

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-1526/23-24</b>	Dated <b>13-Jul-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA - DIAMOND GARDEN CHEMBUR</b> DIAMOND GARDEN CHEMBUR BRANCH Unit No. 11, Ground Floor, Corporate Park, Sion-Trombay Road, Chembur, Mumbai – 400 071, GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note Reference No. & Date.	Mode/Terms of Payment <b>AGAINST REPORT</b> Other References
Buyer's Order No.	Dispatch Doc No. <b>002477 / 2301525</b>	Dated Delivery Note Date
Dispatched through	Destination Terms of Delivery	

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

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

**Indian Rupee Five Thousand Nine Hundred Only**

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

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

**Remarks:**  
 Smt. Duraisamy Ponmalar, Mrs. Porkodi Soundra Pandian, Mr. Ponrathnam Nadarajan & Mr. Ponvel Nadarajan - Industrial Gala No. 25, Ground Floor, "Unity Industrial Premises Co-op. Soc. Ltd.", Majithia Industrial Estate, Waman Tukaram Patil Road, Deonar, Mumbai – 400 088, State – Maharashtra, Country – India

Company's PAN : **AADCV4303R**

**Declaration**

NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

**Company's Bank Details**

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



UPI Virtual ID : [vastukala@icici](mailto:vastukala@icici)

**for Vastukala Consultants (I) Pvt Ltd**

*Rathod*  
 Authorised Signatory

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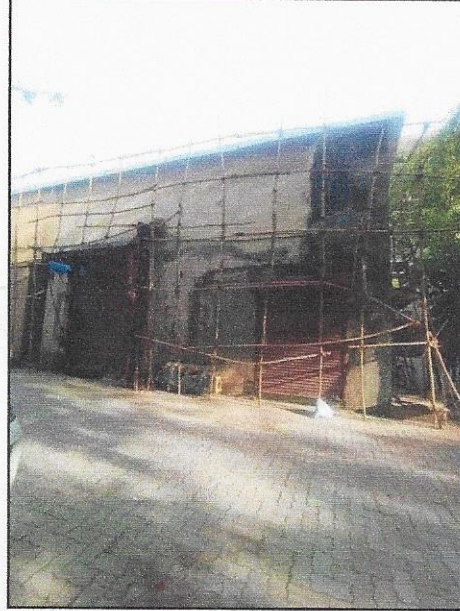
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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Smt. Duraisamy Ponmalar, Mrs. Porkodi Soundra Pandian,  
Mr. Ponrathnam Nadarajan & Mr. Ponvel Nadarajan.**

Industrial Gala No. 25, Ground Floor, "**Unity Industrial Premises Co-op. Soc. Ltd.**", Majithia Industrial Estate,  
Waman Tukaram Patil Road, Deonar, Mumbai – 400 088, State – Maharashtra, Country – India.

Longitude Latitude: 19°02'54.8"N 72°54'37.4"E

Think **Valuation Done for:** Create  
**State Bank of India**

**Diamond Garden Chembur Branch**

Unit No. 11, Ground Floor, Corporate Park, Sion -Trombay Road, Chembur,  
Mumbai – 400 071, 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/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 OPINION REPORT

This is to certify that the property bearing Industrial Gala No. 25, Ground Floor, "Unity Industrial Premises Co-op. Soc. Ltd.", Majithia Industrial Estate, Waman Tukaram Patil Road, Deonar, Mumbai – 400 088, State – Maharashtra, Country – India belongs to **Smt. Duraisamy Ponmalar, Mrs. Porkodi Soundra Pandian, Mr. Ponrathnam Nadarajan & Mr. Ponvel Nadarajan.**

### Boundaries of the property.

North	:	DP Road
South	:	D'Mart
East	:	Open Plot
West	:	Eastern Fwy

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

Fair Market Value (₹)	Realizable Value (₹)	Distress Value (₹)	Guideline Value (₹)	Insurance Value (₹)
1,38,02,550.00	1,24,22,295.00	1,10,42,040.00	84,44,800.00	18,12,500.00

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.

Vidhi  
Chalikwar

Director

Vidhi M. Chalikwar

Chartered Valuer (India)

Membership No. CAT-I/F-1930

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

Encl: Valuation report.

Digitally signed by Vidhi Chalikwar  
DN: cn=Vidhi Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=vidhi@vastukala.org, c=IN  
Date: 2023.07.13 16:07:18 +05'30'

Auth. Sign.



