

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Roma Sachin Sharma & Mr. Sachin Omprakash Sharma**

Commercial Office No. 101, 1st Floor, “**Dev Corpora Premises Co-op. Soc. Ltd.**”, Eastern Express Highway, Opp. Cadbury Junction, Khopat, Thane (West), Thane – 400601, State – Maharashtra, Country – India.

Longitude Latitude: 19°12'12.1"N 72°58'08.8"E

Valuation Done for:

Union Bank of India

Thane West Branch

Manas Building, Shop No. 9A & B, 3 Petrol Pump, Thane (West) - 400601,
State – Maharashtra, Country – India.

Vastukala Consultants (I) Pvt. Ltd.

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



Valuation Report Prepared For: UBI / Thane West Branch / Mrs. Roma Sachin Sharma (25325/41435) Page 2 of 26

Vastu/Mumbai/07/2022/25325/41435

04/20-45-SKVSMU

Date: 04.07.2022

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 101, 1st Floor, “**Dev Corpora Premises Co-op. Soc. Ltd.**”, Eastern Express Highway, Opp. Cadbury Junction, Khopat, Thane (West), Thane – 400601, State – Maharashtra, Country – India belongs to **Mrs. Roma Sachin Sharma & Mr. Sachin Omprakash Sharma.**

Boundaries of the property.

North : Jai Commercial Complex
South : Ganeshwadi / Slum Area
East : White House CHSL
West : Eastern Express Highway / Service Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 2,12,24,650.00 (Rupees Two Crore Twelve Lakh Twenty Four Thousand Six Hundred Fifty 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.**

Think.Innovate.Create

**Director****Auth. Sign.****Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22

Mumbai121, 1st Floor, Ackruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIATel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org**Delhi NCR**L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIAMobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org**Nanded**28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIATel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org**Aurangabad**Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIATel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,
The Branch Manager,
Union Bank of India
Thane West Branch
 Manas Building, Shop 9A & B,
 3 Petrol Pump, Thane (West) - 400601,
 State – Maharashtra, Country – India.,

VALUATION REPORT (IN RESPECT OF OFFICE)

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 : 29.06.2022
	b)	Date on which the valuation is made : 04.07.2022
3.	List of documents produced for perusal	:
	1. Copy of Agreement dated 22.06.2013 between Shree Mahavir Associates & Dev Land & Housing Ltd. (the Promoters) AND M/s. Shree Mahavir Associates (the Confirming Party) AND M/s. Dev Land & Housing Ltd. (the 2 nd Confirming Party) AND Mrs. Roma Sachin Sharma & Mr. Sachin Omprakash Sharma (the Purchasers). 2. Copy of Occupancy Certificate No. V.P. No. 1613 / TMC / TDD / 159 dated 30.12.2016 issued by Thane Municipal Corporation for Basement + Stilt (Part) + Ground (Part) + Podium + 1 st (Part) + 2 nd (Part) + 3 rd to 16 th Upper Floors. 3. Copy of Commencement Certificate No. V.P. No. 1613 / TMC / TDD / 896 dated 30.03.2007 issued by Thane Municipal Corporation. 4. Copy of Share Certificate No. 15 dated 01.05.2018 in the name of Mrs. Roma Sachin Sharma & Mr. Sachin Omprakash Sharma issued by Dev Corpora Premises Co-op. Soc. Ltd. 5. Copy of Car Parking Letter dated 04.07.2013 vide Car Parking Nos. 7, 8, 9, 10, 11, 12, 137 & 138 issued by Shree Mahavir Associates & Dev Land & Housing 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)	Mrs. Roma Sachin Sharma & Mr. Sachin Omprakash Sharma Address: Commercial Office No. 101, 1 st Floor, “Dev Corpora Premises Co-op. Soc. Ltd.”, Eastern Express Highway, Opp. Cadbury Junction, Khopat, Thane (West), Thane – 400601, State – Maharashtra, Country – India. Contact Person: Vidya (Employee of Owner) Contact No.: 9819995535 Joint Ownership (Details of ownership share not available)



