

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-1341/23-24	Dated 28-Jun-23
Buyer (Bill to) UNION BANK OF INDIA -SAMB FORT BRANCH SAMB FORT BRANCH Bharat House, Ground floor, 104 M S Marg fort, Mumbai 400001 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. Dispatched through Terms of Delivery	Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,000.00
	CGST			270.00
	SGST			270.00
	Total			₹ 3,540.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

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

Company's Bank Details

Bank Name : **UNION BANK OF INDIA**
 A/c No. : **635301010050194**
 Branch & IFS Code : **Bandra East & UBIN0563536**



UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Remarks:

Mr. Vijendra Ranka - Commercial Office No. 320, 3rd Floor, East Wing, "Aurora Towers Premises Co-op. Soc. Ltd.", 9, Moledina Road, Taluka - Haveli, District - Pune, Pin Code - 411 001, 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

Rajesh
 Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Vijendra Ranka**

Commercial Office No. 320, 3rd Floor, East Wing, "Aurora Towers Premises Co-op. Soc. Ltd.", 9, Moledina Road, Taluka – Haveli, District – Pune, Pin Code – 411 001, State - Maharashtra, Country – India.

Longitude Latitude: 18°31'05.4"N 73°52'43.5"E

Valuation Done for:

Union Bank of India

SAMB Fort Branch

Bharat House, Ground Floor, 104, M. S. Marg, Fort, Mumbai - 400001,
State - Maharashtra, Country - India



Our Pan India Presence at :

- | | | | |
|---|--|---|--|
|  Mumbai |  Aurangabad |  Pune |  Rajkot |
|  Thane |  Nanded |  Indore |  Raipur |
|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

-  **Regd. Office :** B1-001, U/8 Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 320, 3rd Floor, East Wing, "Aurora Towers Premises Co-op. Soc. Ltd.", 9, Moledina Road, Taluka – Haveli, District – Pune, Pin Code – 411 001, State - Maharashtra, Country – India belongs to Mr. Vijendra Ranka.

Boundaries of the property.

North	:	Aurora Hotel & Moledina Road
South	:	Bootee St. Road
East	:	Mumbai Pandharpur Road
West	:	Clover Centre Market

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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ 84,11,000.00 (Rupees Eighty Four Lakh Eleven 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.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.06.29 10:06:48 +05'30'

Auth. Sign.



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.



Our Pan India Presence at :

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

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

Vastukala Consultants (I) Pvt. Ltd.

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

To,

The Branch Manager,**Union Bank of India****SAMB – Fort Branch**

Bharat House, Ground Floor, 104, M. S. Marg, Fort,

Mumbai - 400001, State - Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF OFFICE)

I		General	
1.	Purpose for which the valuation is made	:	As per the request from Union Bank of India, SAMB Fort Branch to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose
2.	a)	Date of inspection	: 21.06.2023
	b)	Date on which the valuation is made	: 28.06.2023
3.	List of documents produced for perusal:		
	1.	Copy of Deed of Gift dated 01.09.2013 b/w. Mr. Yogesh Saraswate (The Donor) and Mr. Vijendra Ranka (The Donee)	
	2.	Copy of Deed of Transfer & Assignment dated 28.03.2007 b/w Mrs. Rattan Pasricha (Assignor) and Mr. Yogesh Saraswate (Assignee)	
	3.	Copy of Society Letter dated 09.12.2014	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Vijendra Ranka Address: Commercial Office No. 320, 3 rd Floor, East Wing, "Aurora Towers Premises Co-op. Soc. Ltd.", 9, Moledina Road, Taluka – Haveli, District – Pune, Pin Code – 411 001, State - Maharashtra, Country – India. Contact Person: Mrs. Sadhana (Bank Officer) Contact No.: 9769197822 Sole Ownership
5.	Brief description of the property (including Leasehold / freehold etc.)	:	The property is a Commercial Office located on 3 rd Floor. The composition of Office consists of Working Area. The property is 2.1 Km. travelling distance from nearest railway station Pune.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Survey No. 249 of Village - Pune Cantonment Area
	b)	Door No.	: Commercial Office No. 320
	c)	C.T.S. No. / Village	: Village - Pune Cantonment Area
	d)	Ward / Taluka	: Taluka – Haveli
	e)	Mandal / District	: District – Pune
	f)	Date of issue and validity of layout of approved map / plan	: Copy of approved building plans were not provided and not verified.