### 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,  
State Bank of India****Diamond Garden Chembur Branch**Unit No. 11, Ground Floor, Corporate Park, Sion -Trombay Road,  
Chembur, Mumbai – 400 071, State – Maharashtra, Country – India**VALUATION REPORT (IN RESPECT OF GALA)**

I		General	
1.	Purpose for which the valuation is made	:	To assess value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 13.06.2023
	b)	Date on which the valuation is made	: 13.07.2023
3.	List of documents produced for perusal:		
	1. Copy of Work Order Ref. No. SBI / SMEC / SME / ST / 2023 - 24 / 181 dated 10.06.2023 issued by State Bank of India.		
	2. Copy of Share Certificate No. 19 transferred dated 15.04.2010 in the name of Smt. Duraisamy Ponmalar, Mrs. Porkodi Soundra Pandian, Mr. Ponrathnam Nadarajan & Mr. Ponvel Nadarajan issued by Unity Industrial Premises Co-op. Soc. Ltd.		
	3. Copy of Agreement for Sale dated 24.09.1974.		
	4. Copy of Building Completion Certificate No. CE / 1480 / BSIII / AH dated 04.10.1976 issued by Municipal Corporation of Greater Mumbai.		
	5. Copy of Electricity Bill Account No. 102687401 dated 03.06.2023 in the name of Vel Induction Hardenings issued by Adani Electricity.		
	6. Copy of Maintenance Bill No. 25 dated 01.04.2023 in the name of D. Ponmalar & Others issued by Unity 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)	:	<b>Smt. Duraisamy Ponmalar, Mrs. Porkodi Soundra Pandian, Mr. Ponrathnam Nadarajan &amp; Mr. Ponvel Nadarajan.</b>  <b>Address:</b> Industrial Gala No. 25, Ground Floor, "Unity Industrial Premises Co-op. Soc. Ltd.", Majithia Industrial Estate, Waman Tukaram Patil Road, Deonar, Mumbai – 400 088, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Vignesh (Manager) Contact No. 9004197987  Joint Ownership (Details of ownership share not available)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is an Industrial Gala located on Ground Floor. As per site inspection, The composition of Gala is



			Working Area + WC + Passage. The property is at 1.3 Km. Walkable distance from nearest railway station Govandi.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 57(Part) & 58(Part)
	b) Door No.	:	Industrial Gala No. 25
	c) C.T.S. No. / Village	:	C.T.S. No. 851 & 852 of Village – Borla
	d) Ward / Taluka	:	Taluka – Kurla
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	Copy of approved plan were not provided and not verified.
	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. 25, Ground Floor, " <b>Unity Industrial Premises Co-op. Soc. Ltd.</b> ", Majithia Industrial Estate, Waman Tukaram Patil Road, Deonar, Mumbai – 400 088, State – Maharashtra, Country – India.
8.	City / Town	:	Deonar, Mumbai
	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 – Borla Municipal Corporation of Greater Bombay
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.	<b>Boundaries of the property</b>		<b>As per Site</b> <b>As per Document</b>
	North	:	DP Road                      Details not available
	South	:	D'Mart                      Details not available
	East	:	Open Plot                      Details not available
	West	:	Eastern Fwy                      Details not available
13	Dimensions of the site		N. A. as property under consideration is an Industrial Gala in a building.
			A As per the Deed
			B Actuals





	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 696.00 (Area as per actual site measurement)	
			<b>Built Up Area in Sq. Ft. = 725.00</b> <b>(Area as per Agreement for Sale)</b>	
14.1	Latitude, Longitude & Co-ordinates of Gala	:	19°02'54.8"N 72°54'37.4"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up Area in Sq. Ft. = 725.00</b> <b>(Area as per Agreement for Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II APARTMENT BUILDING</b>				
1.	Nature of the Apartment	:	Industrial	
2.	Location	:		
	C.T.S. No.	:	Survey No. 57(Part) & 58(Part), C.T.S. No. 851 & 852 of Village – Borla	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Borla Municipal Corporation of Greater Bombay	
	Door No., Street or Road (Pin Code)	:	Industrial Gala No. 25, Ground Floor, " <b>Unity Industrial Premises Co-op. Soc. Ltd.</b> ", Majithia Industrial Estate, Waman Tukaram Patil Road, Deonar, Mumbai – 400 088, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Industrial	
4.	Year of Construction	:	1976 (As per Building Completion Certificate)	
5.	Number of Floors	:	Ground floor only	
6.	Type of Structure	:	R.C.C. Framed Structure	
	Number of Dwelling units in the building	:	Single Gala on Ground Floor	
	Quality of Construction	:	Normal	
	Appearance of the Building	:	Normal	
	Maintenance of the Building	:	Normal	
	Facilities Available	:		
	Lift	:	No Lift	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal sewer	
	Car parking - Open / Covered	:	Open Car Parking	
	Is Compound wall existing?	:	Yes	
	Is pavement laid around the building	:	Yes	