5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a commercial office located on 1 st floor. The composition of office is Reception + Working Area + 4 Cabins + Conference Room + Pantry + Toilet + Passage. The property is at 3.7 Km. travelling distance from nearest railway station Thane.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Final Plot No. 463, Survey No. 206, Hissa No. 1 & and others
	b) Door No.	:	Commercial Office No. 101
	c) C.T.S. No. / Village	:	Village – Panchpakhadi
	d) Ward / Taluka	:	Taluka – Thane
	e) Mandal / District	:	District – Thane
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate No. V.P. No. 1613 / TMC / TDD / 159 dated 30.12.2016 issued by Thane
	g) Approved map / plan issuing authority	:	Municipal Corporation for Basement + Stilt (Part) + Ground (Part) + Podium + 1 st (Part) + 2 nd (Part) + 3 rd to 16 th 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 Office No. 101, 1 st Floor, “Dev Corpora Premises Co-op. Soc. Ltd.”, Eastern Express Highway, Opp. Cadbury Junction, Khopat, Thane (West), Thane – 400601, State – Maharashtra, Country – India.
8.	City / Town	:	Thane (West), Thane
	Residential area	:	No
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Panchpakhadi Thane Municipal Corporation, Thane
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		
		As per Site	As per Documents
	North	Jai Commercial Complex	Old Pokhran Road no. 1
	South	Ganeshwadi / Slum Area	40’0” wide Road & by Lake
	East	White House CHSL	50’0” wide Service Road
	West	Eastern Express Highway / Service Road	Survey No. 210, Hissa No. 5/7 & Partly by Survey No. 206, Hissa No. 1, 2 & 5

13	Dimensions of the site		N. A. as property under consideration is a Office in a building.
			A As per the Deed
			B Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 1,380.00 (Area as per actual site measurement including open to sky area) Carpet Area in Sq. Ft. = 686.00 (Area as per Agreement) Built Up Area in Sq. Ft. = 823.00 (Carpet + 20%)
14.1	Latitude, Longitude & Co-ordinates of Office	:	19°12'12.1"N 72°58'08.8"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 686.00 (Area as per Agreement)
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	:	Commercial
2.	Location	:	
	C.T.S. No.	:	Final Plot No. 463, Survey No. 206, Hissa No. 1 & and others of Village – Panchpakhadi
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Panchpakhadi Thane Municipal Corporation, Thane
	Door No., Street or Road (Pin Code)	:	Commercial Office No. 101, 1 st Floor, “Dev Corpora Premises Co-op. Soc. Ltd.”, Eastern Express Highway, Opp. Cadbury Junction, Khopat, Thane (West), Thane – 400601, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Industrial / Mixed	:	Commercial
4.	Year of Construction	:	2016 (As per Occupancy Certificate)
5.	Number of Floors	:	Basement + Stilt (Part) + Ground (Part) + Podium + 1 st (Part) + 2 nd (Part) + 3 rd to 16 th Upper Floors.
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling Office in the building	:	3 Offices on 1 st 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	:	Car Parking Nos. 7, 8, 9, 10, 11, 12, 137 & 138 on 1 st Floor
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	OFFICE		
1	The floor in which the Office is situated	:	1 st Floor
2	Door No. of the Office	:	Commercial Office No. 101
3	Specifications of the Office	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Italian Marble + Vitrified tiles
	Doors	:	MS rolling shutter door + Glass door
	Windows	:	Glass Facade
	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 provided
	Tax paid in the name of:	:	Details not provided
	Tax amount:	:	Details not provided
5	Electricity Service connection No.:	:	Details not provided
	Meter Card is in the name of:	:	Details not provided
6	How is the maintenance of the Office?	:	Good
7	Sale Deed executed in the name of	:	Mrs. Roma Sachin Sharma & Mr. Sachin Omprakash Sharma
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Office?	:	Built Up Area in Sq. Ft. = 823.00 (Carpet + 20%)
10	What is the floor space index (app.)	:	As per TMC norms
11	What is the Carpet Area of the Office?	:	Carpet Area in Sq. Ft. = 1,380.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 686.00 (Area as per Agreement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Commercial purpose

14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 70,000.00 Expected rental income per month
IV	MARKETABILITY	:	
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
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Office with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 25,000.00 to ₹ 27,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Office under valuation after comparing with the specifications and other factors with the Office under comparison (give details).	:	₹ 26,500.00 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	:	₹ 24,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)	:	₹ 1,60,600.00 per Sq. M. i.e. ₹ 14,920.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 1,55,200.00 per Sq. M. i.e. ₹ 14,418.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Office with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	6 Years
	Life of the building estimated	:	54 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	9.00%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,275.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 24,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 26,275.00 per Sq. Ft.
	Remarks:		
	1. As per site information some part of open to sky area is merged in office area.		
	2. As per Site Inspection, Actual Total Carpet Area 1,380.00 Sq. Ft. is more than Carpet area 686.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents.		

