

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Dayanand Narayana Shetty & Mrs. Vandana Dayanand Shetty**

Name of Client / Proposed Buyer: **Dr. Nikhil Sunil Nashikkar**

Commercial Shop No. 2, 3, 4 & 5, Ground Floor, "**Shree Geet Govind Co-Op. Hsg. Soc. Ltd.**", Nehru Road, Dombivli (East), Taluka - Kalyan, District - Thane, PIN – 421 201, State – Maharashtra, Country – India.

Longitude Latitude: 19°13'13.4"N 73°05'26.8"E

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### Valuation Done for:

**State Bank of India**

**SME Hindu Colony Dadar Branch**

Bullet, 2/80, 2/10, L. N. Road, Opp. Raja Shivaji Vidyalaya, Hindu Colony, Dadar (East), Mumbai – 400 014, State – Maharashtra, Country – India.



#### **Our Pan India Presence at :**

 Mumbai	 Aurangabad	 Pune	 Rajkot
 Thane	 Nanded	 Indore	 Raipur
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 **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
 TeleFax : +91 22 28371325/24  
 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)



Valuation Report Prepared For: SBI / SME Hindu Colony Dadar Branch/ Dr. Nikhil Sunil Nashikkar (002139/2301381)

Page 2 of 24

Vastu/Mumbai/07/2023/002139/2301381

01/06-06-NIPA

Date: 01.07.2023

## **VALUATION OPINION REPORT**

This is to certify that the property bearing Commercial Shop No. 2, 3, 4 & 5, Ground Floor, "**Shree Geet Govind Co-Op. Hsg. Soc. Ltd.**", Nehru Road, Dombivli (East), Taluka - Kalyan, District - Thane, PIN – 421 201, State – Maharashtra, Country – India belongs to **Mr. Dayanand Narayana Shetty & Mrs. Vandana Dayanand Shetty**.  
Name of Client / Proposed Buyer: **Dr. Nikhil Sunil Nashikkar**.

### **Boundaries of the property.**

North : Nehru Road  
South : Shree Siddhivinayak Darshan  
East : Other Residential Building  
West : Dipali Kunj

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 **₹ 3,85,30,000.00 (Rupees Three Crore Eighty Five Lakh Thirty Thousand Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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



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**Director**

**Auth. Sign.**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
SBI Empanelment No.: SME/TCC/2021-22/85/13  
Encl: Valuation report.



### **Our Pan India Presence at :**

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

**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****SME Hindu Colony Dadar Branch**

Bullet, 2/80, 2/10, L. N. Road,

Opp. Raja Shivaji Vidyalaya, Hindu Colony,

Dadar (East), Mumbai – 400 014,

State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF SHOP)**

I		General	
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 28.06.2023
	b)	Date on which the valuation is made	: 01.07.2023
3.	List of documents produced for perusal: 1. Copy of Seller Agreement for sale dated 23.06.1997 2. Copy of Occupancy Certificate dated 30.03.1988 issued by Kalyan Municipal Corporation.		
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)	:	Name of Owner: <b>Mr. Dayanand Narayana Shetty &amp; Mrs. Vandana Dayanand Shetty.</b>  Name of Client / Proposed Buyer: <b>Dr. Nikhil Sunil Nashikkar.</b>  <b>Address:</b> Commercial Shop No. 2, 3, 4 & 5, Ground Floor, "Shree Geet Govind Co-Op. Hsg. Soc. Ltd.", Nehru Road, Dombivli (East), Taluka - Kalyan, District - Thane, PIN – 421 201, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Kishore (Employee of owner) Contact No. 9136272610  Sole Ownership (Proposed)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Commercial Shop located on Ground Floor. As per site inspection, the shop No. 2,3,4 & 5 are internally amalgamated with separate entrance. The composition of shop is Vacant Hall. The property is at 500 Mt. travelling distance from nearest railway station Dombivli.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Survey No. 328, Hissa No. 10, Plot No. 8
	b)	Door No.	: Commercial Shop No. 2, 3, 4 & 5
	c)	C.T.S. No. / Village	: Revenue village Thakurli (Nawagaon)

