

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Chetan R. Shah**

Industrial Gala No. 208, 2nd Floor, Wing – A, "Anand Raj Industrial Premises Co-Op. Soc. Ltd.",
Behind Asian Paints, Sonapur Lane, LBS Marg, Bhandup (West), Mumbai – 400 078,
State – Maharashtra, Country – India.

Latitude Longitude: 19°09'32.9"N 72°56'27.8"E

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Valuation Prepared for:

Bank of Baroda

Mulund West Anandi Heights Branch



Shop No.1, Anandi Heights, Ganesh Gawade Road, Mulund (West), Mumbai,
State - Maharashtra, Country - India.



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

Our Pan India Presence at :

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



Valuation Report Prepared For: BOB / Mulund West Anandi Heights Branch / Mr. Chetan R. Shah (002452/2301580) Page 2 of 23

Vastu/Thane/07/2023/002452/2301580
15/20-205-PRSH
Date: 15.07.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Gala No. 208, 2nd Floor, Wing – A, "Anand Raj Industrial Premises Co-Op. Soc. Ltd.", Behind Asian Paints, Sonapur Lane, LBS Marg, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India belongs to **Mr. Chetan R. Shah**.

Boundaries of the property.

North : Kembros Industrial Premises Co-Op. Soc. Ltd.
South : Bhagtani Enclave
East : Khalsa Industrial Estate
West : Sonapur Lane

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 ₹ **1,25,63,165.00 (Rupees One Crore Twenty Five Lakh Sixty Three Thousand One Hundred Sixty Five Only)**.

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

Hence certified

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

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Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBB/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ: ADV: 46:941
Encl: Valuation report.



www.vastukala.org

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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 Chief Manager,
Bank of Baroda
Mulund West Anandi Heights Branch
 Shop No.1, Anandi Heights,
 Ganesh Gawade Road,
 Mulund (West), Mumbai,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF GALA)

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	: 07.07.2023
	b) Date on which the valuation is made	: 15.07.2023
3.	List of documents produced for perusal: 1) Copy of Agreement for sale dated 30.01.2003 (8 pages from documents) between M/s. Jaycee Construction Co. (The Promoter) and Mr. Chetan R. Shah (the Purchaser). 2) Copy of Commencement Certificate No. CE / 432 / BPEB / AS dated 17.04.1995 issued by Municipal Corporation of Greater Mumbai. 3) Copy of Full Occupancy Certificate No. CE / 432 / BPES / AS dated 15.12.1997 issued by Municipal Corporation of Greater Mumbai. 4) Copy of Society Share Certificate No. 61 dated 12.08.2004 in the name of Mr. Chetan R. Shah issued by Anand Raj Industrial Premises Co-Op. Soc. Ltd.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Mr. Chetan R. Shah Address: Industrial Gala No. 208, 2 nd Floor, Wing – A, "Anand Raj Industrial Premises Co-Op. Soc. Ltd.", Behind Asian Paints, Sonapur Lane, LBS Marg, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India. Contact Person: Mr. Sudhir Vichare (Admin Manager) Contact No. 9322871662 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is an industrial gala located on 2 nd Floor. The composition of gala is Working Area + Passage + Pantry Area + Toilet + Loft Area. The property is at 3.4 Km. travelling distance from nearest railway station Bhandup.
5a.	Total Lease Period & remaining period (if leasehold)	: N.A. as the property is freehold.
6.	Location of property	:
	a) Plot No. / Survey No.	: Survey No. 206

	b)	Door No.	:	Industrial Gala No. 208
	c)	C.T.S. No. / Village	:	C.T.S. No. 298, 298/1 to 26 of Village Bhandup
	d)	Ward / Taluka	:	Taluka - Kurla
	e)	Mandal / District	:	District – Mumbai Suburban
	f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N. A
7.		Postal address of the property	:	Industrial Gala No. 208, 2 nd Floor, Wing – A, "Anand Raj Industrial Premises Co-Op. Soc. Ltd.", Behind Asian Paints, Sonapur Lane, LBS Marg, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India.
8.		City / Town	:	Bhandup (West), Mumbai Suburban
		Residential area	:	No
		Commercial area	:	No
		Industrial area	:	Yes
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Bhandup 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
13.		Dimensions / Boundaries of the property		As per the Deed
		North	:	Partly by CTS No. 300 boundary of Nahur Village Road
		South	:	Partly by CTS No. 3/1
		East	:	Partly by CTS No. 1021
		West	:	By Gaothan Road & Arunoday Steel Industries
				Actuals
				Kembros Industrial Premises Co-Op. Soc. Ltd.
				Bhagtani Enclave
				Khalsa Industrial Estate
				Sonapur Lane
13.1		Boundaries of the property (Gala)		As per the Deed
		North	:	Details not available
		South	:	Details not available
		East	:	Details not available
		West	:	Details not available
				Actuals
				Wall
				Gala No. 226
				Passage
				Passage
13.2		Latitude, Longitude & Co-ordinates of the site	:	19°09'32.9"N 72°56'27.8"E
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 534.00

