

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mst. Kanishk Ranka**

Commercial Unit No. 107, 1<sup>st</sup> Floor, "Turf Estate", Dr. E. Moses Road, Mahalaxmi, Mumbai – 400 011,  
State – Maharashtra, Country – India.

Latitude Longitude: 18°59'12.9"N 72°49'28.0"E

### Valuation Prepared for:

**State Bank of India**

**SME Church Road Branch**

2<sup>nd</sup> Floor, Anukampa Tower, Church Road, Jaipur – 302 001,  
State – Rajasthan, 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,  
Chandivli 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 Unit No. 107, 1<sup>st</sup> Floor, "Turf Estate", Dr. E. Moses Road, Mahalaxmi, Mumbai – 400 011, State – Maharashtra, Country – India belongs to **Mst. Kanishk Ranka**.

Boundaries of the property.

North	: Under Construction Building
South	: Under Construction Building & Dr. E. Moses Road
East	: Shakti Mills Lane
West	: Famous Studios

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ **3,25,86,768.00 (Rupees Three Crore Twenty Five Lakh Eighty Six Thousand Seven Hundred Sixty Eight 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.

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

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=INDIA, email=manoj.chalikwar@vastukala.com, c=IN, postalCode=400005, st=Maharashtra,  
serialNumber=11, cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=INDIA, postalCode=400005, st=Maharashtra, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.27 16:33:31 +05'30'



**Director**

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.

Auth. Sign.

Think.Innovate.Create



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

### 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 Assistant General Manager,**  
**State Bank of India**  
**SME Church Road Branch**  
 2nd Floor, Anukampa Tower,  
 Church Road, Jaipur – 302 001,  
 State – Rajasthan, Country – India.

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

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	:	10.08.2023
	b)	Date on which the valuation is made	:	21.08.2023
3.	List of documents produced for perusal:			
	1) Copy of Agreement for Sale dated 08.06.2002 Between M/s. Indo Saigaon Agency (the Vendors) and Mst. Kanishk Ranka (the Purchaser).			
	2) Copy of Occupancy Certificate No. EB / 2219 / GS / A dated 31.08.2000 issued by Municipal Corporation of Greater Mumbai comprising of Basement + Ground + 2 Upper Floors.			
	3) Copy of Amended Commencement Certificate No. EEBPC / 2219 / GS / A dated 17.05.1994 issued by Municipal Corporation of Greater Mumbai.			
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>Mst. Kanishk Ranka</b>  <b>Address:</b> Commercial Unit No. 107, 1 <sup>st</sup> Floor, " <b>Turf Estate</b> ", Dr. E. Moses Road, Mahalaxmi, Mumbai – 400 011, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Shailendra Singh (Accountant) Contact No. 8291021610  Sole Ownership	
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is Commercial Unit is located on 1 <sup>st</sup> Floor. The composition of commercial unit is Reception + Account Department + 3 Cabins + Toilet + Pantry + Passage. The property is at 600 M. walkable distance from Mahalaxmi Railway Station.	
6.	Location of property	:		
	a)	Plot No. / Survey No.	:	-
	b)	Door No.	:	Commercial Unit No. 107
	c)	C.T.S. No. / Village	:	C.T.S. No. 3/65 & 67 of Lower Parel Division
	d)	Ward / Taluka	:	G South Ward
	e)	Mandal / District	:	District – Mumbai City
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate No. EB / 2219 / GS / A dated 31.08.2000 issued by Municipal Corporation of