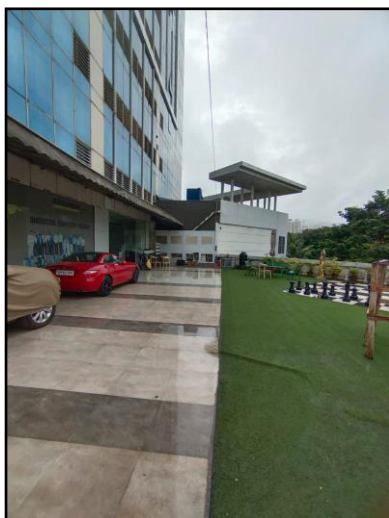
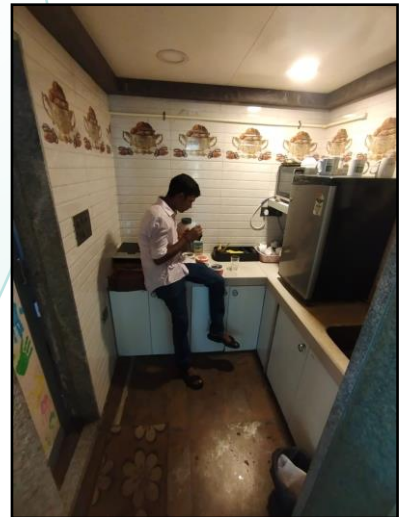
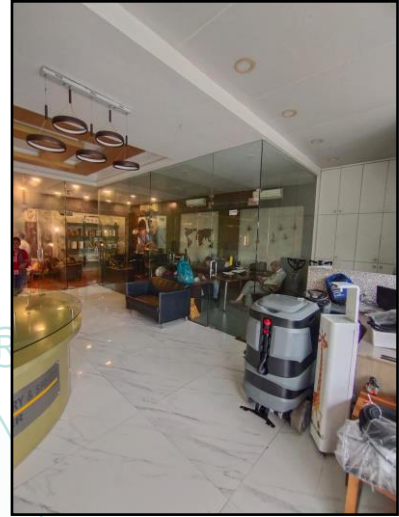
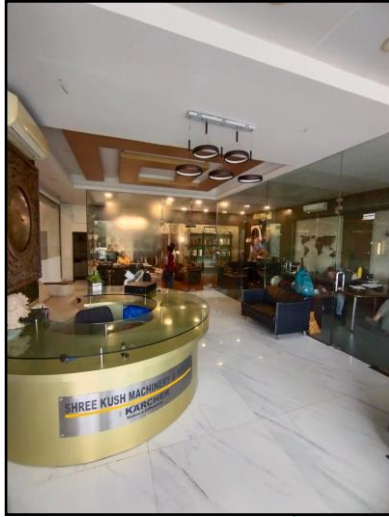
Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Office	686.00 Sq. Ft.	26,275.00	1,80,24,650.00
2	Car Parking	8 Car Parking	4,00,000.00	32,00,000.00
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			
	Total Value of the Property			2,12,24,650.00
	Realizable value of the property			1,91,02,185.00
	Distress value of the property			1,69,79,720.00
	Insurable value of the property (823.00 X 2,500.00)			20,57,500.00
	Guideline value of the property (823.00 X 14,418.00)			1,18,66,014.00

