

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-1046/23-24	Dated 13-Jun-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) STATE BANK OF INDIA-NEPEAN SEA ROAD 8-A,GARDEN VIW APPT, KHESHWALA PREMISES CO-OP SOC L J MARG, MUMBAI GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31844 / 2301050	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

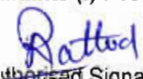
SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	5,000.00
	CGST			450.00
	SGST			450.00
	Total			₹ 5,900.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

Tax Amount (in words) : **Indian Rupee Nine Hundred Only**

Remarks:
 Pramila Nair - Commercial Shop No. S-2, Ground Floor,
 Building No. R-5, "Swapnapoorti Co-op. Hsg. Soc. Ltd.",
 Poonam Nagar, MMRDA, Mahakali Road, Jogeshwari (East),
 Mumbai - 400 060, State - Maharashtra, Country - India
 Company's PAN : **AADCV4303R**
 Declaration
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details
 Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**
for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Pramila Nair**

Commercial Shop No. S-2, Ground Floor, Building No. R-5, "**Swapnapoorti Co-op. Hsg. Soc. Ltd.**",
Poonam Nagar, MMRDA, Mahakali Road, Jogeshwari (East), Mumbai – 400 060,
State – Maharashtra, Country – India.

Latitude Longitude: 19°08'07.0"N 72°52'02.3"E

Valuation Prepared for:

State Bank of India

Nepean Sea Road Branch

8-A, Garden View Apartment, Kheshwala Premises Co-op. Society, L. J. Marg, Mumbai – 400 006,
State – Maharashtra, Country – India.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Joipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivai 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 Shop No. S-2, Ground Floor, Building No. R-5, "Swapnapoorti Co-op. Hsg. Soc. Ltd.", Poonam Nagar, MMRDA, Mahakali Road, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India belongs to **Pramila Nair**.

Boundaries of the property.

North : Internal Road
South : Internal Road & Building No. 3
East : Building No. 4
West : Building No. 6

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 **₹ 65,45,880.00 (Rupees Sixty Five Lakh Forty Five Thousand Eight Hundred Eighty 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, c=IN, postalCode=400008, st=Maharashtra, serialNumber=4, uid=MANOJ BABURAO CHALIKWAR, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.13 17:02:26 +05'30'

Auth. Sign.



www.vastukala.org

Our Pan India Presence at :

Mumbai, Thane, Delhi/NCR, Surat, Nanded, Nashik, Pune, Indore, Ahmedabad, Rajkot, Raipur, Jaipur

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

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,
The Assistant General Manager,
State Bank of India
Nepean Sea Road Branch
 8-A, Garden View Apartment,
 Kheshwala Premises Co-op. Society,
 L. J. Marg, Mumbai – 400 006,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF SHOP)

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	:	10.06.2023
	b) Date on which the valuation is made	:	13.06.2023
3.	List of documents produced for perusal: 1. Copy of Society Share Certificate No. 2 dated 13.10.2010 in the name of Pramila Nair issued by Swapnapoorti Co-op. Hsg. Soc. Ltd. 2. Copy of Registration Certificates of Establishment dated 30.09.2008 in the name of Mrs. Pramila Nair issued by Bombay Shops and Establishment Act, 1948. 3. Copy of Occupancy Certificate No. MMRDA / EE / SRA Cell / IOA / 01 / GL / K 'E' dated 30.09.2005 issued by Mumbai Metropolitan Region Development Authority. 4. Copy of Society Maintenance Bill No. 4573 dated 24.05.2023 in the name of Pramila Nair issued by Swapnapoorti Co-op. Hsg. Soc. Ltd.		
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)	:	Pramila Nair <u>Address:</u> Commercial Shop No. S-2, Ground Floor, Building No. R-5, "Swapnapoorti Co-op. Hsg. Soc. Ltd.", Poonam Nagar, MMRDA, Mahakali Road, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India. <u>Contact Person:</u> Mr. Sunil Vishwakarma (Broker) Contact No. 9619170867 Sole Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a commercial shop is located on Ground Floor. The composition of shop is single unit. The property is at 3.4 Km. travelling distance from nearest railway station Jogeshwari.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Commercial Shop No. S-2