	g)	Approved map / plan issuing authority	:	Greater Mumbai comprising of Basement + Ground + 2 Upper Floors.	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:		
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7.		Postal address of the property	:	Commercial Unit No. 107, 1 <sup>st</sup> Floor, "Turf Estate", Dr. E. Moses Road, Mahalaxmi, Mumbai – 400 011, State – Maharashtra, Country – India.	
8.		City / Town	:	Mahalaxmi, Mumbai	
		Residential area	:	No	
		Commercial area	:	Yes	
		Industrial area	:	No	
9.		Classification of the area	:		
	i)	High / Middle / Poor	:	Higher Middle Class	
	ii)	Urban / Semi Urban / Rural	:	Urban	
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Lower Parel Division Municipal Corporation of Greater Mumbai	
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.		<b>Boundaries of the property</b>		<b>As per actual site</b>	<b>As per document</b>
		North	:	Under Construction Building	Details not available
		South	:	Under Construction Building & Dr. E. Moses Road	Details not available
		East	:	Shakti Mills Lane	Details not available
		West	:	Famous Studios	Details not available
13		Dimensions of the site	:	N. A. as property under consideration is an unit in an apartment building.	
				A As per the Deed	B Actual
		North	:	-	-
		South	:	-	-
		East	:	-	-
		West	:	-	-
14.		Extent of the site	:	<b>Carpet Area in Sq. Ft. = 552.00</b> <b>(Area as per actual site measurement)</b>  Built Up Area in Sq. Ft. = 662.00 (Measured Carpet Area + 20%)  Built Up Area in Sq. Ft. = 890.00 (Area as per Agreement for Sale)	
14.		Latitude, Longitude & Co-ordinates of unit	:	18°59'12.9"N 72°49'28.0"E	
15.		Extent of the site considered for Valuation (least of 13A & 13B)	:	<b>Carpet Area in Sq. Ft. = 552.00</b> <b>(Area as per actual site measurement)</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	:	Commercial
2.	Location	:	
	C.T.S. No.	:	C.T.S. No. 3/65 & 67 of Lower Parel Division
	Block No.	:	-
	Ward No.	:	G South Ward
	Village / Municipality / Corporation	:	Lower Parel Division Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Commercial Unit No. 107, 1 <sup>st</sup> Floor, "Turf Estate", Dr. E. Moses Road, Mahalaxmi, Mumbai – 400 011, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Commercial
4.	Year of Construction	:	2000 (As per Occupancy Certificate)
5.	Number of Floors	:	Basement + Ground + 4 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	15 Units on 1 <sup>st</sup> Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open / Covered Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III UNIT</b>			
1	The floor in which the unit is situated	:	1 <sup>st</sup> Floor
2	Door No. of the unit	:	Commercial Unit No. 107
3	Specifications of the unit	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified flooring
	Doors	:	Teak wood door frame with solid flush door, Glass Door
	Windows	:	Wooden window
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering with POP finished
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 unit?	:	Good
7	Sale Deed executed in the name of	:	<b>Mst. Kanishk Ranka</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the unit?	:	Built Up Area in Sq. Ft. = 662.00 (Measured Carpet Area + 20%)  Built Up Area in Sq. Ft. = 890.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the unit?	:	<b>Carpet Area in Sq. Ft. = 552.00</b> <b>(Area as per actual site measurement)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 1,20,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring 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 unit with same specifications in the adjoining locality? - (Along with details / reference of at-least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 53,000.00 to ₹ 60,000.00 per Sq. Ft. on Carpet Area & ₹ 35,000.00 to ₹ 40,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the unit under valuation after comparing with the specifications and other factors with the unit under comparison (give details).	:	₹ 60,000.00 per Sq. Ft. on Carpet Area ₹ 59,034.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 57,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 3,35,400.00 per Sq. M. i.e., ₹ 31,159.00 per Sq. Ft.
4a	Guideline rate (after depreciation)	:	₹ 2,89,165.00 per Sq. M i.e., ₹ 26,864.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by



	Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	respective State Government for computing Stamp Duty / Rgstin. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	:
	Replacement cost of unit with Services (v(3)i)	: ₹ 2,800.00 per Sq. Ft.
	Age of the building	: 23 Years
	Life of the building estimated	: 37 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 34.50%
	Depreciated Ratio of the building	: -
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,834.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 57,200.00 per Sq. Ft.
	<b>Total Composite Rate</b>	<b>: ₹ 59,034.00 per Sq. Ft.</b>
	<b>Remark:</b> As per Actual Site Measurement, Carpet Area is 552.00 Sq. Ft. & Built up Area 890.00 Sq. Ft. respectively mentioned in the documents provided to us. The loading between Agreement Built up area to Carpet area is 61%. Hence, we have considered lower side the carpet area as per actual site measurement and to give proper weightage to the value of the property, Higher rate i.e. 60,000.00 per Sq. ft. is considered.	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the unit	552.00 Sq. Ft.	59,034.00	3,25,86,768.00
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 Value of the Property</b>			<b>3,25,86,768.00</b>
	<b>The realizable value of the property</b>			<b>2,93,28,091.00</b>
	<b>Distress value of the property</b>			<b>2,60,69,414.00</b>
	<b>Insurable value of the property (662.00 X 2,800.00)</b>			<b>18,53,600.00</b>
	<b>Guideline value of the property (662.00 X 26,864.00)</b>			<b>1,77,83,968.00</b>

### Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

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

### Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial Unit, where there are typically many comparables available to analyze. As the property is a Commercial Unit, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 53,000.00 to ₹ 60,000.00 per Sq. Ft. on Carpet Area & ₹ 35,000.00 to ₹ 40,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, unit size, location, upswing in real estate prices, sustained demand for Commercial Unit, all round development of Residential and Commercial application in the locality etc. We estimate ₹ 59,034.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	There is no threat of acquisition by Govt. by road widening/ public service purposes. The land is levelled and there is no threat of submerging. The land falls under category CRZ-II and there is no adverse effect of the same on existing building structure. The building is located about 2.6 Km. from Sea Coast/ tidal level.
i) Saleability	Normal
ii) Likely rental values in future in	₹ 1,20,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