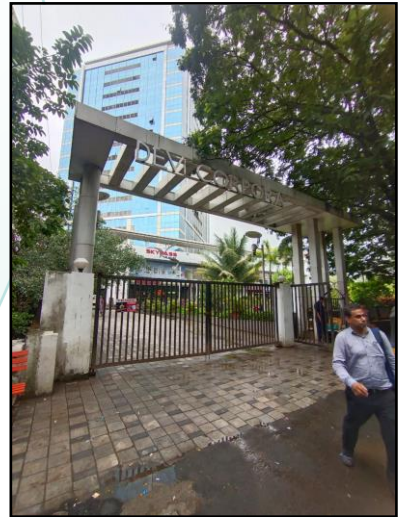
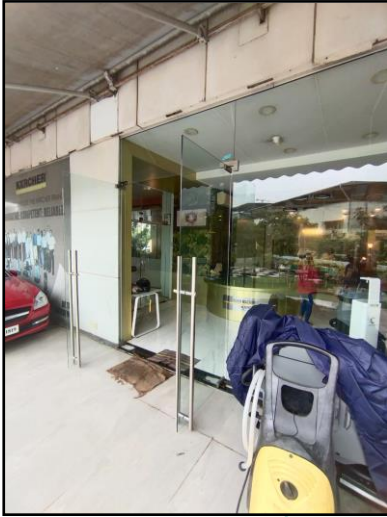
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial Office, where there are typically many comparables available to analyze. As the property is a Commercial Office, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 25,000.00 to ₹ 27,000.00 per Sq. Ft. on Carpet Area Considering the rate with attached report, current market conditions, demand and supply position, Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of Industrial application in the locality etc. We estimate ₹ 26,275.00 per Sq. Ft. for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 70,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

