (Out of 9 Floors)
Pantry Dry Pantry	Washroom 10	

2 Photos

✓ Dry Pantry/Cafeteria Available

Contact Owner **Book Site Visit** Last contact made 17 days ago

Contact Owner **Vikrant Goyal** -91-86XXXXXXX

Book Site Visit

More Details

Price **₹14 Cr**

Address **Wagle Industrial Estate, Thane - Central Thane, Maharashtra**

99acres Commercial Buy Enter Locality / Project / Society / Landmark Post property FREE

Home > Office Space for sale in Thane > Ready to move Office Space for sale in Thane > Ready to move Office Space for sale in Wagle Industrial Estate

₹1.35 Cr @ 21,428 per sq.ft.

Ready to move Office Space for sale in On Request, Wagle Industrial Estate, Thane, Mumbai

Pre Leased Get Rental income starting @ ₹70,000 / month

RERA STATUS **NOT AVAILABLE** Website: <https://maharera.mahaonline.gov.in/>

Overview Pre Leased Details Dealer Details Explore Locality Recommendations

Property (11)

- Number of seats: 15 - 20 seats
- Carpet Area: 630 sq.ft. (58.53 sq.m.)
- Super Builtup Area: 1008 sq.ft. (93.65 sq.m.)
- Area spread over: 1 floor (2nd / 6 floors building)
- Car parking: 1 private parking spots in basement
- Meeting rooms & cabins: 1 meeting room and 2 cabins available
- Washrooms: 1 private washroom available

★ 4 people shortlisted this property since last week

Places nearby 0002, Wagle industrial Estate, Thane, Mumbai [View All \(50\)](#)

Deal with Trusted RERA Professional RERA Certified Dealer has posted this property!

Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property POST

Home > Commercial Property for Sale in Thane > Office Space for Rent in Thane > Office Space for Rent in Wagle Industrial Estate > 14,000 Sq-ft
Posted on: Jul 18, 23 Property ID: 67677881

₹21.0 Cr ₹15000/sqft [Apply for loan](#) VERIFIED ON SITE

Office Space For Sale in Dosti Pinnacle, **Wagle Industrial Estate, Thane**

Grade A- | Unfurnished

Commercial Complex	Super Area	Carpet Area
Dosti Pinnacle	14,000 sqft ▼	8500 sqft ▼
	₹15,000/sqft	₹24,706/sqft
Floor	Units On Floor	Washroom
6 (Out of 14 Floors)	2	2
Overlooking	Facing	LEED Certification
Garden/Park Facing	West	Certified

Contact Agent

● Commercial Guru

Deepak M -91-99XXXXXXX

Get Phone No.

Contact Agent

Get Phone No.

More Details

Price	₹21 Cr
Booking Amount	₹30.0 Lac
Facilities	Power Back Up, Lift, Rain Water Harvesting, Park, Reserved Parking, Security, Water Storage, Private Terrace/Garden, Vaastu Compliant, Service/Goods Lift, Air Conditioned, Visitor Parking, Intercom Facility, Maintenance Staff, Waste Disposal, Laundry Service, Internet/Wi-Fi Connectivity, DTH Television Facility, RO Water System, Banquet Hall, Bar/Lounge, Cafeteria/Food Court, Conference Room, Jogging and Strolling Track, CCTV Camera, Fire Sprinklers, Projector, Tea/Coffee, Printer, Whiteboard, Wheelchair Accessibility
Address	Dosti pinnacle, Wagle Industrial Estate, Thane - Central Thane, Maharashtra

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 UY 420 MH2010 PTC01989

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specification ₹ 5,22,35,469.00 (Rupees Five Crore Twenty Two Lakh Thirty Five Thousand Four Hundred Sixty Nine Only).

Place: Thane

Date: 21.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

Auth. Sign.

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)

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Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration from the valuer in Format E (Appendix- 2)	Attached
	Model code of conduct for valuer - (Appendix- 3)	Attached

(Appendix- 2)

DECLARATION FROM VALUER

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby declare that:

- a. The information furnished in my valuation report dated 21.07.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally inspected the property on 07.07.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Appendix 3 - A signed copy of same to be taken and kept along with this declaration)
- i. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- j. I am the Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by M/s. Green Field Infotech from M/s. Balaji Infotech vide Deed of Assignment dated 20.10.2011
2.	purpose of valuation and appointing authority	As per the request from Bank of Maharashtra, MSME Thane Branch to assess value of the property for Bank Loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Shobha Kuperkar – Technical Manager Prajakta Patil – 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 – 07.07.2023 Valuation Date – 21.07.2023 Date of Report – 21.07.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 07.07.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • 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 Comparison 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, commercial I.T. Unit size, location, upswing in real estate prices, sustained demand for commercial I.T. Unit, all-round development of commercial and residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation.	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **21st July 2023** 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. Vastukala Consultants India Pvt. Ltd. (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. VCIPL adopts assumptions for the purpose of providing valuation advise 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 Commercial I.T. Unit, admeasuring **Built Up Area in Sq. Ft. = 2739.00** owned by **M/s. Green Field Infotech**. 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

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is owned by **M/s. Green Field Infotech**. 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.

Area

Based on the information provided by the Client's representative, we understand that the Commercial I.T. Unit, admeasuring **Built Up Area in Sq. Ft. = 2739.00**.

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 Current use / Existing use premise is considered for this assignment.

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 I.T. Unit 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.

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 Client's representative and site visit conducted, we understand that the subject property is Commercial I.T. Unit, admeasuring **Built Up Area in Sq. Ft. = 2739.00**

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.

(Appendix- 3)**MODEL CODE OF CONDUCT FOR VALUERS****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.
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 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. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

Auth. Sign.

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