<b>III</b>	<b>Industrial Gala</b>	
1	The floor in which the Gala is situated	: Ground Floor
2	Door No. of the Gala	: Industrial Gala No. 25
3	Specifications of the Gala	:
	Roof	: R.C.C. Slab
	Flooring	: Kota flooring
	Doors	: MS rolling shutter
	Windows	: N.A.
	Fittings	: Open wiring
	Finishing	: Cement plastering
4	House Tax	:
	Assessment No.	: As per Maintenance Bill No. 25
	Tax paid in the name of:	: D. Ponmalar & Others
	Tax amount:	: ₹ 709.00
5	Electricity Service connection No.	: Electricity Bill Account No. 102687401
	Meter Card is in the name of:	: Vel Induction Hardenings
6	How is the maintenance of the Gala?	: Normal
7	Sale Deed executed in the name of	: <b>Smt. Duraisamy Ponmalar, Mrs. Porkodi Soundra Pandian, Mr. Ponrathnam Nadarajan &amp; Mr. Ponvel Nadarajan.</b>
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Gala?	: <b>Built Up Area in Sq. Ft. = 725.00 (Area as per Agreement for Sale)</b>
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. = 696.00 (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?	: Industrial purpose
14	Is it Owner-occupied or let out?	: Owner Occupied
15	If rented, what is the monthly rent?	: ₹ 34,500.00 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 Gala with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals /	: ₹ 18,000.00 to ₹ 21,000.00 per Sq. Ft. on Built Up Area



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	transactions with respect to adjacent properties in the areas)	
2	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).	: ₹ 20,800.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 18,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Gala for new property (an evidence thereof to be enclosed)	: ₹ 1,62,880.00 per Sq. Ft. i.e., ₹ 15,132.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (After depreciation)	₹ 1,25,383.00 per Sq. Ft. i.e., ₹ 11,648.00 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 are Fixed by respective State Government for computing Stamp Duty / Rgtn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differ.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	:
	Replacement cost of Gala with Services (v(3)i)	: ₹ 2,500.00 per Sq. Ft.
	Age of the building	: 47 Years
	Life of the building estimated	: 13 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 70.50%
	Depreciated Ratio of the building	:
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 738.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 18,300.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 19,038.00 per Sq. Ft.</b>
	<b>Remarks:</b>	
	1. At the time of site inspection external building repairing work was in progress.	
	2. At the time of site inspection we observed that, external condition of the building is poor, dampness-leakages & cracks found at multiple locations.	
	3. Structural Stability Report not provided for our verification.	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Gala	725.00 Sq. Ft.	19,038.00	1,38,02,550.00
2	Wardrobes			



3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
<b>Total / realizable value of the property</b>				<b>1,38,02,550.00</b>
<b>Realizable value of the property</b>				<b>1,24,22,295.00</b>
<b>Distress value of the property</b>				<b>1,10,42,040.00</b>
<b>Insurable value of the property (725.00 Sq. Ft. X 2,500.00)</b>				<b>18,12,500.00</b>
<b>Guideline value of the property (725.00 Sq. Ft. x 11,648.00)</b>				<b>84,44,800.00</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 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 ₹ 18,000.00 to ₹ 21,000.00 per Sq. Ft. on Built Up 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 Commercial application in the locality etc. We estimate ₹ 19,038.00 per Sq. Ft. depreciated for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future	₹ 34,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