Think, Innovate, Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org





## Actual site photographs



## Route Map of the property

Site lu/r



Latitude Longitude: 18°59'12.9"N 72°49'28.0"E

**Note:** The Blue line shows the route to site from nearest railway station (Mahalaxmi – 600 Mt.)



Think. Innovate. Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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



## Ready Reckoner Rate

Year	Survey No.	Plot No.	Survey No.	Area	Attribute			
2023/2024	12/918		134380	275800	335400	402500	280720	335400.00

Stamp Duty Ready Reckoner Market Value Rate for Unit				3,35,400.00
No Increase on unit Located on 1 <sup>st</sup> Floor				00.00
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>			<b>Sq. Mtr.</b>	<b>31,159.00</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)				1,34,380.00
The difference between land rate and building rate (A – B = C)				2,01,020.00
Depreciation Percentage as per table (D) [100% - 23%] (Age of the Building – 23 Years)				77%
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>			<b>Sq. Mtr.</b>	<b>26,864.00</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

Location of Flat / Commercial Unit in the building	Rate
a) On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b) 5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c) 11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d) 21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e) 31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Price Indicators

**99acres** Commercial Buy - Enter Locality / Project / Society / Landmark Post property

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai

**₹3.5 Cr** @ 53,346 per sq.ft. Ready to move Office Space for sale  
 In Mahanadi Court Building, Mumbai  
 Estimated EMI ₹ 2,78,546

**RENT STATUS** ● **NOT AVAILABLE** Website: <https://mahanadi.mahabank.com/>

[Overview](#) [Owner Details](#) [Recommendations](#) [Articles](#)

**Property ID:** [Explore Locality Photos/Views](#)

- Number of seats:** 2 seats
- Carpet Area:** 450 sq.ft.
- Area spread over:** 1 floor (7th / 7 floors building)
- Meeting Rooms & cabins:** 1 meeting room and 1 cabin available
- Washrooms:** 1 shared washroom available

[Request Photos](#)

Disturbance Type: **Resale** Property Ownership: **Freehold** Property Code: **Q69610059**  
[www.99acres.com/Q69610059](http://www.99acres.com/Q69610059)

**99acres** Commercial Buy - Enter Locality / Project / Society / Landmark Post property

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai

**₹3.51 Cr** @ 58,500 per sq.ft. Ready to move Office Space for sale  
 In Park South Mumbai, Mumbai  
 Estimated EMI ₹ 2,80,345

**RENT STATUS** ● **NOT AVAILABLE** Website: <https://mahanadi.mahabank.com/>

[Overview](#) [Owner Details](#) [Recommendations](#) [Articles](#)

**Property ID:** [Explore Locality Photos/Views](#)

- Number of seats:** 2 seats
- Carpet Area:** 600 sq.ft.
- Area spread over:** 1 floor (Ground / 4 floors building)
- Meeting Rooms & cabins:** 1 meeting room and 1 cabin available
- Washrooms:** 2 shared washrooms available

[Request Photos](#)

**Places nearby**  
 Park, Park South Mumbai, Mumbai [View All \(5\)](#)

## Sales Instance

2606508 14-08-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र. २	दुय्यम निवाशक .सह दु.नि.मुंबई शहर 4 दस्तावेज क्रमांक:2606/2021 नोंदणी : Regn.63m
<b>गाव : लोअर परेल</b>		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	39200000	
(3)वाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकर आकारणी देतो कि गट्टेदार ते नमूद करावे )	41119661	
(4)मूमापन (गोटाहिस्सा व परक्रमाक (असल्यास)	1) सदनिका न : युनिट नं. 404बी, माळा नं : 4 था मजला, इमारतीचे नाव : टर्फ इस्टेट, ब्लॉक नं : डॉ ई मोझेस रोड , रोड : महालक्ष्मी मुंबई - 400 011, इतर माहिती : ..	
(5)क्षेत्रफळ	1) 132.55 चौ.मीटर	
(6)आकारणी किंवा जूडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून घेणाऱ्या / निवृत्त ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा अर्पण असल्यास प्रतियादीचे नाव व पत्ता	1) टर्फ इस्टेट जॉईंट व्हेचर एलएलपी (पूर्वी च्या नाव प्रिया कन्स्ट्रक्शन प्राइवेट लिमिटेड) तर्फे ऑथोरिज्ड सिगनेट्री सुरेश अतकर 55 प्लॉट नं :- माळा नं :- इमारतीचे नाव : डीबी मेट्रल ब्लॉक नं : डॉ. ए. एल. नायर रोड जेकब सर्कल रोड नं : महालक्ष्मी मुंबई महाराष्ट्र मुंबई, 400011	
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा अर्पण असल्यास प्रतियादीचे नाव व पत्ता	1) के जी इटरप्राइजेस तर्फे भागिदार सुनीता गोयंका तर्फे मुखत्यार सतोष गोरुले 51 प्लॉट नं : माळा नं : इमारतीचे नाव : डिनमिक्स हाऊस ब्लॉक नं : जनरल ए. के. वैद्य मार्ग रोड नं : गोरगाव पूर्व मुंबई महाराष्ट्र मुंबई, 400063	
(9)दस्तावेज करून दिल्याचा दिनांक	16/02/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	16/02/2021	
(11)अनुक्रमांक,सड व पुष्ट	2606/2021	
(12)वाजारभावाप्रमाणे मुद्राक शुल्क	1233700	
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)जरा		
मूल्यांकनासाठी विचारल येतलेला तपजील :-		