	d)	Ward / Taluka	:	Taluka – Kalyan
	e)	Mandal / District	:	District - Thane
	f)	Date of issue and validity of layout of approved map / plan	:	Occupancy Certificate dated 30.03.1988 issued by Kalyan Municipal Corporation.
	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. 2, 3, 4 & 5, Ground Floor, "Shree Geet Govind Co-Op. Hsg. Soc. Ltd.", Nehru Road, Dombivli (East), Taluka - Kalyan, District - Thane, PIN – 421 201, State – Maharashtra, Country – India.
8.		City / Town	:	Dombivli (East), Thane
		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	:	Revenue Village Thakurli (Nawagaon) Kalyan Municipal Corporation
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		
				<b>As per Site</b>
				<b>As per Document</b>
		North	:	Nehru Road
		South	:	Shree Siddhivinayak Darshan
		East	:	Other Residential Building
		West	:	Dipali Kunj
13.		Dimensions of the site	:	N. A. as property under consideration is a Commercial Shop in a building.
				<b>A</b>
				<b>B</b>
				<b>As per the Deed</b>
				<b>Actuals</b>
		North	:	-
		South	:	-
		East	:	-
		West	:	-
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 981.00

		(Area as per actual site measurement) <b>Built up Area in Sq. Ft. = 1000.00</b> <b>(Area as per Seller's Agreement for sale)</b>
14.1	Latitude, Longitude & Co-ordinates of Shop	: 19°13'13.4"N 73°05'26.8"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Built up Area in Sq. Ft. = 1000.00</b> <b>(Area as per Seller's Agreement for sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Vacant
<b>II</b>	<b>APARTMENT BUILDING</b>	
1.	Nature of the Apartment	: Residential Cum Commercial
2.	Location	:
	C.T.S. No.	: Survey No. 328, Hissa No. 10, Plot No. 8
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Revenue Village Thakurli (Nawagaon) Kalyan Municipal Corporation
	Door No., Street or Road (Pin Code)	: Commercial Shop No. 2, 3, 4 & 5, Ground Floor, <b>"Shree Geet Govind Co-Op. Hsg. Soc. Ltd."</b> , Nehru Road, Dombivli (East), Taluka - Kalyan, District - Thane, PIN - 421 201, State - Maharashtra, Country - India.
3.	Description of the locality Residential / Commercial / Mixed	: Mixed
4.	Year of Construction	: 1988 (As per Occupancy Certificate)
5.	Number of Floors	: Ground + 2 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 8 Shop on Ground Floor
8.	Quality of Construction	: Normal
9.	Appearance of the Building	: Normal
10.	Maintenance of the Building	: Normal
11.	Facilities Available	:
	Lift	: Not provided
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal sewer
	Car parking - Open / Covered	: Open Parking Space
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
<b>III</b>	<b>Commercial Shop</b>	
1	The floor in which the Shop is situated	: Ground Floor
2	Door No. of the Shop	: Commercial Shop No. 2,3,4 & 4
3	Specifications of the Shop	:
	Roof	: R.C.C. Slab

	Flooring	:	Cemented flooring
	Doors	:	M.S. Rolling Shutter
	Windows	:	Not provided
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Shop?	:	Normal
7	Sale Deed executed in the name of	:	Name of Owner: <b>Mr. Dayanand Narayana Shetty &amp; Mrs. Vandana Dayanand Shetty.</b> Name of Client / Proposed Buyer: <b>Dr. Nikhil Sunil Nashikkar.</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Shop?	:	<b>Built up Area in Sq. Ft. = 1000.00 (Area as per Seller's Agreement for sale)</b>
10	What is the floor space index (app.)	:	As per KMC norms
11	What is the Carpet Area of the Shop?	:	Carpet Area in Sq. Ft. = 981.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 1,20,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
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)	:	₹ 38,000.00 to ₹ 42,000.00 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).	:	₹ 40,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 37,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Shop for new property (an evidence thereof to be enclosed)	:	₹ 91,300.00 per Sq. M. i.e. ₹ 8,482.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 68,410.00 per Sq. M. i.e. ₹ 6,355.00 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 / Rgstrn. 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.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Shop with Services (v(3)i)	:	₹ 2,800.00 per Sq. Ft.
	Age of the building	:	35 years
	Life of the building estimated	:	25 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	52.50%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,330.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 37,200.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 38,530.00 per Sq. Ft.</b>
	<b>Remarks:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Shop (including car parking, if provided)	1000.00 Sq. Ft.	38,530.00	<b>3,85,30,000.00</b>
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			
	<b>Total Value of the property</b>			<b>3,85,30,000.00</b>
	<b>The realizable value of the property</b>			<b>3,46,77,000.00</b>
	<b>The Distress value of the property</b>			<b>3,08,24,000.00</b>
	<b>Insurable value of the property</b>			<b>28,00,000.00</b>
	<b>Guideline value of the property</b>			<b>63,55,000.00</b>