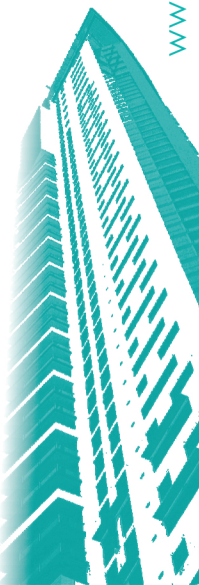
Actual Site Photographs



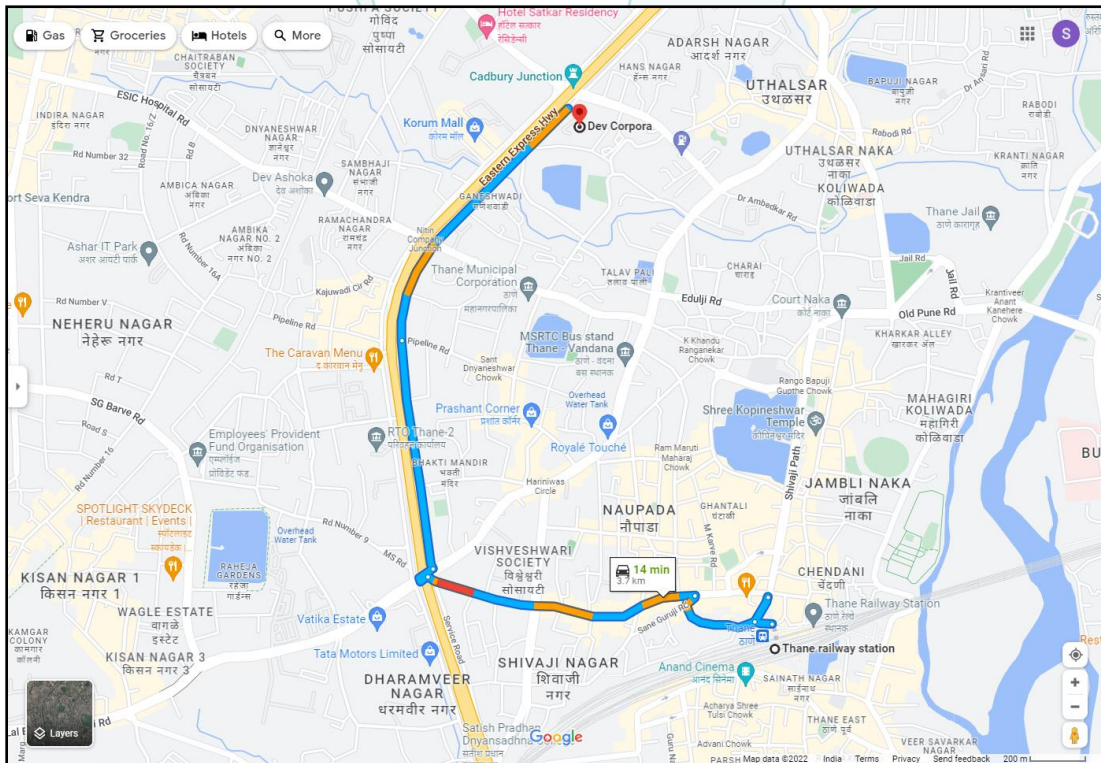
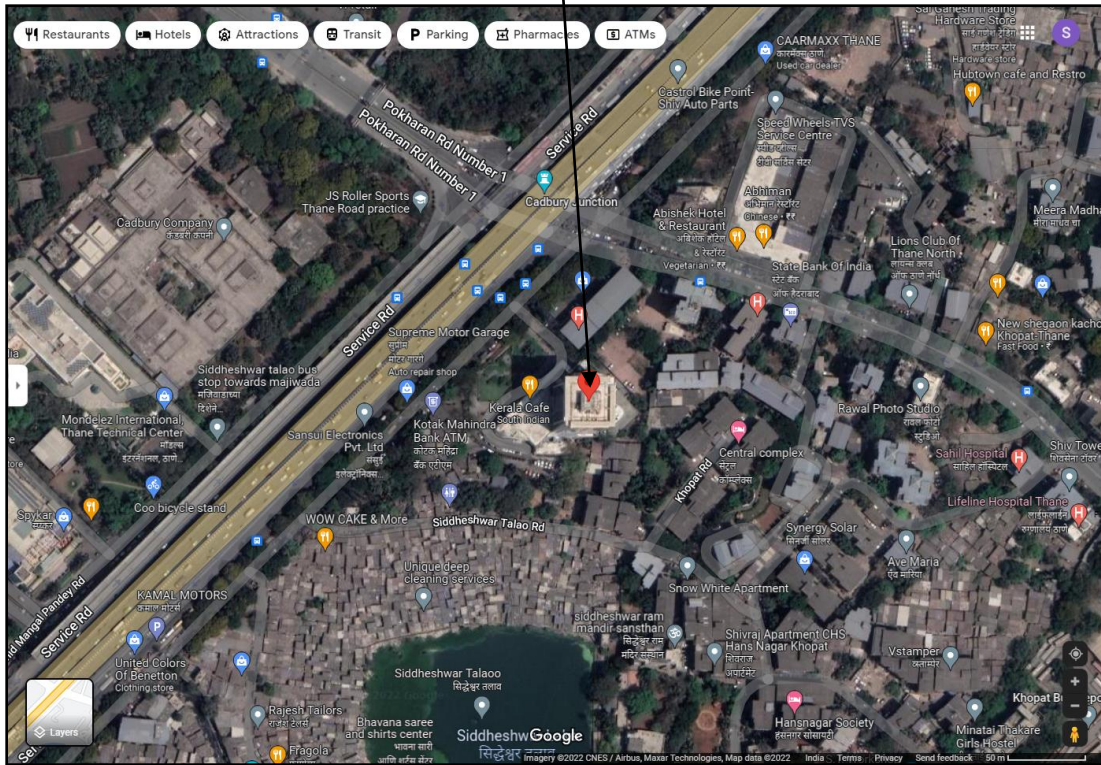
Actual Site Photographs



Think.Innovate.Create



Route Map of the property site/ur




Longitude Latitude: 19°12'12.1"N 72°58'08.8"E

Note: The Blue line shows the route to site from nearest Railway station (Thane – 3.7 Km.)



Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 वाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year
 20222023

