PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. **PG-1303/23-24**	Dated **27-Jun-23**
	Delivery Note	Mode/Terms of Payment **AGAINST REPORT**
	Reference No. & Date.	Other References
Buyer (Bill to) **STATE BANK OF INDIA** Seepz Branch Seepz Branch Seepz Gate1, New Bank Building, Andheri East, Mumbai 4000096 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. **002065 / 2301305**	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	**VALUATION FEE** *(Technical Inspection and Certification Services)*	997224	18 %	**35,000.00**
	CGST			**3,150.00**
	SGST			**3,150.00**
	Total			**₹ 41,300.00**

Amount Chargeable (in words)

Indian Rupee Forty One Thousand Three Hundred Only

E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	35,000.00	9%	3,150.00	9%	3,150.00	6,300.00
Total	**35,000.00**		**3,150.00**		**3,150.00**	**6,300.00**

Tax Amount (in words) : **Indian Rupee Six Thousand Three Hundred Only**

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

UPI Virtual ID : vastukala@icici

Remarks:
M/s. Elegant Collection - Industrial Building on Plot No. 56A, Near Uni Design Jewellery, Seepz - Special Economic Zone, M.I.D.C., Marol Industrial Area, Andheri (East), Mumbai - 400 047, 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

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice

CIN: U74120MH2010PTC207869
MSME Reg. No.: UDYAM-MH-18-0083617
An ISO 9001:2015 Certified Company

Vastukala
Consultants (I) Pvt. Ltd.
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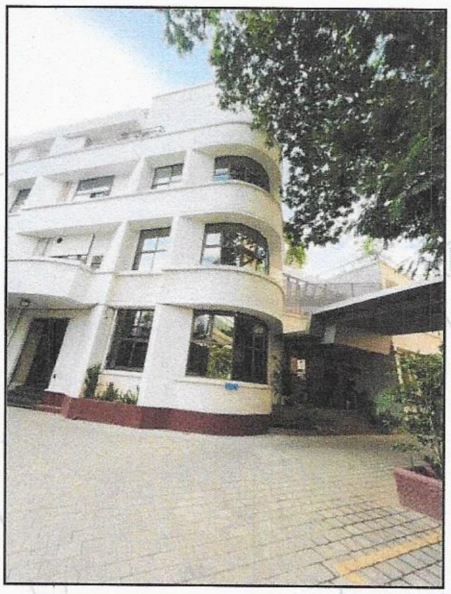
Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Elegant Collection**

Industrial Building on Plot No. 56A, Near Uni Design Jewellery, Seepz - Special Economic Zone, M.I.D.C., Marol Industrial Area, Andheri (East), Mumbai - 400 047, State - Maharashtra, Country – India

Latitude Longitude: 19°07'18.8"N 72°52'31.7"E

Valuation Done for:

State Bank of India
SEEPZ Branch
Seepz Gate No. 1, New Bank Building, Andheri (East), Mumbai – 400 096,
State - Maharashtra, Country - India

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

Vastu/Mumbai/06/2023/2065/2301305
27/20-406-VSM
Date: 27.06.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Building on Plot No. 56A, Near Uni Design Jewellery, Seepz - Special Economic Zone, M.I.D.C., Marol Industrial Area, Andheri (East), Mumbai - 400 047, State - Maharashtra, Country – India belongs to **M/s. Elegant Collection.**

Boundaries of the property.

North	:	Deval Talao
South	:	Internal road
East	:	Uni Design Jewellery
West	:	S G Designs Pvt. Ltd.

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 and valued for this particular purpose at is **₹ 57,92,64,804.00 (Rupees Fifty Seven Crore Ninety Two Lakh Sixty Four Thousand Eight Hundred Four 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.

MANOJ BABURAO CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
Date: 2023.06.27 17:42:26 +05'30'

Auth. Sign.

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.

Vastukala Consultants (I) Pvt. Ltd.
B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager,
State Bank of India
SEEPZ Branch
Seepz Gate No. 1, New Bank Building,
Andheri (East), Mumbai – 400 096,
State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF BUILDING)

I	**General**			
1.	Purpose for which the valuation is made		:	To assess fair market value of the property for Banking Purpose.
2.	a)	Date of inspection	:	20.06.2023
	b)	Date on which the valuation is made	:	27.06.2023
3.	List of documents produced for perusal i) Copy of Building Completion Certificate vide No. DE / MIDC / SEEPZ / 2017 / E 23685 dated 28.11.2017 issued by MIDC. ii) Copy of Property Tax for the year 2022 – 23 in the name of M/s. Elegant Collection. iii) Copy of Electricity Bill for the month of May 2023 in the name of M/s. Elegant Collection.			
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. Elegant Collection** **Address:** Industrial Building on Plot No. 56A, Near Uni Design Jewellery, Seepz - Special Economic Zone, M.I.D.C., Marol Industrial Area, Andheri (East), Mumbai - 400 047, State - Maharashtra, Country – India **Contact Person:** Mr. Dinkar Karambel – (Company's Representative) Contact No. 98209 07716 Company Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)		:	
	The property is Industrial Building on Plot No. 56A is located at SEEPZ, Andheri (East). The Building is of Basement + Ground + 3 upper floors of RCC framed structure having with 3 lifts. The building is having CC TV, Security cabin at main entrance, The composition of Building is : Basement – Gents & Ladies Locker Room + Worker's Lunch Room + Maintenance Store Room + Store Room + Store Room for files + Audit Room + Gents & Ladies Toilet etc. Ground floor – Reception + Accounts + Stores + Admin Dept. + Working Area + Director's Cabin + Conference Room + Cabins + Gents & Ladies Toilet etc. First Floor – Working Area + Cabins + Pantry + Strong Room + + Gents & Ladies Toilet etc. Second Floor - Working Area + Cabins + Pantry + Store + Training Hall, Gents & Ladies Toilet etc.			

	Third Floor – Working Area + Pantry + Cabin + Ladies & Gents Toilet + Strong Room + Terrace Terrace open to sky - Not allow to visit The property is at 2.3 Km. distance from nearest Metro station Chakala.			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No. 56A
	b)	Door No.	:	N.A.
	c)	C.T.S. No. / Village	:	Village Kondivita / Vyarawali / Parjapur
	d)	Ward / Taluka	:	Taluka – Andheri
	e)	Mandal / District	:	District – Mumbai
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan vide No. DE / SPA / SEEPZ / 212 of 2007 dated 09.02.2007
	g)	Approved map / plan issuing authority	:	Dy. Engineer, MIDC Seepz, Sub Division
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i)	Any other comments by our empanelled valuers on authentic of approved plan		No
7.	Postal address of the property		:	Industrial Building on Plot No. 56A, Near Uni Design Jewellery, Seepz - Special Economic Zone, M.I.D.C., Marol Industrial Area, Andheri (East), Mumbai - 400 047, State - Maharashtra, Country – India
8.	City / Town		:	Andheri (East), Mumbai
	Residential area		:	No
	Industrial area		:	Yes
	Commercial 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 - Kondivita / Vyarawali / Parjapur Municipal Corporation of Greater Mumbai
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	:	Deval Talao	Details not available
	South	:	Internal road	Details not available
	East	:	Uni Design Jewellery	Details not available
	West	:	S G Designs Pvt. Ltd.	Details not available
13	Dimensions of the site		N. A. as property under consideration is an Industrial Unit in the building.	