		Loft Area in Sq. Ft. = 480.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 467.00 Loft Area in Sq. Ft. = 155.00 (Area as per Agreement for Sale) Total Built Up Area in Sq. Ft. = 669.00 (Carpet Area + 20%) + (70% of Loft Area)
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft. = 467.00 Loft Area in Sq. Ft. = 155.00 (Area as per Agreement for Sale)
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.	: C.T.S. No. 298, 298/1 to 26 of Village Bhandup
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Bhandup Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	: Industrial Gala No. 208, 2 nd Floor, Wing – A, " Anand Raj Industrial Premises Co-Op. Soc. Ltd. ", Behind Asian Paints, Sonapur Lane, LBS Marg, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Industrial
4.	Year of Construction	: 1997 (As per Occupancy Certificate)
5.	Number of Floors	: Ground + 3 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 34 Gala's on 2 nd Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 4 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III	Gala	
1	The floor in which the Gala is situated	: 2 nd Floor

2	Door No. of the Gala	:	Industrial Gala No. 208
3	Specifications of the Gala	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Ceramic tiles flooring
	Doors	:	M.S. Rolling Shutter with Glass Door
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering with POP false ceiling
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 Gala?	:	Good
7	Sale Deed executed in the name of	:	Mr. Chetan R. Shah
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Gala?	:	Total Built Up Area in Sq. Ft. = 669.00 (Carpet Area + 20%) + (70% of Loft Area)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Gala?	:	Carpet Area in Sq. Ft. = 534.00 Loft Area in Sq. Ft. = 480.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 467.00 Loft Area in Sq. Ft. = 155.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Industrial purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 31,000.00 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 Gala with same specifications in the adjoining locality? - (Along with details / reference of at -	:	₹ 21,500.00 to ₹ 23,500.00 per Sq. Ft. on Carpet Area

	least two latest deals / transactions with respect to adjacent properties in the areas)	
	Assuming it is a new construction, what is the adopted basic composite rate of the Gala under valuation after comparing with the specifications and other factors with the Gala under comparison (give details).	: ₹ 23,000.00 per Sq. Ft. on Carpet Area ₹ 21,830.00 per Sq. Ft. (After Depreciation)
3	Break – up for the rate	:
	i) Building + Services	: ₹ 3,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 20,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 1,42,230.00 per Sq. M. i.e. ₹ 13,213.00 per Sq. Ft.
4a	Guideline rate (after depreciation)	: ₹ 1,20,343.00 per Sq. M. i.e. ₹ 11,180.00 per Sq. Ft.
5	Registered Value (if available)	: Purchase Value – 5,96,000.00 Document No. – 00882 / 2003 Agreement Date – 01.02.2003
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of Gala with Services (v(3)i)	: ₹ 3,000.00 per Sq. Ft.
	Age of the building	: 26 Years
	Life of the building estimated	: 34 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 39.00%
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,830.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 20,000.00 per Sq. Ft.
	Total Composite Rate	: ₹ 21,830.00 per Sq. Ft. ₹ 15,281.00 per Sq. Ft. (70% of Loft Rate)
	Remarks:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Gala	467.00 Sq. Ft.	21,830.00	1,01,94,610.00
2	Loft Value	155.00 Sq. Ft.	15,281.00	23,68,555.00
3	Wardrobes			
4	Showcases			
5	Kitchen arrangements			
6	Superfine finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.			
9	Extra collapsible gates / grill works etc.			