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	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	
7.		Postal address of the property	:	Commercial Office No. 320, 3 rd Floor, East Wing, "Aurora Towers Premises Co-op. Soc. Ltd.", 9, Moledina Road, Taluka – Haveli, District – Pune, Pin Code – 411 001, State - Maharashtra, Country – India.
8.		City / Town	:	Pune
		Residential area	:	No
		Commercial area	:	Yes
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Pune Cantonment Area Pune Municipal Corporation
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		As per Site As per Documents
		North		Aurora Hotel & Moledina Road Details not available
		South		Bootee St. Road Details not available
		East		Mumbai Pandharpur Road Details not available
		West		Clover Centre Market Details not available
13.		Dimensions of the site		N. A. as property under consideration is a Commercial Office in a building.
				A B
				As per the Deed Actuals
		North	:	- -
		South	:	- -
		East	:	- -
		West	:	- -
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 607.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 647.00 (Area as per Deed of Gift)

14.1	Latitude, Longitude & Co-ordinates of Office	:	18°31'05.4"N 73°52'43.5"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 647.00 (Area as per Deed of Gift)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied – M/s. Balaji Global
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Commercial
2.	Location	:	
	C.T.S. No.	:	Survey No. 249
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village - Pune Cantonment Area Pune Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Commercial Office No. 320, 3 rd Floor, East Wing, "Aurora Towers Premises Co-op. Soc. Ltd.", 9, Moledina Road, Taluka – Haveli, District – Pune, Pin Code – 411 001, State - Maharashtra, Country – India.
3.	Description of the locality Residential / Industrial / Mixed	:	Commercial
4.	Year of Construction	:	1983 (Approx.)
5.	Number of Floors	:	Ground + 5 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling Offices in the building	:	22 Offices on 3 rd Floor
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	1 Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	OFFICE		
1	The floor in which the Office is situated	:	3 rd Floor
2	Door No. of the Office	:	Commercial Office No. 320
3	Specifications of the Office	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Ceramic tiles flooring
	Doors	:	Teak wood door framed with flush door + Glass door
	Windows	:	Aluminum sliding windows
	Fittings	:	Open plumbing with C.P. fittings. Casing Capping wiring
	Finishing	:	Cement Plastering

4	House Tax	:	
	Assessment No.	:	Details not provided
	Tax paid in the name of:	:	Details not provided
	Tax amount:	:	Details not provided
5	Electricity Service connection No.:	:	Details not provided
	Meter Card is in the name of:	:	Details not provided
6	How is the maintenance of the Office?	:	Normal
7	Sale Deed executed in the name of	:	Mr. Vijendra Ranka
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Office?	:	Built Up Area in Sq. Ft. = 647.00 (Area as per Deed of Gift)
10	What is the floor space index (app.)	:	As per PMC norms
11	What is the Carpet Area of the Office?	:	Carpet Area in Sq. Ft. = 607.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Commercial
14	Is it Owner-occupied or let out?	:	Tenant Occupied – M/s. Balaji Global
15	If rented, what is the monthly rent?	:	₹ 21,000.00 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 Office 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)	:	₹ 13,000.00 to ` 15,000.00 per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Office under valuation after comparing with the specifications and other factors with the Office under comparison (give details).	:	₹ 14,500.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 12,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 90,020.00 per Sq. M. i.e. ₹ 8,363.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's Office (after Depreciation)	:	₹ 63,520.00 per Sq. M. i.e. ₹ 5,901.00 per Sq. Ft.