			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	**Due to working hours and security reasons measurement of the property was not allowed.**	

Area as per Building Completion Certificate:

Floor	Built Up Area (Sq. M.)	Built Up Area (Sq. Ft.)
Basement	703.47	7,572.00
Ground	1,236.08	13,305.00
First	1,142.77	12,301.00
Second	890.67	9,587.00
Third	818.60	8,811.00
TOTAL	**4,088.12**	**44,004.00**

14.1	Latitude, Longitude & Co-ordinates of Property	:	19°07'18.8"N 72°52'31.7"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	

Floor	Built Up Area (Sq. M.)	Built Up Area (Sq. Ft.)
Basement	703.47	7,572.00
Ground	1,236.08	13,305.00
First	1,142.77	12,301.00
Second	890.67	9,587.00
Third	818.60	8,811.00
TOTAL	**4,088.12**	**44,004.00**

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	**APARTMENT BUILDING**		
1.	Nature of the Apartment	:	Industrial
2.	Location	:	
	C.T.S. No.	:	Plot No. 56A of Village - Kondivita / Vyarawali / Parjapur
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village - Kondivita / Vyarawali / Parjapur Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Industrial Building on Plot No. 56A, Near Uni Design Jewellery, Seepz - Special Economic Zone, M.I.D.C., Marol Industrial Area, Andheri (East), Mumbai - 400 047, State - Maharashtra, Country – India
3.	Description of the locality Residential / Residential / Mixed	:	Industrial

<table>
<tr><td>4.</td><td>Year of Construction</td><td>:</td><td>2001 (As per Building Completion Certificate)</td></tr>
<tr><td>5.</td><td>Number of Floors</td><td>:</td><td>Basement + Ground + 3 Upper Floors</td></tr>
<tr><td>6.</td><td>Type of Structure</td><td>:</td><td>R.C.C. Framed Structure</td></tr>
<tr><td>7.</td><td>Number of Dwelling units in the building</td><td>:</td><td>N.A. being independent building</td></tr>
<tr><td>8.</td><td>Quality of Construction</td><td>:</td><td>Good</td></tr>
<tr><td>9.</td><td>Appearance of the Building</td><td>:</td><td>Good</td></tr>
<tr><td>10.</td><td>Maintenance of the Building</td><td>:</td><td>Good</td></tr>
<tr><td>11.</td><td>Facilities Available</td><td>:</td><td></td></tr>
<tr><td></td><td>Lift</td><td>:</td><td>3 lifts</td></tr>
<tr><td></td><td>Protected Water Supply</td><td>:</td><td>MIDC Water supply</td></tr>
<tr><td></td><td>Underground Sewerage</td><td>:</td><td>Connected to Municipal Sewerage System</td></tr>
<tr><td></td><td>Car parking - Open / Covered</td><td>:</td><td>Open Car Parking</td></tr>
<tr><td></td><td>Is Compound wall existing?</td><td>:</td><td>Yes</td></tr>
<tr><td></td><td>Is pavement laid around the building</td><td>:</td><td>Yes</td></tr>
<tr><td>III</td><td>Unit</td><td></td><td></td></tr>
<tr><td>1</td><td>The floor in which the Property is situated</td><td>:</td><td>N.A. being independent building</td></tr>
<tr><td>2</td><td>Door No. of the Property</td><td>:</td><td>Industrial Building on Plot Nos. 56A</td></tr>
<tr><td>3</td><td>Specifications of the Property</td><td>:</td><td></td></tr>
<tr><td></td><td>Roof</td><td>:</td><td>R.C.C. Slab</td></tr>
<tr><td></td><td>Flooring</td><td>:</td><td>Kota, Ceramic, Marble Flooring</td></tr>
<tr><td></td><td>Doors</td><td>:</td><td>Teak Wood door & Glass Door</td></tr>
<tr><td></td><td>Windows</td><td>:</td><td>Alluminum Sliding Window</td></tr>
<tr><td></td><td>Fittings</td><td>:</td><td>Concealed Electrical wiring.</td></tr>
<tr><td></td><td>Finishing</td><td>:</td><td>Good</td></tr>
<tr><td>4</td><td>House Tax</td><td>:</td><td>-</td></tr>
<tr><td></td><td>Assessment No.</td><td>:</td><td>KE0904223710000</td></tr>
<tr><td></td><td>Tax paid in the name of:</td><td>:</td><td>M/s. Elegant Collection</td></tr>
<tr><td></td><td>Tax amount:</td><td>:</td><td>₹ 10,206.00</td></tr>
<tr><td>5</td><td>Electricity Service connection No.:</td><td>:</td><td>(Account No.) 102701962</td></tr>
<tr><td></td><td>Meter Card is in the name of:</td><td>:</td><td>M/s. Elegant Collection</td></tr>
<tr><td>6</td><td>How is the maintenance of the Property?</td><td>:</td><td>Good</td></tr>
<tr><td>7</td><td>Sale Deed executed in the name of</td><td>:</td><td>M/s. Elegant Collection</td></tr>
<tr><td>8</td><td>What is the undivided area of land as per Sale Deed?</td><td>:</td><td>3,011.30 Sq. M.</td></tr>
<tr><td>9</td><td>What is the plinth area of the Property?</td><td>:</td><td>
<table>
<tr><th>Floor</th><th>Built Up Area (Sq. M.)</th><th>Built Up Area (Sq. Ft.)</th></tr>
<tr><td>Basement</td><td>703.47</td><td>7,572.00</td></tr>
<tr><td>Ground</td><td>1,236.08</td><td>13,305.00</td></tr>
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<tr><td>TOTAL</td><td>4,088.12</td><td>44,004.00</td></tr>
</table>
</td></tr>
<tr><td>10</td><td>What is the floor space index (app.)</td><td>:</td><td>As per MIDC / SEEPZ norms</td></tr>
</table>

11	What is the Carpet Area of the Property?	:	Due to working hours and security reasons measurement of the property was not allowed.
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Industrial purpose?	:	Industrial purpose
14	Is it Owner-occupied or let out?	:	Owner occupied
15	If rented, what is the monthly rent?	:	₹ 19,30,000.00 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 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)	:	₹ 10,500.00 to ₹ 12,500.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details).	:	₹ 11,400.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 8,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Unit (an evidence thereof to be enclosed)	:	₹ 1,47,800.00 per Sq. M. i.e. ₹ 13,731.00 per Sq. Ft.
4a	Guideline rate (after depreciation)	:	₹ 1,30,741.00 per Sq. M. i.e. ₹ 12,146.00 per Sq. Ft.
	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 / Regn. Fees. Thus the rates differs 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 Unit with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	22 years
	Life of the building estimated	:	38 years Subject to proper, preventive periodic maintenance

			& structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	33.00%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,010.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 8,400.00 per Sq. Ft.
	Total Composite Rate	:	**₹ 10,410.00 per Sq. Ft. for Ground + 3 upper floors** **₹ 7,287.00 per Sq. Ft. for Basement Floor (70% of ₹ 10,410.00)**
	Remark: *For the purpose of valuation we have considered the area as per Building Completion Certificate..*		

Details of Valuation:

Sr. No.	Description	Qty. (Sq. Ft.)	Rate per unit (₹)	Estimated Value (₹)
1	Basement Floor	7,572.00	7,287.00	5,51,77,164.00
2	Ground Floor	13,305.00	10,410.00	13,85,05,050.00
3	First Floor	12,301.00	10,410.00	12,80,53,410.00
4	Second Floor	9,587.00	10,410.00	9,98,00,670.00
5	Third Floor	8,811.00	10,410.00	9.17,22,510.00
6	Interior	44,004.00	1,500.00	6,60,06,000.00
7	Showcases			
6	Kitchen arrangements			
7	Superfine finish			
8	Interior Decorations			
9	Electricity deposits / electrical fittings, etc.			
10	Extra collapsible gates / grill works etc.			
11	Potential value, if any			
12	Others			
	Total Value of the property			**57,92,64,804.00**
	The Realizable value of the property			**52,13,38,324.00**
	Distress value of the property			**46,34,11,843.00**
	Insurable value of the property for (51,576.00 X 3,000.00)			**15,47,28,000.00**
	Govt. Value of the property on Ground, 1st, 2nd & 3rd Floor (4,088.12 X 12,146.00)			**4,96,52,848.00**
	Govt. Value of the property on Basement Floor (7,572.00X 8,300.00)			**6,28,47,600.00**

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.

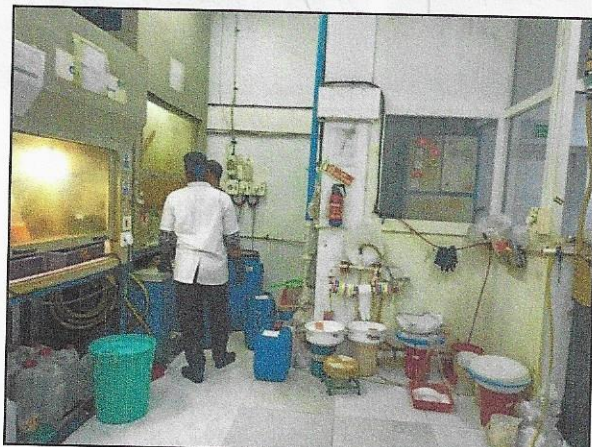
Method of Valuation / Approach

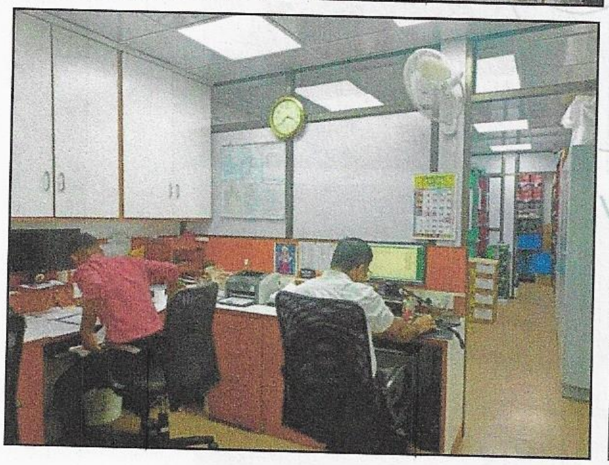
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 Industrial Unit, where there are typically many comparables available to analyze. As the property is a Industrial 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 ₹ 10,500.00 to ₹ 12,500.00 on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Unit size, location, upswing in real estate prices, sustained demand for Industrial Unit, all round development of Industrial and residential application in the locality etc. We estimate ₹ 11,400.00 per Sq. Ft. on Built Up Area for valuation. (After Depreciation)

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	₹ 19,30,000.00 expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs - Basement