Annual Statement of Rates

Language
 English

Selected District: ठाणे
 Select Taluka: ठाणे
 Select Village: गावाचे नाव : पांचपाखाडी
 Search By: Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	5/18/1/A-बी व्हीले कॉम्प्लेक्स तिरीन कंपनी या निवासी संकूला करीता	46400	100600	138900	183100	138900	चौ. मीटर
SurveyNo	5/18/1- मुंबई आग्रा हुतगति महामार्गाच्या दोन्ही बाजूस दर्शनी असलेल्या मिळकती. पाचपाखाडी गावाच्या दक्षिण हद्दीपासून ते पूर्वे हुतगती महामार्ग व अल्मेडा रस्त्याच्या जंक्शन पर्यंतचा पूर्वे हुतगती महामार्गाच्या पूर्वेकडील भाग, नगर रचना योजना क्र. अंतिम भुखंड क्र./सर्व्हे क्र.	43200	104500	119600	135500	119600	चौ. मीटर
SurveyNo	5/18/2-मुंबई आग्रा हुतगति महामार्गाच्या दोन्ही बाजूस दर्शनी असलेल्या मिळकती. दक्षिणेस अल्मेडा व पूर्वे हुतगती महामार्ग यांच्या जंक्शन पासून ते पाचपाखाडी गावाच्या उत्तर हद्दी पर्यंतच्या पूर्वे हुतगती महामार्गाच्या पूर्वेकडील भाग. नगर रचना योजना अंतिम भुखंड क्र./ सर्व्हे क्र.	43000	90100	110100	132900	110100	चौ. मीटर
SurveyNo	5/18-5ई) मुंबई आग्रा हुतगति महामार्गाच्या दोन्ही बाजूस दर्शनी असलेल्या मिळकती नगर रचना योजना क्रमांक अंतिम भुखंड क्रमांक / सर्वे नंबर	52800	140900	160600	190100	160600	चौ. मीटर
SurveyNo	5/19/1-5फ) उच्चरेस लाल बहादूर शास्त्री मार्ग, पूर्वेस व दक्षिणेस पाचपाखाडी गावाची हद्द, पश्चिमेस राम मारुती रोडवरील दर्शनी भागातील मिळकतीसह लालबहादूर शास्त्री रोड यातील सर्व भूभाग टिका नं. 12 ड	55100	138400	159100	230900	159100	चौ. मीटर

1 2 3 4 5 6 7 8 9 10

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

Sale Instances

Index 2		×
1956474	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 2
10-01-2022		दस्त क्रमांक : 19564/2021
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : पांचपाखाडी		
(1)विलेखाचा प्रकार	विक्री करारनामा	
(2)मोबदला	15000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14002504.5	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव,ठाणे म.न.पा.इतर वर्णन : इतर माहिती: ऑफिस क्र.-ए 803,आठवा देव कॉर्पोरा प्रिमाएसेस सीएचएस लिमिटेड कॅडबरी जंक्शन समोर,खोपट ठाणे वेस्ट 400 601 (1 कार पार्किंगसह)प्लॉन नं.5/15 5 ई ((Survey Number : 206/1 and 3, 209/2(F), 210/2, 210A/5 AND 7, FINAL PLOT NO. 463, C. T. S. NO. 110. ;))	
(5) क्षेत्रफळ	864 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-रेलसेफ पी.आर.ए.कन्सल्टिंग प्रायव्हेट लिमिटेड पुर्वीचे नाव रेलटेक कन्सल्टिंग प्रायव्हेट लिमिटेड तर्फे डायरेक्टर अजीतकुमारन रामन कारेक्काडन - - वय-58 पत्ता:-प्लॉट नं: बी-१९०३/०४, माळा नं: -, इमारतीचे नाव: बी विंग टिबेका, हिरानंदानी इस्टेट, ब्लॉक नं: -, रोड नं: घोडबंदर रोड, ठाणे वेस्ट, महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-AADCR0585R	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-राजेश नंदकुमार देशपांडे - - वय-49; पत्ता:-प्लॉट नं: बी/२०३, माळा नं: -, इमारतीचे नाव: अमृत बाग, ब्लॉक नं: मनीषा नगर, रोड नं: कळवा, पश्चिम ठाणे, महाराष्ट्र, THANE. पिन कोड:-400605 पॅन नं:-ACYPD2618K	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/10/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	11/10/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	19564/2021	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	900000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Index 2		×
7798530	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 12
17/01/2022		दस्त क्रमांक : 7798/2021
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : पांचपाखाडी		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	17000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11690507.4	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव,ठाणे म.न.पा.इतर वर्णन : इतर माहिती: ऑफिस नं.1404,14 वा मजला देव कॉर्पोरा बिल्डिंग,देव कॉर्पोरा प्रिमायसेस को.ऑप.सी.लि.,पोखरण रोड नं. 1,पांचपाखाडी,ठाणे,क्षेत्र 703 चौ.फूट कारपेट,एक कार पार्किंग स्पेस बेसमेंट प्लोअर लेवल मध्ये स्पेस नं. 1404, (प्लॉन नं 5/18/5ई) ((Survey Number : 206 Hissa No. 1 & 3, Survey No. 209 Hissa No. 2(Pt.), Survey No. 209-B Hissa No. 2(Pt.), Survey No. 210 Hissa No. 2, Survey No. 210A Hissa No. 5 & 7, Final Plot No. 463, C.T.S. No. 110. ;))	
(5) क्षेत्रफळ	703 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-हरीश रतनशी पटेल वय:-49 पत्ता:-प्लॉट नं: ए-202, माळा नं: -, इमारतीचे नाव: महेश दर्शन को. ऑप. हौ. सी. लि., ब्लॉक नं: जुना आगरा रोड., रोड नं: नोपाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AJNPP4266H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-राहुल यशवंत माहूरकर वय:-45; पत्ता:-प्लॉट नं: 2103/04, माळा नं: -, इमारतीचे नाव: केनेरी वूड मार्ग, ब्लॉक नं: हिरानंदानी इस्टेट, हिरानंदानी फाऊंडेशन स्कूल जवळ, रोड नं: घोडबंदर रोड, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AIQPM7039R	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/07/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	23/07/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	7798/2021	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	1020000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		