### 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.

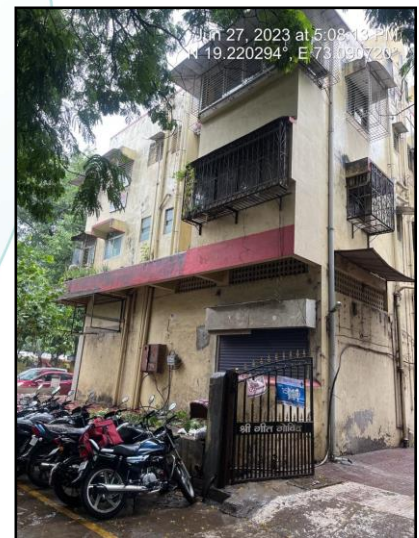
### Method of Valuation / Approach

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 ₹ 38,000.00 to ₹ 42,000.00 per Sq. 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 commercial and Commercial application in the locality etc. We estimate ₹ 38,530.00 per Sq. Ft. (after depreciate) for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 1,20,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



## Actual site Photographs

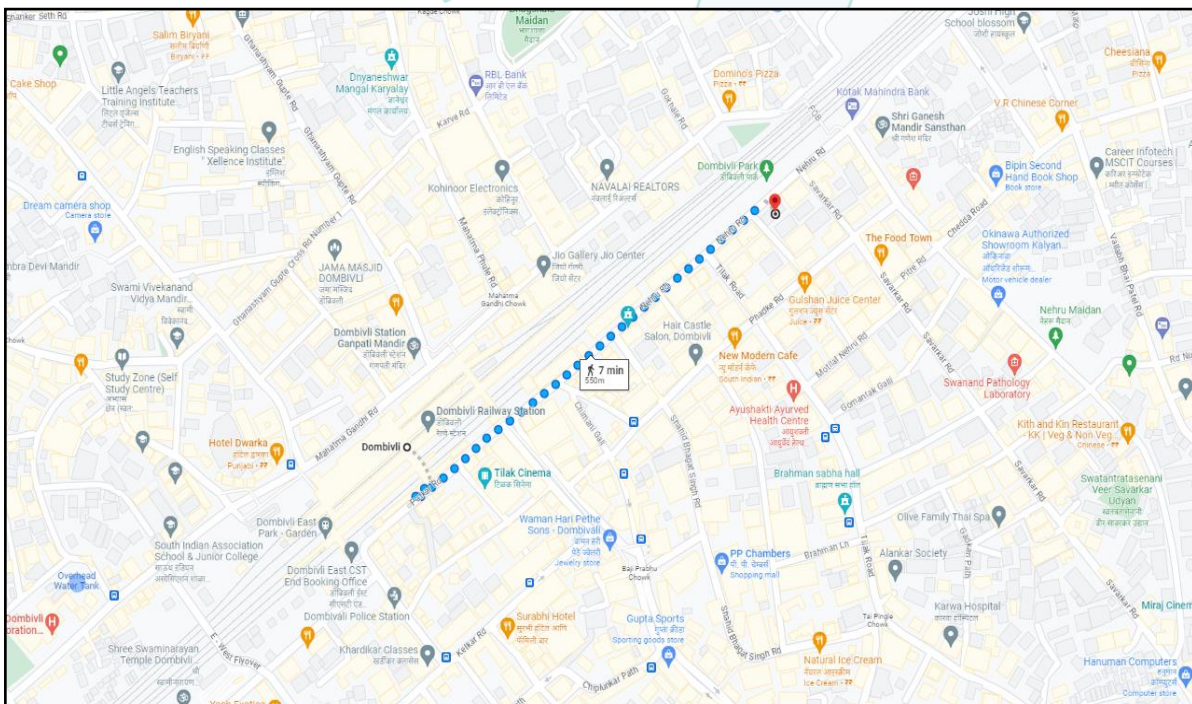
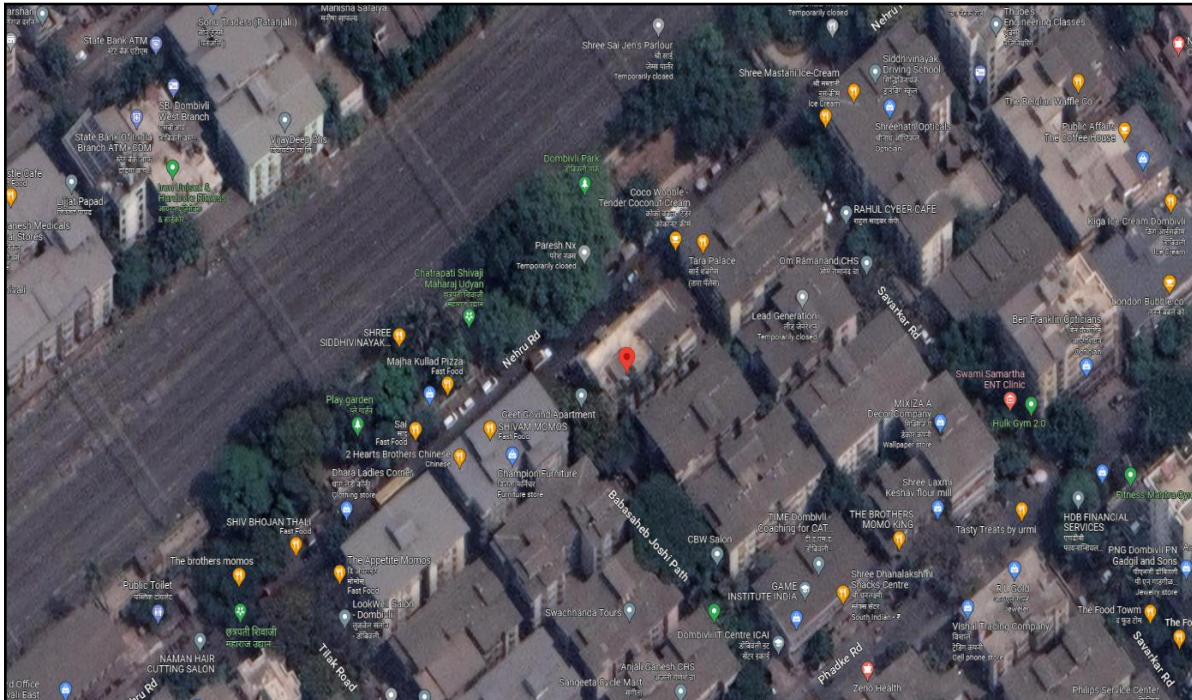