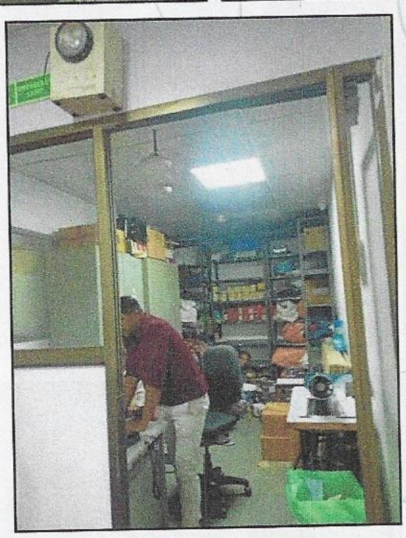


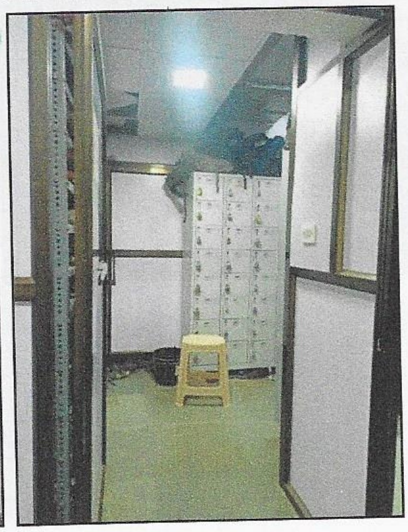




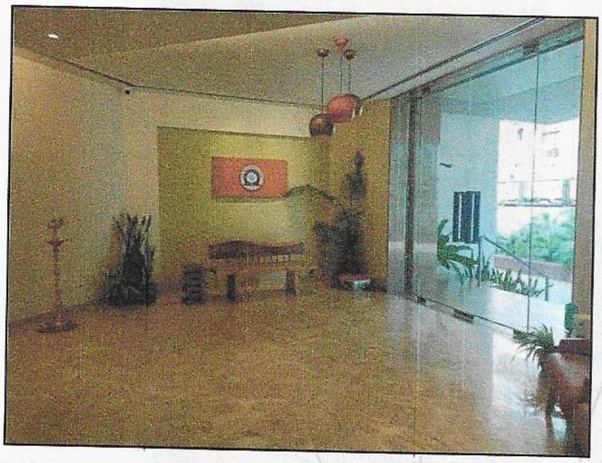

Actual site photographs - Basement

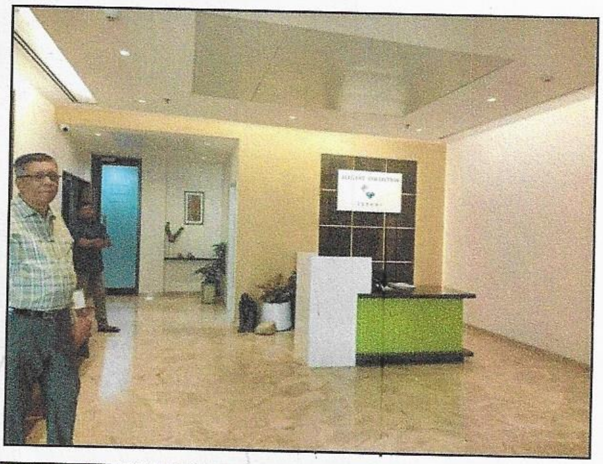


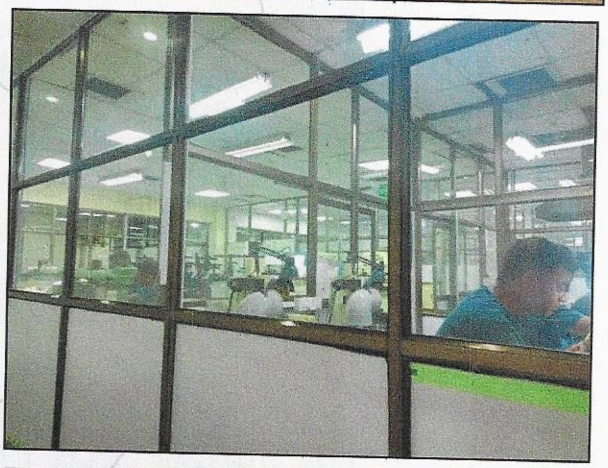



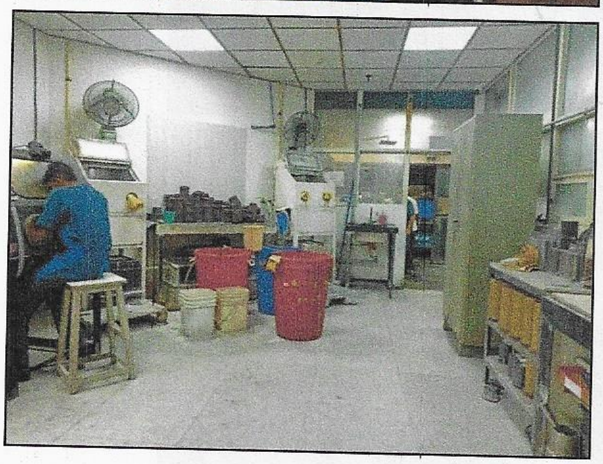



Actual site photographs – Ground Floor

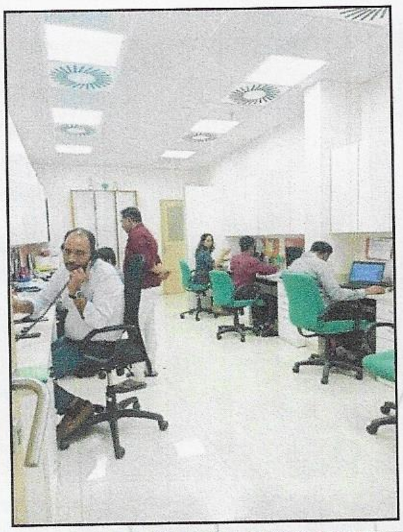


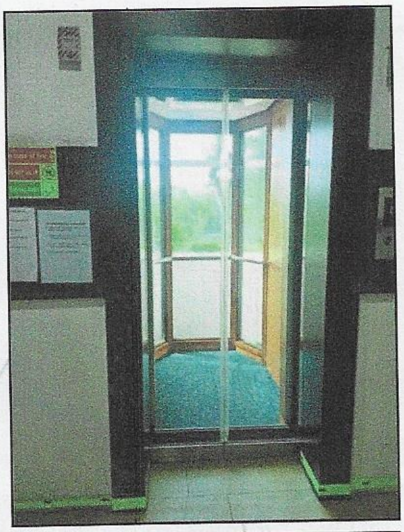


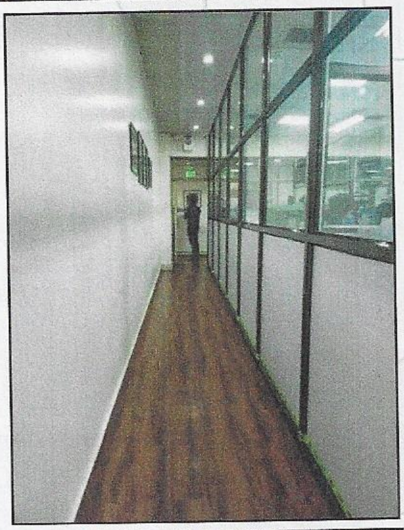