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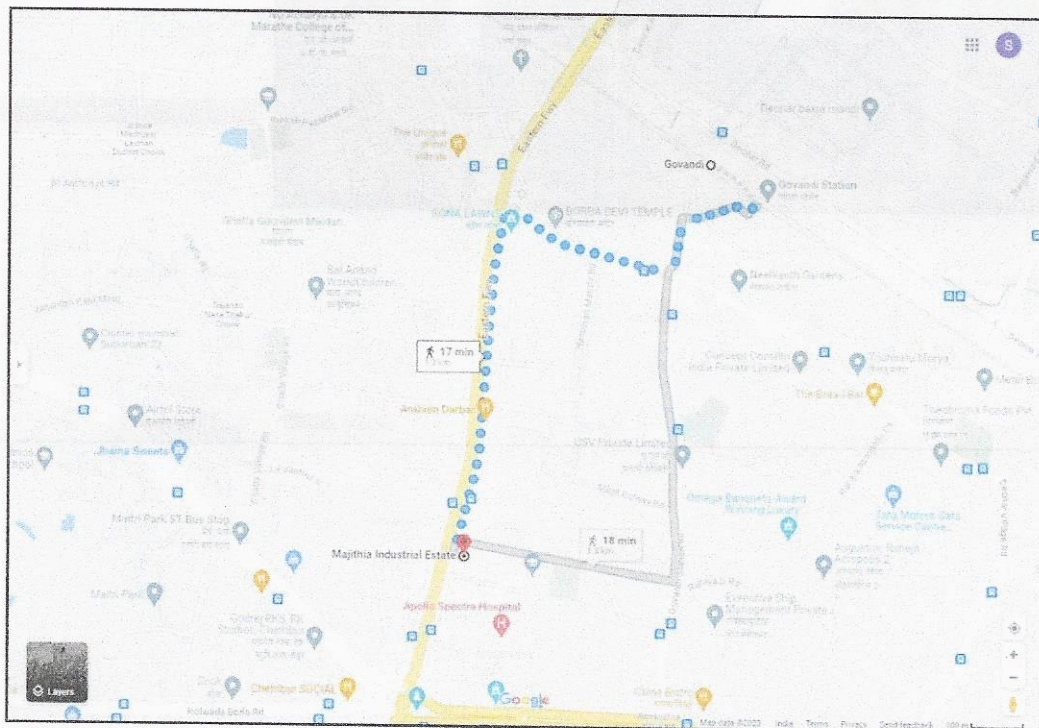
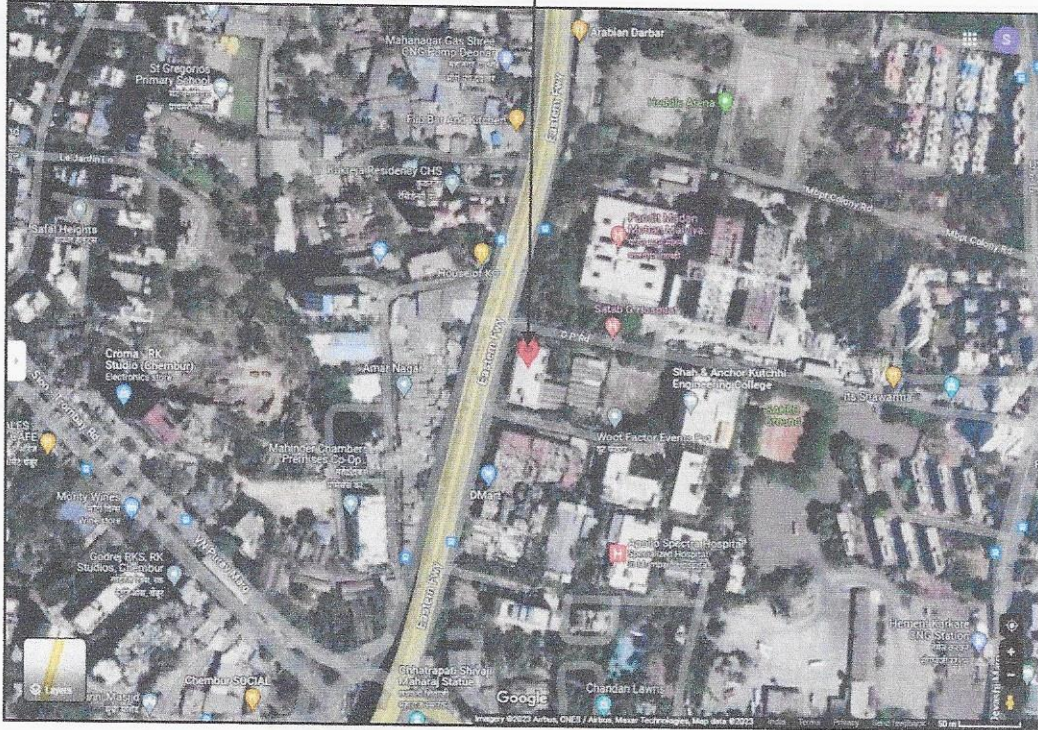






## Route Map of the property

Site/ur



**Longitude Latitude: 19°02'54.8"N 72°54'37.4"E**

**Note: The Blue line shows the route to site from nearest railway station (Govandi – 1.3 Km.)**





## Ready Reckoner Rate

DIVISION / VILLAGE : BORLA Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban	Local Body Type	Corporation 'A' Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Railway Line to the North, Vaman Tukaram Patil Marg to the East, V.N.Purav Marg to the South, Village Boundary to the West.					
Rate of Land + Building in ₹ per sq.m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
99	99/459	83100	162880	187320	210300	162880
<p>C.T.S.No.8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 280, 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, 406, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425.</p>						
<a href="#">Compare With Previous Year</a>						

## Price Indicators

**NOBROKER**
Industrial Building in Govandi East, Mumbai For Sale
₹ 1.25 Crores
₹ 93,867/Month
500 Sq.Ft.
Apply Loan

Industrial Building

Freshhold

Self-Furnished

May 10, 2022

Public

Ground Floor

More Than 20 Year

Immediately

Get Owner Details

Report what was not correct in this property.