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## Actual site Photographs



## Route Map of the property Site u/r



**Longitude Latitude: 19°13'13.4"N 73°05'26.8"E**

**Note: The Blue line shows the route to site from nearest railway station (Dombivli – 500 Mt.)**

## Ready Reckoner Rate

DIVISION / VILLAGE : NAWAGAON						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation - Class "C"		
Local Body Name	Kalyan Dombivili Municipal Corporation					
Land Mark	Zone 18A: Nawagaon, All Part on West-North of Central Railway					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
4	4/21	25900	69300	79300	91300	79300
251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411,						

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# Price Indicators

**NOBROKER**

Shop In Dombivli East, Mumbai For Sale  
Chittranjan Das road, Near Katturi Plaza, Federal Bank

₹3.25 Crores  
40,623 / Sq.Ft

₹2.44 Lacs/Month  
Estimated EMI

800 Sq.Ft  
Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Ramnagar / Shops for Sale in Ramnagar / Property Details

Photos Location

Shop  
Property Type

Public  
Parking

Freehold  
Ownership Type

Ground Floor  
Of Total 4 Floors

Semi Furnished  
Furnishing

5 To 10 Year  
Age of Property

Feb 21, 2023  
Posted On

Immediately  
Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Titik Cinema New Modern Cafe Gopi Cine Mall PP Chambers Raj Vaibhav Complex

**NoBroker Services**

Create Agreement Check Loan Eligibility Estimate Interiors Cost Book Legal Services Book Renovations

Dedicated Property Advocate with experienced and trusted lawyers

Know more

**Description**

Prime location, Center of wholesale market, just 2 mins walk from Railway station, bus stop.

Powered By: Smart Recommendation

**Activity On This Property**

4 Unique Views 0 Shortlists

**Similar Properties**

Shop In Dombivli, Mumbai for sale  
Dombivli East, Near KDMC Office  
Within 4 km  
Price ₹3.9 Crores

Shop In Dombivli East, Mumbai for sale

Options: Hi, ravi

**NOBROKER**

Shop In Dombivli East, Mumbai For Sale  
Chittranjan Das Rd., balhavan

₹1.7 Crores  
42,500 / Sq.Ft

₹1.28 Lacs/Month  
Estimated EMI

400 Sq.Ft  
Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Ramnagar / Shops for Sale in Ramnagar / Property Details

Photos Location

Shop  
Property Type

Reserved  
Parking (2 Store)

Freehold  
Ownership Type

Ground Floor  
Of Total 4 Floors

Unfurnished  
Furnishing

More Than 10 Year  
Age of Property

Mar 1, 2023  
Posted On

Immediately  
Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Titik Cinema New Modern Cafe Gopi Cine Mall PP Chambers Raj Vaibhav Complex