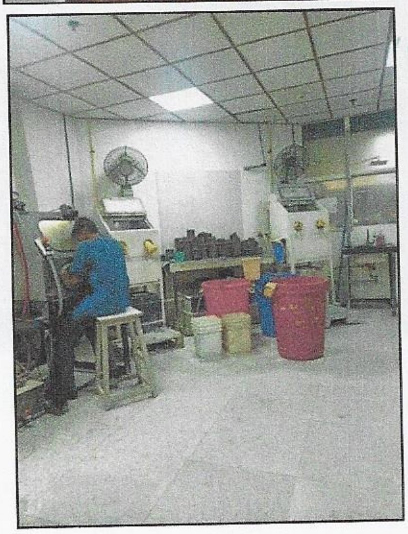


Actual site photographs – Ground Floor

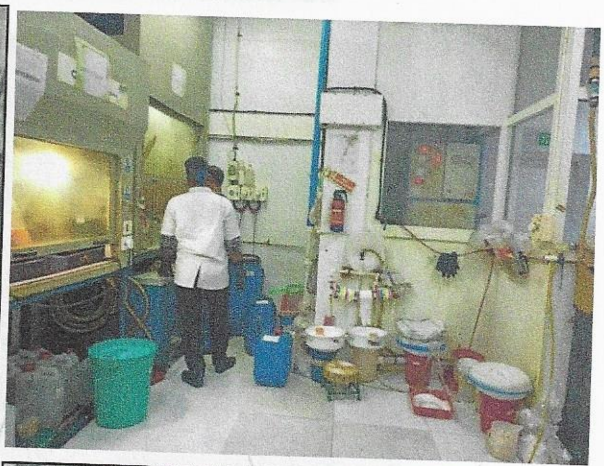


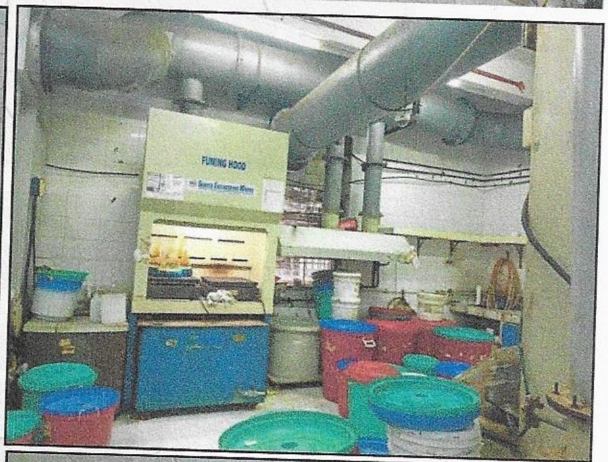


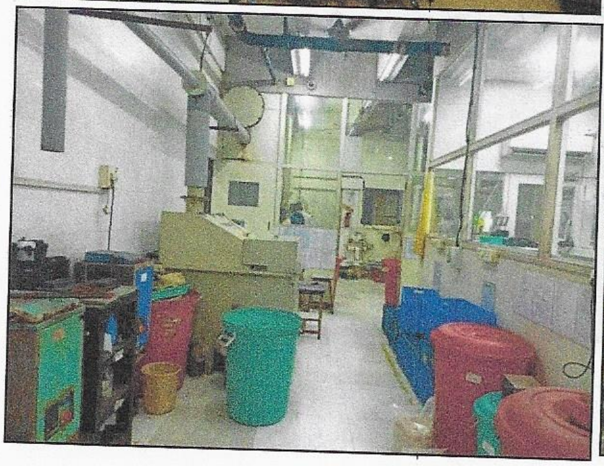




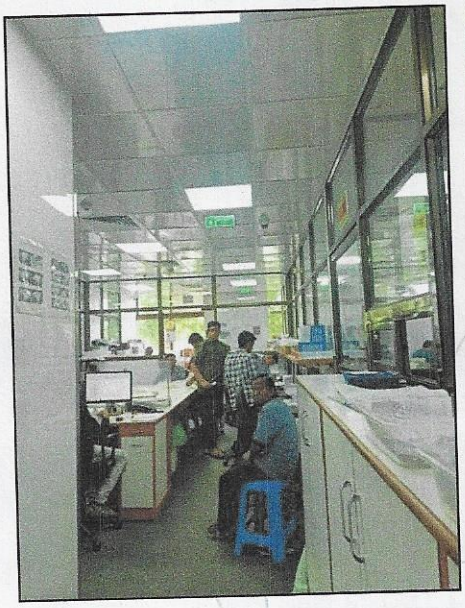
Actual site photographs – First Floor

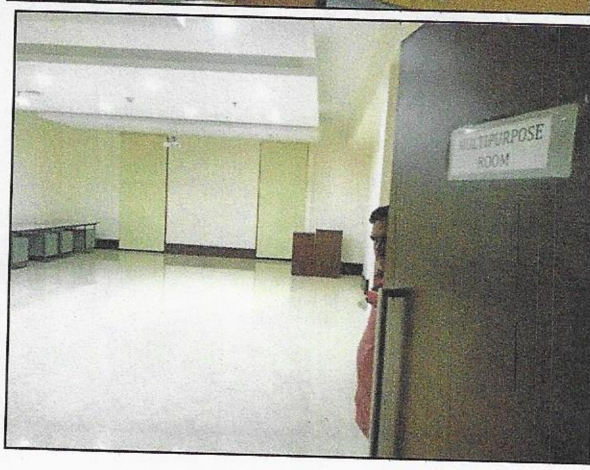





Actual site photographs – First Floor



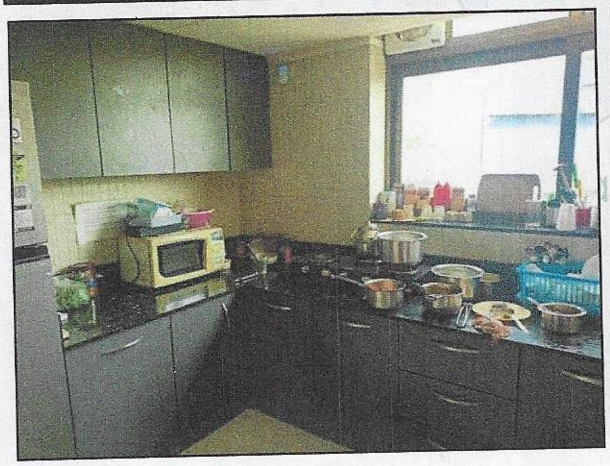
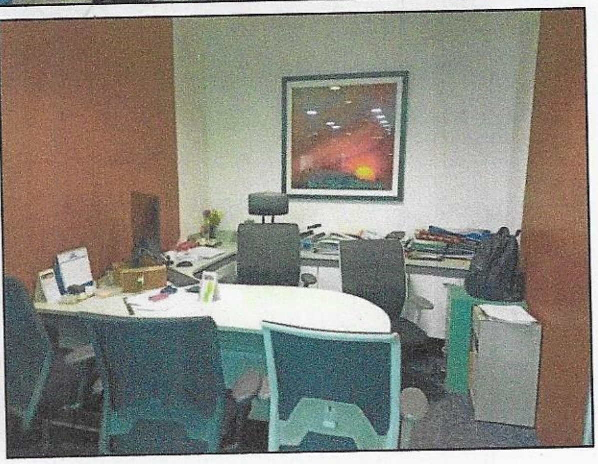
Actual site photographs – Second Floor