10	Potential value, if any			
11	Others			
12	As per current stage of work completion the value of the Gala (if Gala is under construction)			
13	After 100% completion final value of Gala			
	Total Value of the property			1,25,63,165.00

Value of Gala

Fair Market Value of the property	1,25,63,165.00
Realizable value of the property	1,13,06,849.00
Distress Value of the property	1,00,50,532.00
Guideline value of the property (669.00 X 11,180.00)	74,79,420.00
Insurable value of the property (669.00 X 3,000.00)	20,07,000.00

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

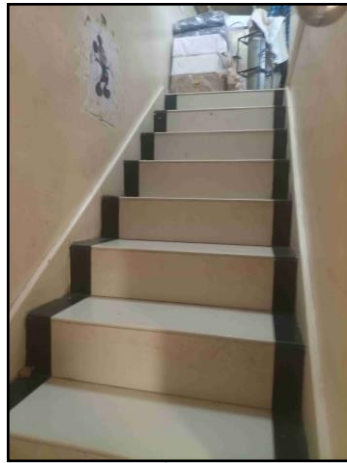
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 Gala, where there are typically many comparables available to analyze. As the property is a Industrial Gala, 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 ₹ 21,500.00 to ₹ 23,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Gala size, location, upswing in real estate prices, sustained demand for Industrial Gala, all-round development of commercial and residential application in the locality etc. We estimate ₹ 21,830.00 per Sq. Ft. (After Deprecation) on Carpet Area & ₹ 15,281.00 per Sq. Ft. on Loft 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	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 31,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



Actual site photographs



Ready Reckoner Rate

Department of Registration & Stamps
Government Of Maharashtra

नोंदणी व मूद्रांक
विभाग
महाराष्ट्र शासन

Valuation Home Rule Guideline LOGOUT

Valuation For Influence Area

Location Details

Select Type Development Agreement Tenant Occupied Other Division Name [Help on Division](#)

District Name Zone Name Attribute 298 SubZone Name

Open Land	Residence	Office	Shop	Industry	Unit
58050	142230	163560	177790	142230	Square Meter

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Price Indicators

99acres Commercial Buy

Home > Commercial property for sale in Mumbai > Factory for sale in Mumbai > Factory for sale in Bhandup West

₹75 Lac @ 18,750 per sq.ft.
Estimated EMI ₹59,903

Factory for Sale
In Anandraj Industrial Estate, Bhandup West, Central Mumbai suburbs, Mumbai

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

Overview Dealer Details Explore Locality Recommendations Articles

Property (0)

- Area: Built Up area: 650 sq.ft. (60.39 sq.m.) | Carpet area: 400 sq.ft. (37.16 sq.m.)
- Configuration: Factory with 1 Washroom
- Price: ₹75 Lac @ 18,750 per sq.ft. (Negotiable)
- Address: Anandraj Industrial Estate, Bhandup West, Central Mumbai suburbs
- Facing: North-East
- Property Age: 10+ Year Old

Photos not shared by advertiser | [Request Photos](#)

Places nearby
Industrial Area, Bhandup West, Mumbai, Maharashtra 400078, Bhandup West, Central Mumbai suburbs, Mumbai | [View All \(50\)](#)

NOBROKER My Bookings Pay Rent Post Your Property Sign up Log in

Godown/Warehouse In Bhandup West, Mumbai For Sale
L.B.S.Marg, Bharat Industrial Premises Co-Operative Society

₹ 95 Lacs | ₹ 71,338/Month Estimated EMI | 600 Sq.Ft Built Up Area | 425 Sq.Ft Carpet Area | [Apply Loan](#)

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Bhandup west / Warehouse godown for Sale in Bhandup west / Property Details

Photos Location

Godown Warehouse
Property Type

Freehold
Ownership Type

Semi Furnished
Furnishing

Jun 10, 2023
Posted On

Public
Parking

1
Of Total 2 Floors

More Than 10 Year
Age of Property

Immediately
Available From

[Get Owner Details](#)

Report what was not correct in this property
[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

Nearby: Der Deutsche Park, O2 Business Commercial Park, D Mart, Cinpolis, Bhandup

NoBroker Services

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

Activity On This Property

17 Unique Views | 0 Shortlists | 0 Contacted
Powered by: NB Estimate

Price Indicators

99acres
Buy > Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Dahisar East > 2 BHK Flats in Dahisar East Posted on May 26, 2023 | Ready to move

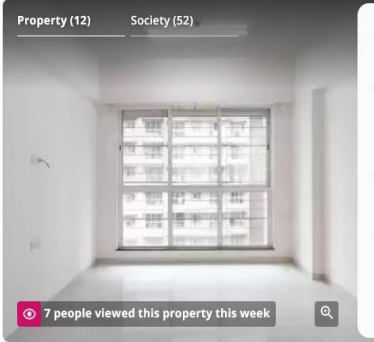
Verified

₹1.22 Cr @ 21,785 per sq.ft. **2BHK 2Baths**
 Flat/Apartment for Sale
 In Sheth Midori, Dahisar East, Mumbai Andheri-Dahisar, Mumbai

REERA STATUS: **REGISTERED** | Registration No: P5180000882 | Website: <https://maharera.mahaonline.gov.in/>

[Overview](#) | [Society](#) | [Dealer Details](#) | [Price Trends](#) | [Registry Record](#) | [Society Reviews](#)

Property (12) | **Society (52)**



7 people viewed this property this week

Area
Carpet area: 560 sq.ft. (52.03 sq.m.)