## Sales Instance

6786318 29-07-2022 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक दु.नि.मुंबई शहर 1 दस्त क्रमांक 6786/2022 नोंदणी Regn 63m
<b>गावाचे नाव : लोअर परेल</b>		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	33300000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबत पट्टेदार आकारणी देतो की पट्टेदार ते नमुद करावे)	25793937	
(4) भू-मापन पोटहिस्सा व घरक्रमांक असल्यास	1) पालिकेचे नाव-मुंबई मनपाइतर वर्णन :सदनिका नं: युनिट क्र 302, माळा नं. 3 रा मजला, इमारतीचे नाव: टर्फ इस्टेट, ब्लॉक नं. डॉ. ई. मोसिस रोड, रोड, महालक्ष्मी, मुंबई 400 011. इतर माहिती सोबत एक कार पार्किंग क्र. 1 युनिट चे क्षेत्रफळ 460 चौ. फूट कार्पेट( ( C.T.S. Number 365 & 67. ) )	
(5) क्षेत्रफळ	73.42 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणाऱ्या पक्षकाराचे ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव-विवेक बोहरा - वय-42 पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव ४ देवपार्क, ब्लॉक नं. श्रीमती माणिकबाई पाटील मार्ग, रोड नं. जुहू, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड -400049 पॅन नं.-AEMFB765811 2) नाव-प्रणव जैन - वय-33 पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव ११ विकास पार्क, ब्लॉक नं. जुहू तांत रोड, रोड नं. जुहू, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड -400049 पॅन नं.-AACPJ64201	
(8) दस्तावेज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव-राजकिरण रामस्वरूप बांगड तर्फे मुख्यर जय रामस्वरूप बांगड वय-५० पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव ११ विकास पार्क, ब्लॉक नं. तोष्णीवात लेआऊट, रोड नं. गव्हर्नमेंट मिलक स्कीम, अकोला, महाराष्ट्र, महाराष्ट्र, AKOLA. पिन कोड -444001 पॅन नं.-AFBFB36400	
(9) दस्तावेज करून दिल्याचा दिनांक	15/06/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	15/06/2022	
(11) अनुक्रमांक खंड व पृष्ठ	6786/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2060000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) बेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it	



(Annexure – I)

### DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 21.08.2023 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 10.08.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property was purchased by Mst. Kanishk Ranka from M/s. Indo Saigaon Agency vide Agreement for Sale dated 08.06.2002.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, SME Church Road 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 Dashrath Jasiwar – Valuation Engineer Shobha Kuperkar – Technical Manager Shamal Bodke – 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 - 10.08.2023 Valuation Date - 21.08.2023 Date of Report - 21.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 10.08.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Commercial Unit size, location, upswing in real estate prices, sustained demand for Commercial Unit, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **21<sup>st</sup> August 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 Commercial Unit, admeasuring **552.00 Sq. Ft. Carpet Area** in the name of **Mst. Kanishk Ranka** 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 **Mst. Kanishk 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, we understand that the Commercial Unit, admeasuring **552.00 Sq. Ft. Carpet 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 / Exiting use premise is considered for this assignment.

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

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the



subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

#### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

#### **Other**

All measurements, areas and ages quoted in our report are approximate

#### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Commercial Unit, admeasuring **552.00 Sq. Ft. Carpet 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.



Think. Innovate. Create.

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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



14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

#### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

#### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

#### **Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

**Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

**Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

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

**MANOJ BABURAO  
CHALIKWAR**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
c=IN, email=manoj@vastukala.com, serial=402299, cn=MANOJ BABURAO CHALIKWAR  
Date: 2021.08.21 14:33:59 +05'30'

**Auth. Sign.**

Think.Innovate.Create