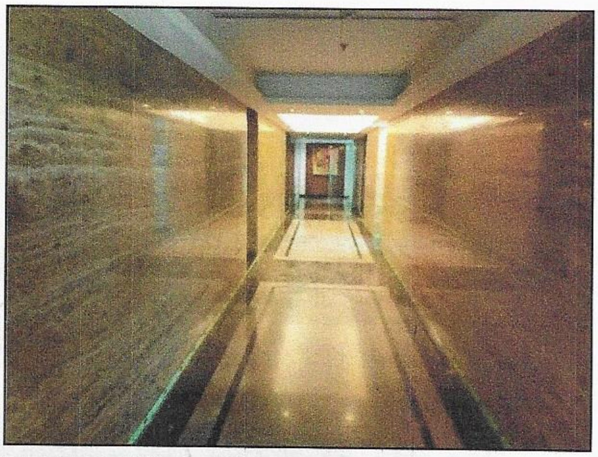
Actual site photographs – Third Floor

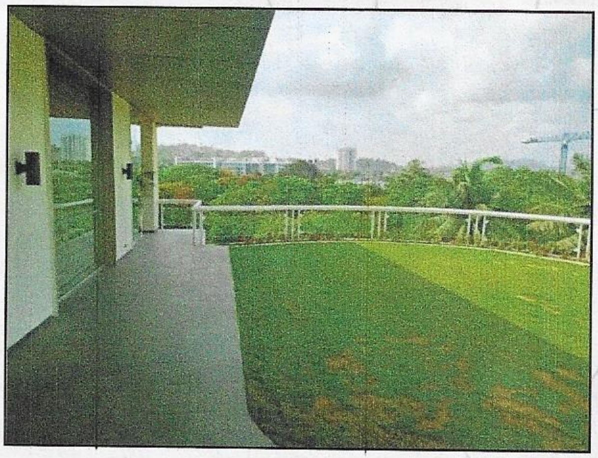


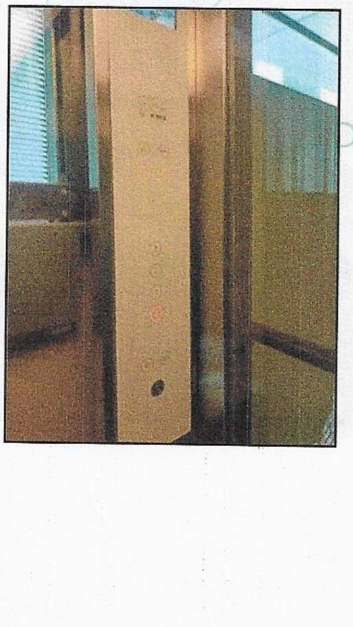


Actual site photographs – Third Floor

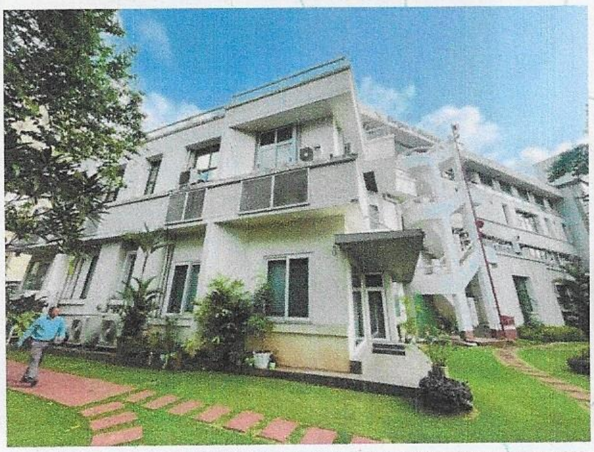


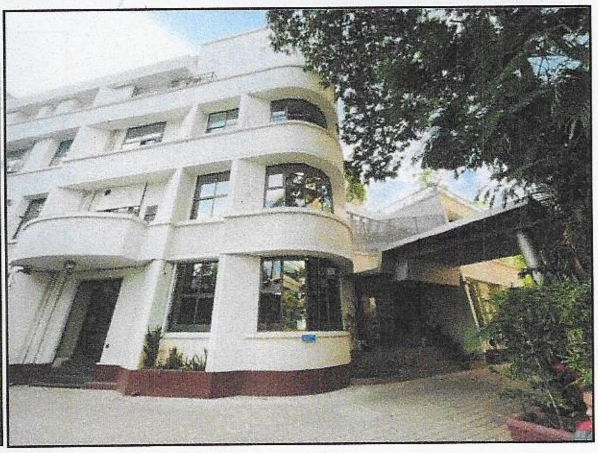




Actual site photographs – External

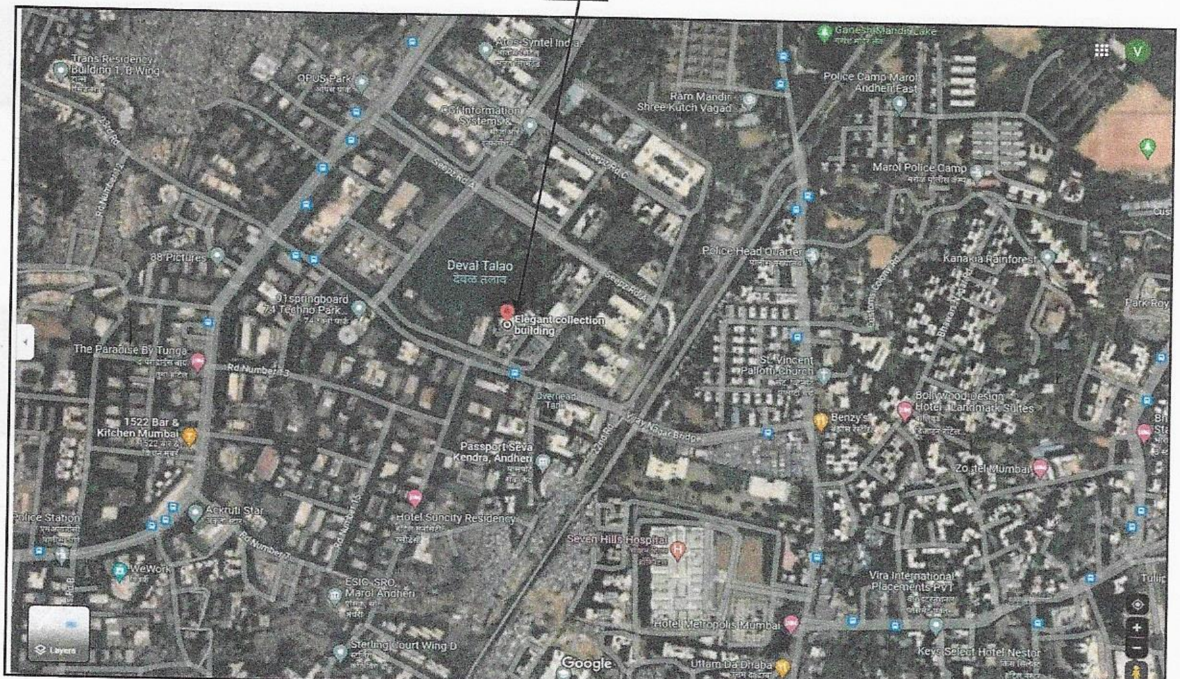


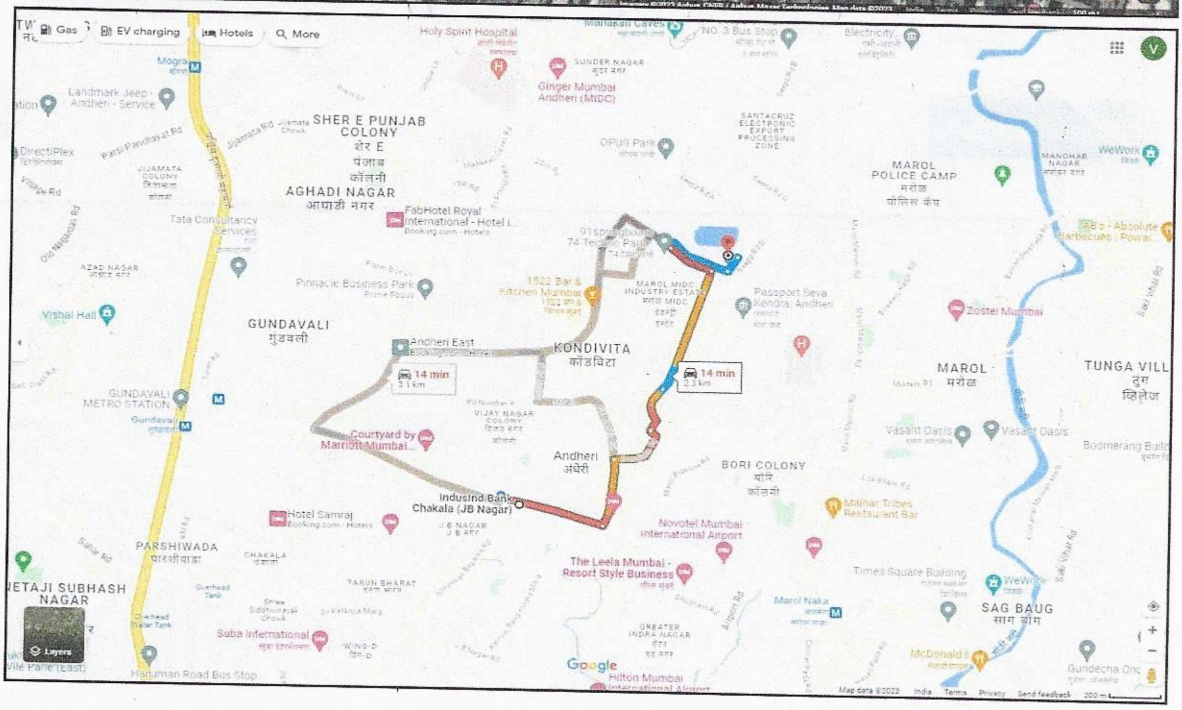


Route Map of the property

Site u/r





Latitude Longitude: 19°07'18.8"N 72°52'31.7"E

Note: The Blue line shows the route to site walkable distance from nearest Metro station (Chakala – 2.3 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : VARIVALI
Commence From 1st April 2023 To 31st March 2024

Type of Area	Urban	Local Body Type	Corporation "A" Class
Local Body Name	Municipal Corporation of Greater Mumbai		
Land Mark	Terrain: Properties from the following CTS in Viravali village.		