	c)	C.T.S. No. / Village	:	CTS No. 175 A/4(P) of Village – Majas	
	d)	Ward / Taluka	:	Ward – 'K/East', Taluka – Andheri	
	e)	Mandal / District	:	District – Mumbai Suburban	
	f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received 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	:		
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7.		Postal address of the property	:	Commercial Shop No. S-2, Ground Floor, Building No. R-5, "Swapnapoorti Co-op. Hsg. Soc. Ltd.", Poonam Nagar, MMRDA, Mahakali Road, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India.	
8.		City / Town	:	Jogeshwari (East), Mumbai	
		Residential area	:	Yes	
		Commercial area	:	Yes	
		Industrial area	:	No	
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 – Majas Mumbai Metropolitan Region Development Authority (MMRDA)	
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 actual site	As per document
		North	:	Internal Road	Details not available
		South	:	Internal Road & Building No. 3	Details not available
		East	:	Building No. 4	Details not available
		West	:	Building No. 6	Details not available
13.		Dimensions of the site	:	N. A. as property under consideration is a shop in an apartment building.	
				A As per the Deed	B Actual
		North	:	-	-
		South	:	-	-
		East	:	-	-
		West	:	-	-
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 194.00 (Area as per actual site measurement)	

		Built Up Area in Sq. Ft. = 270.00 (Area as per Mulyankan Page)
14.	Latitude, Longitude & Co-ordinates of Shop	: 19°08'07.0"N 72°52'02.3"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Built Up Area in Sq. Ft. = 270.00 (Area as per Mulyankan Page)
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Vacant
II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: CTS No. 175 A/4(P)
	Block No.	: -
	Ward No.	: Ward – 'K/East'
	Village / Municipality / Corporation	: Village – Majas Mumbai Metropolitan Region Development Authority (MMRDA)
	Door No., Street or Road (Pin Code)	: Commercial Shop No. S-2, Ground Floor, Building No. R-5, "Swapnapoorti Co-op. Hsg. Soc. Ltd.", Poonam Nagar, MMRDA, Mahakali Road, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential cum Commercial
4.	Year of Construction	: 2005 (As per Occupancy Certificate)
5.	Number of Floors	: Ground + 7 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 8 Shops on Ground Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Normal
10.	Maintenance of the Building	: Normal
11.	Facilities Available	
	Lift	: 2 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III	SHOP	
1	The floor in which the Shop is situated	: Ground Floor
2	Door No. of the Shop	: Commercial Shop No. S-2
3	Specifications of the Shop	:
	Roof	: R.C.C. Slab
	Flooring	: Mosaic flooring
	Doors	: M. S. Rolling Shutter

	Windows	:	-
	Fittings	:	Electrical wiring with Casing Capping
	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 Shop?	:	Normal
7	Sale Deed executed in the name of	:	Pramila Nair
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Shop?	:	Built Up Area in Sq. Ft. = 270.00 (Area as per Mulyankan Page)
10	What is the floor space index (app.)	:	As per MMRDA norms
11	What is the Carpet Area of the Shop?	:	Carpet Area in Sq. Ft. = 194.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 24,000.00 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 Shop 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)	:	₹ 25,000.00 to ₹ 30,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Shop under valuation after comparing with the specifications and other factors with the shop under comparison (give details).	:	₹ 25,000.00 per Sq. Ft. on Built Up Area ₹ 24,244.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 22,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's	:	₹ 2,37,470.00 per Sq. M.

	office (an evidence thereof to be enclosed)	i.e. ₹ 22,062.00 per Sq. Ft.
	Guideline rate (after depreciation)	: ₹ 2,11,177.00 per Sq. M. i.e. ₹ 19,619.00 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 the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstin. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of Shop with Services (v(3)i)	: ₹ 2,800.00 per Sq. Ft.
	Age of the building	: 18 Years
	Life of the building estimated	: 42 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 27.00%
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,044.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 22,200.00 per Sq. Ft.
	Total Composite Rate	: ₹ 24,244.00 per Sq. Ft.
	Remark:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Shop	270.00 Sq. Ft.	24,244.00	65,45,880.00
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			65,45,880.00
	The realizable value of the property			58,91,292.00
	Distress value of the property			52,36,704.00
	Insurable value of the property (270.00 X 2,800.00)			7,56,000.00
	Guideline value of the property (270.00 X 19,619.00)			52,97,130.00

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 Shop, where there are typically many comparables available to analyze. As the property is a Commercial Shop, 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 ₹ 25,000.00 to ₹ 30,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all round development of Residential and Commercial application in the locality etc. We estimate ₹ 24,244.00 per Sq. Ft. on Built Up Area for valuation.