Configuration
2 Bedrooms, 2 Bathrooms, No Balcony with Others

Price
₹1.22 Crore @ 21,785 per sq.ft. (Negotiable) [View Price Details](#)

Address
Sheth Midori, Dahisar East, Mumbai Andheri-Dahisar

Floor Number
4th of 22 Floors

Facing
South-East

Overlooking
Park/Garden

Property Age
1 to 5 Year Old [View Construction Status](#)

Places nearby
402, Dahisar East, Mumbai Andheri-Dahisar, Mumbai [View All \(15\)](#)

[Dahisar Railway Station](#) |
 [Borivali Railway Station](#) |
 [Dahisar Metro station](#) |
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99acres
Commercial Buy > Enter Locality / Project / Society / Landmark

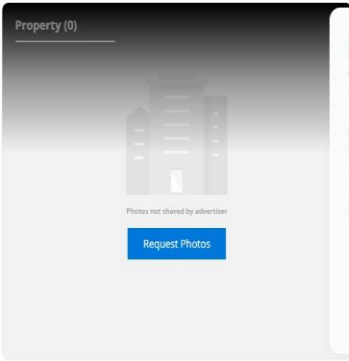
Home > Commercial property for sale in Mumbai > Factory for sale in Mumbai > Factory for sale in Bhandup West

₹72 Lac @ 18,000 per sq.ft. **Factory for Sale**
 in Anandraj Industrial Estate, Bhandup West, Central Mumbai suburbs, Mumbai

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

[Overview](#) | [Dealer Details](#) | [Explore Locality](#) | [Recommendations](#) | [Articles](#)

Property (0)



Photos not shared by advertiser

[Request Photos](#)

Area
Carpet area: 400 sq.ft. (37.16 sq.m.)

Configuration
Factory with 1 Washroom

Price
₹72 Lac @ 18,000 per sq.ft. (Negotiable)


Address
Anandraj Industrial Estate, Bhandup West, Central Mumbai suburbs

Facing
North-East

Property Age
10+ Year Old

Places nearby
Industrial Area, Bhandup West, Mumbai, Maharashtra 400078, Bhandup West, Central Mumbai suburbs, Mumbai [View All \(50\)](#)

Post property [FREE](#)



Sudhir Bhanushali
 FEATURED DEALER | Member Since Dec, 2009

[Contact Dealer](#) FREE

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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ 1,25,63,165.00 (Rupees One Crore Twenty Five Lakh Sixty Three Thousand One Hundred Sixty Five Only). The **Realizable Value** of the above property as of 15.07.2023 is ₹ 1,13,06,849.00 (Rupees One Crore Thirteen Lakh Six Thousand Eight Hundred Forty Nine Only) and the **Distress value** ₹ 1,00,50,532.00 (Rupees One Crore Fifty Thousand Five Hundred Thirty Two Only).

Place: Thane

Date: 15.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Enclosures

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

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 Branch Official with seal)

(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 15.07.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 07.07.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr. Chetan R. Shah from M/s. Jaycee Construction Co. vide Agreement for sale dated 30.01.2003.
2.	purpose of valuation and appointing authority	As per the request from Bank of Baroda, Mulund West Anandi Heights Branch to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Shobha Kuperkar – Technical Manager Pradnya Rasam – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 07.07.2023 Valuation Date – 15.07.2023 Date of Report – 15.07.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 07.07.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Industrial Gala size, location, upswing in real estate prices, sustained demand for Industrial Gala, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **15th 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 and site visit conducted, we understand that the subject property is Industrial Gala, admeasuring **467.00 Sq. Ft. Carpet Area & 155 Sq. Ft. Loft Area** in the name **Mr. Chetan R. Shah**. 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 **Mr. Chetan R. Shah**. 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 Gala, admeasuring **467.00 Sq. Ft. Carpet Area & 155 Sq. Ft. Loft Area.**

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / 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 Gala 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 Gala, admeasuring **467.00 Sq. Ft. Carpet Area & 155 Sq. Ft. Loft 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.

Place: Thane

Date: 15.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Think.Innovate.Create

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941