Rate of Land + Building in ₹ per sq. m. Built-Up

Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
45	45/221	70260	143670	169530	207300	147800

C. T. S. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 17/1, 17/1A, 17/1B, 17/1C, 17/1D, 17/2A/1, 17/2A/2, 17/2A/3, 17/2C, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29

⇄ Compare With Previous Year

Price Indicator

Ghar.tv Select City Search Post Property Post Requirement

Property in Mumbai / Property in Andheri East / Office Space for Sale in Floral Deck Plaza

Last updated on 03-3

1085 Sq.ft Office Space for Sale in Floral Deck Plaza

Seepz, Andheri East, Mumbai - 400093

Building: Floral Deck Plaza

₹ 1.20 Cr

₹ 11060 / Sq.ft

SACHI Real Esta Waghmare S Agent

Connect Now

Configuration	Built-up Area	Possession
Office Space	1085 Sq.ft	Ready To Move
Furnishing	**Property Code**	
Un-Furnished	GHARL197162	

Is there any error or missing information?

Report Error / Add Missing Information

Project Search Property Search Investment News & Articles Research and Analysis Legal Ab seepz 4/4

Description : Godrej Coliseum is one of the most premium commercial complex on the Eastern Express Highway.The carpet area is 3495sq.ft with 2 car parks with a cost of 2500/- per month.The office can be furnished with extra cost and lock in period will be 3 years.

No Name	Nariman Point, Nariman Point,	Office Space	620			23000000 ₹37097 PSF	23-Apr-22	Fully Furnished,

Description : 2 Cabins 12 Work Station Wet Pantry

Empire Building	Fort, Opp VT Station	Office Space	650	125000 ₹192 PSF	7 months		23-Apr-22	Semi Furnished,

Description : Available at fort elegant self contained furnished office with pantry & toilet +600 carpet with 600 sq.ft Carpet mezzanine

Floral Deck Plaza	Andheri East, MIDC, Seepz, 22nd Road	Office Space	4500			49500000 ₹11000 PSF	23-Apr-22	Fully Furnished,

Description : Located in MIDC which is a prime business area in Andheri, Mumbai. Laced with plenty of restaurants, Hotels, ATM around. Easy to reach via road (Andheri-Kurla road and Jogeshwari Vikhroli Link Road) and rail (metro). The complex hosts offices of MNCs, large corporations and several IT companies.

No Name	Nariman Point, Nariman Point,	Office Space	557			17000000 ₹30521 PSF	23-Apr-22	Fully Furnished,

Description : 2 Cabin 9 Workstation 1 Washroom Grade A Building No Car Parking

Poonam Chambers	Worli, Dr Annie Besant Road	Office Space	3750			170000000 ₹45333 PSF	23-Apr-22	Fully Furnished,

Description : Fully furnished higher floor office space available in Poonam Chambers - Worli for sale with 3 car parkings

+91 Mobile No.

GET A CALL BACK

-or-

WhatsApp for details..

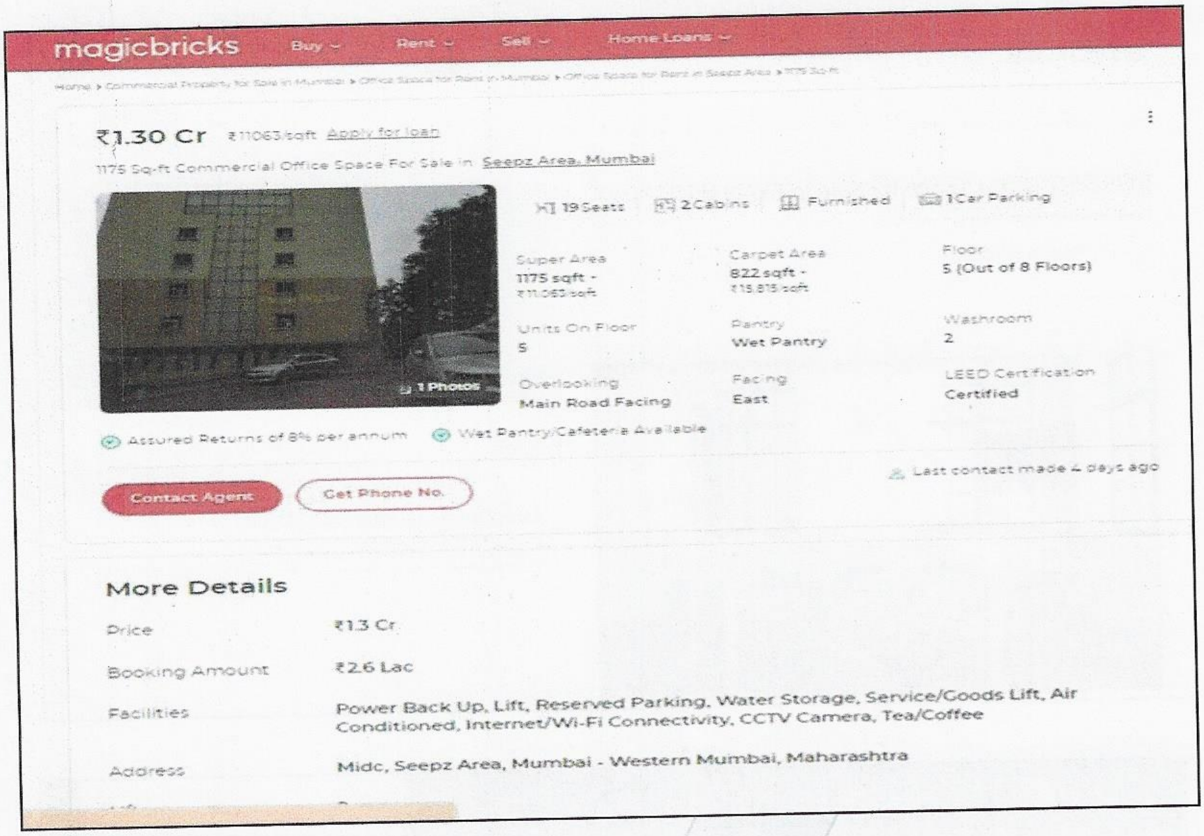
MUMBAI PROPERTY NEWS

Kanakia Wall Street, Andheri east - Lease or Sale

Kanakia Wall Street, Andheri east - Lease or Sale - Best office complex on Andheri Kurla Road, Ideal for MNC, Corporates. We would like to intimate you that the Occupancy is building-up and currently at 92%. Below mentioned is a brief & specs about Kanakia Wall Street. Below, mentioned are the unit wise carpet... over a year ago

2 BHK Flats on Sale

Price Indicator



Sales Instance

2/28/23, 9:37 PM https://freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx

2724322
28-02-2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1
दस्त क्रमांक : 2724/2023
नोदंणी :
Regn:63m

गावाचे नाव : व्यारवली

(1)विलेखाचा प्रकार	असाईनमेंट डीड
(2)मोबदला	31000000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	30172920.68
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: युनिट नं ई 8, सब डिव्हायडेड प्लॉट नं 15, प्लॉट नं एफ-11 व एफ 12, मरोळ इंडस्ट्रीयल एरीया, व्यारवली, अंधेरी मुंबई 400093....इतर वर्णन दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 11(part), 12/1(part), 12/4(part), 12/5(part) ;))
(5) क्षेत्रफळ	246.89 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जी टी आय ज्वेलरी (आय) प्रा. लि ऑथोराईज रिप्रेझेंटेटिव संदिप जयवंत संपवी - वय:-45 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ई-8, व्हीसेल, सीप्झ सेंट्रल रोड समोर, एम आय डी सी, अंधेरी (ई), मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-AAACT1537E
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मार्स दिया ज्वेल्स एलएलपी तर्फे भागीदार रेखा जैन - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 39, नवकेतन इंडस्ट्रियल इस्टेट, महाकाली लेणी रोड, अंधेरी (पू), मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-ABKFM5971H
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/02/2023
(10)दस्त नोंदणी केल्याचा दिनांक	24/02/2023
(11)अनुक्रमांक,खंड व पृष्ठ	2724/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1860000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Think.Innovate.Create