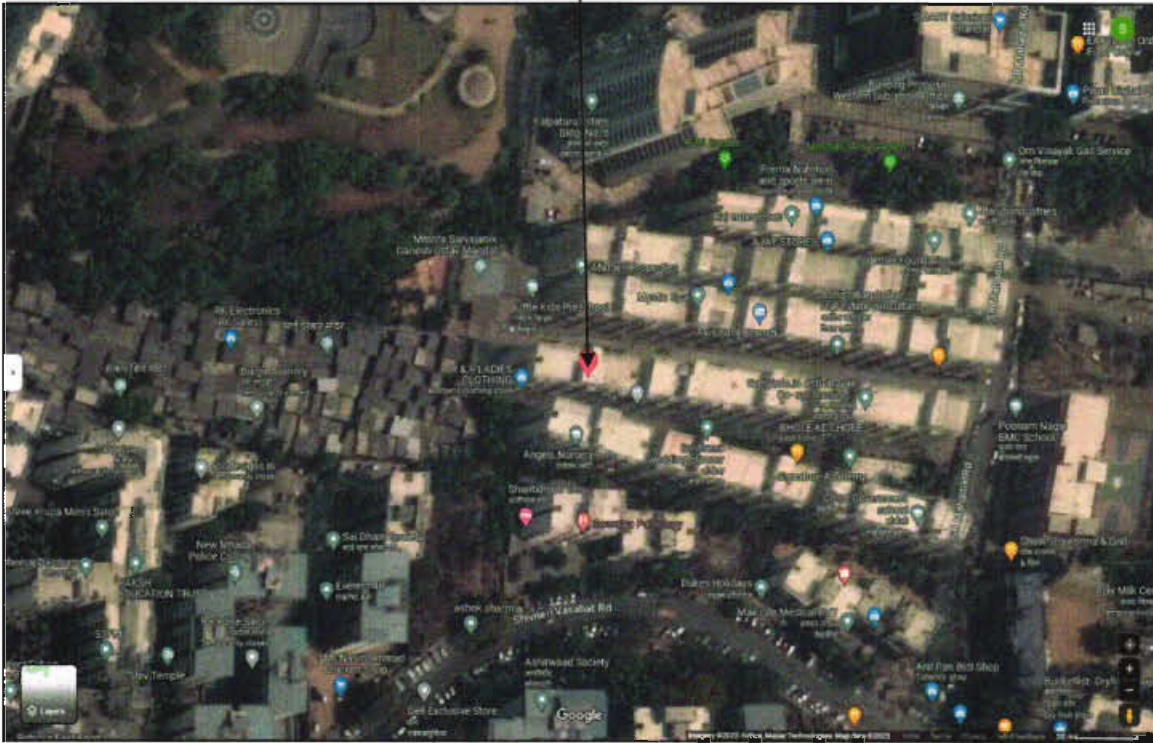
Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 24,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property


Site/r



Latitude Longitude: 19°08'07.0"N 72°52'02.3"E

Note: The Blue line shows the route to site from nearest railway station (Jogeshwari – 3.4 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Annual Statement of Rates

Year: 2023/2024 Language: English

Selected District: मुंबई(उपनगर)

Select Village: मजरास (अंगेरी)

Search By: Survey No Location

Enter Survey No: 175

उपविभाग	खुली जमीन	निवासी इमारतिका	अधीनस	दुकाने	औद्योगिक	एकक (sq. ft.)	Attribute
53/252C- मुम्बई उपनगर मूल्यदर विभाग 53/252 सी इव. पूर्वस महाकाली गुफा मार्ग व अंधेरा हा गावाची सीमा. दक्षिणेस गावाची इव व पश्चिमेस शेर गजाव कॉलनीचे पश्चिमेकडील दक्षिण व उत्तर 18.30मी. रुंद विकास योजना रस्ता.	77690	154710	185180	201850	166840	चौरस मीटर	सि टी एस नंबर
53/252- मुम्बई उपनगर जोगेश्वरी-विक्रोजी लिंक रोड, पूर्वस महाकाली गुफामार्ग व अंधेरा गावाची सीमा. दक्षिणेस गावाची इव व पश्चिमेस शेर गजाव कॉलनीचे पश्चिमेकडील दक्षिण व उत्तर 18.30 मि. रुंद वि.यो. रस्ता	91400	182010	217860	237470	196280	चौरस मीटर	सि टी एस नंबर