Cancel My Booking

Sell this

View Jobs

**NoBroker Services**

EMI Agreement

Loan Eligibility

Estimate Market Cost

Book Legal Services

EMI Reservations

**Activity On This Property**

133

**Similar Properties**

Industrial Building in Chembur East, Mumbai



## Price Indicators

**NOBROKER**  
 Industrial Building in Deonar Village, Mumbai For Sale  
 ₹ 5.8 Crores (₹ 26,361 Sq Ft)  
 ₹ 13 Lacs/Month (Estimated ₹ 53)  
 2,200 Sq.Ft (5,845 Sq.Ft)

Industrial Building  
 Freehold  
 Semi-Furnished  
 Feb 28, 2023  
 Get Owner Details

NoBroker Services:  
 Create Agreement, Check Loan Eligibility, Estimate Interest Cost, Book Legal Services, Book Repairs

Activity On This Property: 60 views, 1 favorite

Similar Properties: More Industrial Buildings in Deonar

**NOBROKER**  
 Industrial Building in Vikrant Industrial Estate, Mumbai For Sale  
 ₹ 1.91 Crores (₹ 17,777 Sq Ft)  
 ₹ 1.48 Lacs/Month (Estimated ₹ 13)  
 1,075 Sq.Ft (2,915 Sq.Ft)

Industrial Building  
 Freehold  
 Unfurnished  
 Jun 19, 2023  
 Get Owner Details

NoBroker Services:  
 Create Agreement, Check Loan Eligibility, Estimate Interest Cost, Book Legal Services, Book Repairs

Activity On This Property: 12 views, 0 favorite

Similar Properties: Three more Industrial Buildings



As a result of my appraisal and analysis, it is my considered opinion that Value of the above property in the prevailing condition with aforesaid specifications is ₹ 1,38,02,550.00 (Rupees One Crore Thirty Eight Lakh Two Thousand Five Hundred Fifty Only).

Place: Mumbai

Date: 13.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Vidhi  
Chalikwar**  
Director

Digitally signed by Vidhi Chalikwar  
DN: cn=Vidhi Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=vidhi@vastukala.org, c=IN  
Date: 2023.07.13 16:07:35 +05'30'

  
Auth. Sign.

**Vidhi M. Chalikwar**

Chartered Valuer (India)

Membership No. CAT-I/F-1930

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

\_\_\_\_\_ only).

Date

Signature  
(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- IV)	Attached
	Model code of conduct for valuer - (Annexure V)	Attached



(Annexure-IV)

### DECLARATION-CUM-UNDERTAKING

I, Vidhi M. Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 13.07.2023 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 13.06.2023. 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 AESPC7493M
- 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. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am Chartered Valuer of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was owned by Smt. Duraisamy Ponmalar, Mrs. Porkodi Soundra Pandian, Mr. Ponrathnam Nadarajan & Mr. Ponvel Nadarajan.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, Diamond Garden Chembur Branch to assess Fair market value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Vidhi M. Chalikwar – Chartered Valuer Dashrath Jasiwal – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – 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 – 13.06.2023 Valuation Date – 13.07.2023 Date of Report – 13.07.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 13.06.2023
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, Industrial Gala size, location, upswing in real estate prices, sustained demand for Industrial Gala, 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









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 **Smt. Duraisamy Ponmalar, Mrs. Porkodi Soundra Pandian, Mr. Ponrathnam Nadarajan & Mr. Ponvel Nadarajan**. 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 Industrial Gala, admeasuring **Built Up Area in Sq. Ft. = 725.00**.

### **Condition & Repair**

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

### **Valuation Methodology**

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the 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 **Built Up Area in Sq. Ft. = 725.00.**

## **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 - V)

## 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



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)









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.

Vidhi Chalikwar

Digitally signed by Vidhi Chalikwar  
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Consultants (I) Pvt. Ltd., ou=Mumbai,  
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Date: 2023.07.13 16:07:46 +05'30'



Director

Think. Innovate. Create. Auth. Sign. Vastukala

Vidhi M. Chalikwar

Chartered Valuer (India)

Membership No. CAT-I/F-1930

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

Encl: Valuation report.