**NoBroker Services**

Create Agreement Check Loan Eligibility Estimate Interiors Cost Book Legal Services Book Renovations

Give your home a festive makeover with great discounts

Know more

**Amenities**

Power Backup Need To Arrange Lift None

**Activity On This Property**

13 Unique Views 0 Shortlists

**Similar Properties**

Shop In Dombivli East, Mumbai for sale  
Ramnagar, 1st TOP STREET CORNER  
Within 4 km  
Price ₹1.9 Crores

Shop In Dombivli East, Mumbai for sale

Options: Hi, ravi

# Price Indicators

**magicbricks** Buy Rent Sell Home Loans Hi, nitesh Post Property

Home > Commercial Property for Sale in Thane > Shop for Sale in Thane > Shop for Sale in Dombivli East > 300 Sq-ft

Posted on: Jun 20, 23 Property ID: 51377688

Get full support from Relationship Manager **MB Prime** Shortlists Properties Live Video Call Communicates with Owners Join Prime 50% OFF

**₹1.05 Cr** ₹35000/sqft Apply for loan ONLY ON MAGICBRICKS

Commercial Shop For Sale in **Dombivli East, Thane**

Ground Floor Unfurnished

Super Area: **300 sqft** ₹35,000/sqft  
 Floor: **Ground (Out of 4 Floors)**  
 Property Age: **Above 20 years**

Contact Owner Mr Tarachand -91-98XXXXXXX  
 Get Phone No.

Contact Owner Get Phone No. Last contact made 35 days ago

**More Details**

Price	₹1.05 Cr
Address	Dombivli East, Thane - Beyond Thane, Maharashtra
Water Availability	24 Hours Available
Transaction Type	Resale

**NOBROKER** My Bookings Pay Rent Post Your Property

Shop in Rajaji Path, Mumbai For Sale

ram bhuvan residency shop no 3, near swami Narayan mandir

₹ 80 Lacs 43,248 / Sq Ft ₹ 60,074/Month Estimated EMV 185 Sq.Ft Built Up Area Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Ramnagar / Shops for Sale in Ramnagar / Property Details

Photos Location

Shop Property Type: None  
 Freehold Ownership Type: Ground Floor (2 to 10 Floors)  
 Fully Furnished Furnishing: 1 To 5 Year Age of Property  
 May 29, 2023 Posted On: Immediately Available From

Get Owner Details

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

Nearby: Titik Cinema New Modern Cafe Gopi Cine Hall PP Chambers Raj Vabhav Complex

**NoBroker Services**

- Create Agreement
- Check Loan Eligibility
- Estimate Interiors Cost
- Book Legal Services
- Book Renovations

**Activity On This Property**

121 Unique Views 0 Shortlists 0 Contacted  
 Powered By: NB Estimate

**Amenities**

- Power Backup Need to Arrange
- Washroom(s) Shared
- Security
- Lift Common
- Water Storage Facility NA

**Similar Properties**

There are no Similar Properties

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 ₹ **3,85,30,000.00 (Rupees Three Crore Eighty Five Lakh Thirty Thousand Only)**. The Realizable Value of the above property is ₹ **3,46,77,000.00 (Rupees Three Crore Forty Six Lakh Seventy Seven Thousand Only)**. And the Distress value ₹ **3,08,24,000.00 (Rupees Three Crore Eight Lakh Twenty Four Thousand Only)**.

Place: Mumbai

Date: 01.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

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

Think.Innovate.Create

Signature

(Name &amp; 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, Sharad 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 01.07.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 28.06.2023. 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 Chairman & Managing 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 is being purchased by Dr. Nikhil Sunil Nashikkar.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, SME Hindu Colony Dadar Branch to assess value of the property for Bank Loan Purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharad B. Chalikwar – Regd. Valuer Nikhil Sonawane – Valuation Engineer Prajakta Patil – Technical Manager Nitesh Khedekar – 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 – 28.06.2023 Valuation Date – 01.07.2023 Date of Report – 01.07.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 28.06.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
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 Commercial 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 **01<sup>st</sup> July 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Commercial Shop, admeasuring **1000.00 Sq. Ft. Built up Area** in the Name of Owner: **Mr. Dayanand Narayana Shetty & Mrs. Vandana Dayanand Shetty**. Name of Client / Proposed Buyer: **Dr. Nikhil Sunil Nashikkar**. 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 being purchased by **Dr. Nikhil Sunil Nashikkar**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

## Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

## Area

Based on the information provided by the Client's representative, we understand that the Commercial Shop, measuring **1000.00 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

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For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the 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 <sup>®</sup>

### **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 **1000.00 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.

Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

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