Stamp Duty Ready Reckoner Market Value Rate for Shop	2,37,470.00			
No increase on Shop Located on Ground Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	2,37,470.00	Sq. Mtr.	22,062.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	91,400.00			
The difference between land rate and building rate (A – B = C)	1,46,070.00			
Depreciation Percentage as per table (D) [100% - 18%] (Age of the Building – 18 Years)	82%			
Rate to be adopted after considering depreciation [B + (C x D)]	2,11,177.00	Sq. Mtr.	19,619.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: 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

Price Indicators

NOBROKER

Shop in Andheri East, Mumbai For Sale

₹ 65 Lacs
₹ 48,810/Month
216 Sq.Ft. Built Up Area
180 Sq.Ft. Carpet Area

Public
Ground Floor
Semi-Furnished
Ready To Move In

Get Owner Details

Report what was not correct in this property

Like by Broker Sold Out Wrong Info

Activity On This Property

4,205

Similar Properties

NOBROKER

Shop in Andheri East, Mumbai For Sale

₹ 2.8 Crores
₹ 2.18 Lacs/Month
1,200 Sq.Ft. Built Up Area
1,200 Sq.Ft. Carpet Area

Public And Reserved
Ground Floor
Semi-Furnished
Ready To Move In

Get Owner Details

Report what was not correct in this property

Liked by Broker Sold Out Wrong Info

Activity On This Property

37

Similar Properties

Price Indicators

NOBROKER

Shop in Poonam Kirti Co-Operative Housing Society, Mumbai For...
 ₹ 2 Crores (2000 Lacs)
 ₹ 1.5 Lacs/Month (150000 Rs/Month)
 690 Sq.Ft. (Built Up Area)

Shop
 Public
 Ground Floor
 More Than 40 Year
 Immediately

Get Owner Details

Report what was not correct in this property
 Listed by Owner · Sold Out · Wrong Info

Activity On This Property

Similar Properties

RealEstateIndia

Commercial Shop for Sale in Mahakali Caves Road, Andheri East, Mumbai

Andheri East, Mahakali Caves Road, Andheri East, Mumbai by Suresh Rathod · View Map

₹ 1 Cr. @ ₹ 22,222/Sq.ft.

GET PHONE NO. ENQUIRY NOW

Share Property Feedback Share this Property

Location: Andheri East, Mahakali Caves Road, Andheri East, Mumbai

Bathrooms: 1 Bath

Built Up Area: 450 Sq.ft.

Carpet Area: 450 Sq.ft.

Super Area: 450 Sq.ft.

Ownership: Individual

Deal Type: Resale

Age of Property: 15 to 20 years

Type: Commercial Shops

Property on Floor: Ground

About Property
 Best for fabrication, ceramic, any factory work, also best for any type of powder coating factory, garment factory, in future very progressive in price.

Contact Seller
 Suresh Rathod
 Dealer - +91-9833110000

Booking Amount: Furnishing: Facing: Status:

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is ₹ 65,45,880.00 (Rupees Sixty Five Lakh Forty Five Thousand Eight Hundred Eighty Only).

Place: Mumbai

Date: 13.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, email=manoj@vastukala.com, postalCode=400086,
c=IN, postalCode=400086, postalCode=400086,
serialNumber=47450a666ab6c0b862a355481ca3e1e111,
dnQualifier=28E2e29e227942586, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.06.13 17:02:43 +05'30'

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)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

(Annexure – I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and 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 13.06.2023 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/ my authorized representative have personally inspected the property on 10.06.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as 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 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 insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing 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, and 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 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and 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. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank: (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. 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 owned by Pramila Nair.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, Nepean Sea Road 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 Bhavika Chavan – Valuation Engineer Shobha Kuperkar – Technical Manager Shamal Bodke – 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 - 10.06.2023 Valuation Date - 13.06.2023 Date of Report - 13.06.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 10.06.2023
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 Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all round development of commercial and residential 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

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Pramila Nair**. 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, we understand that the Commercial Shop, admeasuring **270.00 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 Current use / Exiting 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 shop 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 the client and site visit conducted, we understand that the subject property is Commercial Shop, admeasuring **270.00 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.



(Annexure – II)**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.

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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
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Director

Think Innovate. Create
Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3