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.

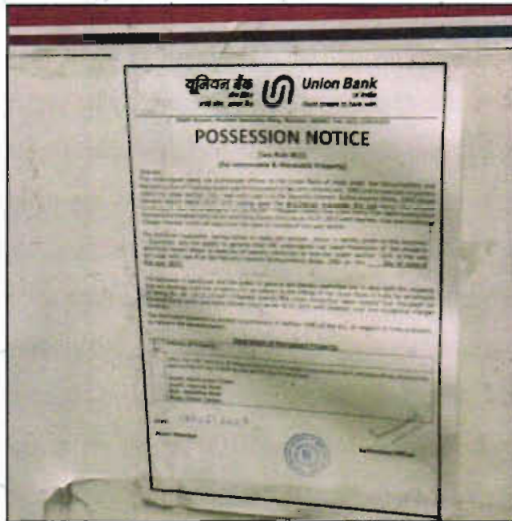
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market

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 Office, where there are typically many comparables available to analyze. As the property is a Commercial Office, 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 ₹ 13,000.00 to ₹ 15,000.00 per Sq. Ft. on Built up Area. Considering the rate with attached report, current market conditions, demand and supply position, Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of Industrial application in the locality etc. We estimate ₹ .13,000.00 per Sq. Ft. on Built up Area for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Normal
ii) Likely rental values in future in	₹ 21,000.00 Expected rental income per month.
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



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Actual Site Photographs



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Ready Reckoner Rate

DIVISION / VILLAGE : PUNE CANTONMENT Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban	Local Body Type	Class "A" Corporation			
Local Body Name	Pune Municipal Corporation					
Land Mark	Area in Sachapir Road, Dastur Meher Road, Ambedkar Road and Cantonment Boundary (General Land Register G. L. R. 390 S. N.)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
36	36/546	23770	78280	90020	97840	0
Survey No. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 35, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 50, 51, 53, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 77, 78, 79, 80, 81, 82, 83, 84, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 108, 110, 104, 105, 106, 129, 131, 132, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 147, 149, 150, 151, 152, 153, 156, 160, 163, 165, 166, 169, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 241, 242, 243, 244, 245.						

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Price Indicators

99acres Commercial Buy - Enter Locality / Project / Society / Landmark

₹50 Lac (₹1,157 per sq ft) Ready to move (Off-plan) for 1000 sq ft

Estimated EMV ₹26,333

NOT AVAILABLE (Details: [View More](#))

Overview Dealer Details Explore Locality Recommendations Articles

Property (1)

- Number of seats: 10 seats
- Green Area: 380 sq ft
- Water Surface Area: 430 sq ft
- Area Covered: 1 floor (1st / 7 floors building)

Places nearby
Camp Bunk, Maharashtra

magicbricks Buy Rent Sell Home Loans

₹5.0 Cr (₹11,111 per sq ft) Office Space For Sale in Moledina Road, Pune

₹50.0 Lac Booking Amount

50 Seats **3 Cabins** **2 Floors** **Rurnished**

Super Area: 4500 sqft (₹11,111/sqft) Carpet Area: 3000 sqft (₹8,889/sqft) Floor: 2 (Out of 4 Floors)

Toilet On Floor: 2 Dry: Wet Pantry Washroom: 1

Overlooking: Main Road Facing Lift: 1

✓ Wet Pantry/Cafeteria Available ✓ Covered Parking(s) Available: Parking ratio 10/1000 sq ft

Contact Owner Get Phone No. Last contact made 32 days ago

More Details

Price	₹5 Cr
Booking Amount	₹50.0 Lac
Facilities	Power Back Up, Lift, Reserved Parking, Security, Air Conditioned, Intercom Facility, Internet/Wi-Fi Connectivity, Conference Room
Address	1A Moledina Road, Pune 411001, Moledina Road, Pune, Maharashtra
Water Availability	24 Hours Available
Pre-Leased Property	No

Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property

Home > Commercial Property for Sale in Pune > Office Space for Rent in Pune > Office Space for Rent in Camp > 605 Sq-ft

Posted on: Jun 25, 22 Property ID: 64963977

Get priority access & benefits with **MB Prime** Unlock exclusively Reserved Owner Properties [Join Prime @ 50% OFF](#)

₹81.0 Lac ₹13388/sqft [Apply for loan](#) ONLY ON MAGICBRICKS

Office Space For Sale in hermes palazzo Camp, Pune

hermes palazzo Grade A+ 7 Seats Furnished

Commercial Complex	Super Area	Carpet Area
hermes palazzo	605 sqft - ₹13,388/sqft	410 sqft - ₹19,756/sqft
Floor	Units On Floor	Pantry
2 (Out of 2 Floors)	20	No Personal Pantry
Washroom	Overlooking	Facing
1	Not Available	East

[Download Brochure](#)

Assured Returns of 5.25% per annum Property Currently Leased Out

[Contact Owner](#) [Get Phone No.](#) Last contact made 61 days ago



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Price Indicators

99acres Commercial Buy - Explore Locality - Project - Society - Landmark

₹55 Lac ₹17.73% per sq ft Ready to move Office Space for Sale
Estimated ROI: 17.73%
NOT AVAILABLE Website: www.mahanager.mahanager.gov.in

Property (4)

- Number of seats: 13 seats
- Area: 450 sq ft
- Floor: 1st / 4 floors building
- Meeting room and 1 cabin available
- Private washrooms available

Places nearby
 Camp Park, Mahanagar

HAZRI Babujan Dargah | Gunawari | Dr. Memu Agarwal Clinic | Indra Maternity Home | Adhya Eye Clinic Pune

99acres Commercial Buy - Explore Locality - Project - Society - Landmark

₹1.5 Cr ₹16.67% per sq ft Ready to move Office Space for Sale
Estimated ROI: 16.67%
NOT AVAILABLE Website: www.mahanager.mahanager.gov.in

Property (9)

- Number of seats: 9 seats
- Area: 1250 sq ft
- Floor: 1st / 4 floors building
- Meeting room and 6 cabins available
- 2 private washrooms available
- Private pantry (200 sq ft)

Places nearby
 Camp, Camp Park, Mahanagar

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 ₹ 84,11,000.00 (Rupees Eighty Four Lakh Eleven Thousand Only). The Realizable Value of the above property is ₹ 71,49,350.00 (Rupees Seventy One Lakh Forty Nine Thousand Three Hundred Fifty Only) and The distress value ₹ 58,87,700.00 (Rupees Fifty Eight Lakh Eighty Seven Thousand Seven Hundred Only).

Place: Mumbai
Date: 28.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.06.29 10:07:01 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

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

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Signature

(Name of the Branch Manager with office Seal)

Enclosures		
	Declaration From Valuers (Annexure- II)	Attached
	Model code of conduct for valuer - (Annexure III)	Attached

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was gifted by Mr. Yogesh Saraswate to Mr. Vijendra Ranka vide Deed of Gift dated 01.09.2013
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, SAMB, Mumbai to assess fair market value of the property for SARFAESI Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Prayush Parekh – Sr. Valuation Engineer Shobha Kuperkar – Technical Manager Prajakta Patil – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 21.06.2023 Valuation Date – 28.06.2023 Date of Report – 28.06.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done 21.06.2023
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 Comparative 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 Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of Industrial 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

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Vijendra Ranka**. 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 Office, admeasuring **647.00 Sq. Ft. Built up Area**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about , or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

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 Office and properties that are typically traded on a Office 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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** purpose as on **28th June 2023**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, 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 **₹ 84,11,000.00 (Rupees Eighty Four Lakh Eleven Thousand Only)**

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CAID, email=ecwid@vastukala.org, c=IN
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Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



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