Sales Instance

2/28/23, 9:39 PM https://freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx

16885378
28-02-2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3
दस्त क्रमांक : 16885/2022
नोदंणी :
Regn:63m

गावाचे नाव : व्यारवली

(1)विलेखाचा प्रकार	ट्रान्सफर डीड
(2)मोबदला	11100000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	12219966.64
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: युनिट नं बी 506, माळा नं: 5 वा मजला,बी विंग, इमारतीचे नाव: फ्लोरल डेक प्लाझा प्रिमायसेस को ऑप हौ सो ली, ब्लॉक नं: अंधेरी पुर्व मुंबई 400093, रोड : सेंट्रल एम आय डी सी रोड,ऑप सिप्झ, इतर माहिती: युनिटचे एकुण क्षेत्र 812.18 चौ फुट कारपेट((C.T.S. Number : 15 A AND 15 B ;))
(5) क्षेत्रफळ	90.57 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-निता श्रीचंद नारंग वय:-57 पत्ता:-प्लॉट नं: 3302, माळा नं: 33 वा मजला , इमारतीचे नाव: साउथ टॉवर,ए विंग,द इम्पेरिअल कोंडोमिनीअम , ब्लॉक नं: ताडदेव,मुंबई , रोड नं: बी बी नक्षे मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400034 पॅन नं:-AAAPN3345F
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संजय लीलानंद अग्रवाल वय:-45; पत्ता:-प्लॉट नं: एफ/6 , माळा नं: -, इमारतीचे नाव: बने कंपाऊंड, ब्लॉक नं: ताडदेव,तुलसीवाडी,मुंबई , रोड नं: साने गुरुजी मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400034 पॅन नं:-ACZPA1656R 2): नाव:-संगीता संजय अग्रवाल वय:-43; पत्ता:-प्लॉट नं: एफ/6 , माळा नं: -, इमारतीचे नाव: बने कंपाऊंड, ब्लॉक नं: ताडदेव,तुलसीवाडी,मुंबई , रोड नं: साने गुरुजी मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400034 पॅन नं:-BBNPA4481Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/11/2022
(10)दस्त नोंदणी केल्याचा दिनांक	21/11/2022
(11)अनुक्रमांक,खंड व पृष्ठ	16885/2022

Sales Instance

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4794378

28-02-2023

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3

दस्त क्रमांक : 4794/2022

नोदंणी :

Regn:63m

गावाचे नाव : व्यारवली

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	11250000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	12317141.9
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: ऑफिस प्रिमायसेस नं.ए 504,5 वा मजला,फ्लोरल डेंक प्लाझा प्रिमायसेस को ओ सोसा ली ,सेंट्रल एमआयडीसी रोड,सीप्ज समोर,अंधेरी पूर्व,मुंबई - 400093,क्षेत्रफळ 751.37 चौरस फूट कारपेट(83.83 चौ. मी. बांधीव क्षेत्रफळ),सी.टी.एस. नं.15ए विलेज व्यारवली,तालुका अंधेरी - इतर माहिती दस्तात नमूदकेल्याप्रमाणे((C.T.S. Number : 15A of Village Vyaravali, Taluka Andheri ;))
(5) क्षेत्रफळ	83.83 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-झरना विशीनदास नारंग तर्फे कुलमुखत्यार राजेश श्रीचंद नारंग . वय:-51 पत्ता:-प्लॉट नं: 7-सी , माळा नं: ., इमारतीचे नाव: देव आशीष, , ब्लॉक नं: पेडर रोड, , रोड नं: मुम्बई, महाराष्ट्र, MUMBAI. पिन कोड:-400026 पॅन नं:-AAAPN3344E
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-फाईन ज्वेलरी मॅनुफॅक्चुरिंग लिमिटेड चे अधिकृत अधिकारी नानुभाई पटेल . वय:-66; पत्ता:-प्लॉट नं: जीजे -12, माळा नं: ., इमारतीचे नाव: सीप्ज एसइझेड, ब्लॉक नं: अंधेरी पूर्व,, रोड नं: मुम्बई, महाराष्ट्र, MUMBAI. पिन कोड:-400096 पॅन नं:-AAACF5736D
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	04/04/2022
(11)अनुक्रमांक,खंड व पृष्ठ	4794/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	616000

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **₹ 57,92,64,804.00 (Rupees Fifty Seven Crore Ninety Two Lakh Sixty Four Thousand Eight Hundred Four Only).** The **Realizable Value** of the above property is **₹ 52,13,38,324.00 (Rupees Fifty Two Crore Thirteen Lakh Thirty Eight Thousand Three Hundred Twenty Four Only)** and the **Distress Value** is **₹ 46,34,11,843.00 (Rupees Forty Six Crore Thirty Four Lakhs Eleven Thousand Eight Hundred Forty Three Only).**

Place: Mumbai

Date: 27.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=admin,
2.5.4.20=9822b6c4fad35dc03e0cf39e268659134 90cf3d33d413 3115279b17a18b5652, postalCode=400069, st=Maharashtra, serialNumber=41a56a566ab8cc89d6b2a55a8fce3cfeb31f31bd 2e394e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.27 17:42:51 +05'30'

Director

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
Encl: Valuation report.

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 27.06.2023 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 20.06.2023. 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

a. My PAN Card number as applicable is AERPC9086P

b. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer

c. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure

d. 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.

e. 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.

f. 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)

g. I am registered under Section 34 AB of the Wealth Tax Act, 1957.

h. My CIBIL Score and credit worthiness is as per Bank's guidelines.

i. I am Director of the company, who is competent to sign this valuation report.

j. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.

k. Further, I hereby provide the following information.

Sl No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration owned by M/s. Elegant Collection (Formerly known as M/s. International Jewels Unit No. II)
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, SEEPZ Branch to assess fair market value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar - Regd. Valuer Bhavika Chavan - Valuation Engineer Vaishali Sarmalkar – Technical Manager
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 – 20.06.2023 Valuation Date – 27.06.2023 Date of Report – 27.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 20.06.2023
7.	nature and sources of the information used or relied upon;	• 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, Industrial Unit size, location, upswing in real estate prices, sustained demand for Industrial Unit, all round development of Residential and Industrial 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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **27th June 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 and site visit conducted, we understand that the subject property is Industrial Building, admeasuring **Total Built Up Area (As per valuation table)** in the name of **M/s. Elegant Collection.** 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 our discussion with the Client, we understand that the subject property is owned by **M/s. Elegant Collection.** 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 Industrial Building, admeasuring **Total Built Up Area (As per valuation table)**

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 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 the client and site visit conducted, we understand that the subject property is Industrial Building, admeasuring **Total Built Up Area (As per valuation table).**

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
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=admin, 2.5.4.20=9822b6c4fad35dc03e0cf39e26865913490cf3d33d413331 15279b17a18b5652, postalCode=400065, st=Maharashtra, serialNumber=41a56a566ab8cc89d6b2a55a8fce3cfeb31f31bd2e39 4e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.27 17:43:03 +05'30'

Director

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
Encl: Valuation report.