Price Indicators

99acres
India's No. 1 Property Portal
Commercial Buy ▾ Enter Locality / Project / Society / Landmark
Near Me 🔍

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in khopat > 4.4 to 4.5 Cr Posted on May 29, 2022

₹4.5 Cr @ 28,125 per sq.ft.

Estimated EMI ₹3,59,417

RERA STATUS NOT AVAILABLE Website: <https://maharera.t.mahaonline.gov.in>

Ready to move office space for sale
in Dev Corpora, khopat, Mumbai Thane, Mumbai

Overview
Society
Dealer Details
Recommendations

Property (8) **Society (6)**

Photos (1/8)

<p>Number of seats 10 - 15 seats</p>	<p>Carpet Area 1600 sq.ft. (148.64 sq.m.)</p>
<p>Super Builtup Area 2560 sq.ft. (237.83 sq.m.)</p>	<p>Area spread over 1 floor (4th / 16 floors building)</p>
<p>Car parking 1 private parking spots in basement</p>	<p>Meeting rooms & cabins 1 meeting room and 3 cabins available</p>
<p>Washrooms 1 private washroom available</p>	<p>Pantry Private pantry (50.0 sqft)</p>

Places nearby View All

Thane, khopat, Mumbai Thane, Mumbai

Thane
Thane Metro Station
Korum Mall
Starbucks
Reliance Digital
Eastern Express Highway

magicbricks
Buy · Rent · Sell · Tools & Advice · What's New · Property Services · Blog · Help

Sign In My Activity
Post Property **FREE**

Home > Commercial Property for Sale in Thane > Office Space for Rent in Thane > Office Space for Rent in Khopat > 2850 Sq-ft Property ID: 60081191

₹ 4.50 Cr

[See Other Charges](#)
[Free Property Valuation](#)

2850 Sq-ft Commercial Office Space

for sale in Dev Corpora, Khopat, Thane

Agent **500+ Buyers Served**
Jay Solanki [Contact Now](#)

PROPERTY DETAILS
PROJECT DETAILS
LOCALITY DETAILS
PRICE TRENDS
AGENT DETAILS
Posted on: Apr 12, '22

<p>14 photos</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Project Name Dev Corpora</td> <td style="width: 33%;">Floor 4 (Out of 16 Floors)</td> <td style="width: 33%;">Units on Floor 15</td> <td style="width: 33%;">Overlooking Main Road</td> </tr> <tr> <td>Super area 2850 sqft ₹ 15,789/sqft</td> <td>Carpet area 1600 sqft ₹ 28,125/sqft</td> <td>Loading 43%</td> <td>Plot area 400,000 sqft</td> </tr> <tr> <td>Furnished status Furnished</td> <td>Cabins 5</td> <td>Seats 15</td> <td>Pantry Dry Pantry</td> </tr> <tr> <td>Car parking 1 Covered</td> <td>Construction Status Ready to Move</td> <td>Building Class Grade A</td> <td>LEED Certification Certified</td> </tr> </table> <div style="margin-top: 10px;"> <p>USP Virtual Space Option Available</p> <div style="display: flex; justify-content: space-between; align-items: center;"> Contact Agent Save for Later Download Brochure </div> <p style="text-align: right; font-size: 0.7em;">Share Property Feedback</p> </div>	Project Name Dev Corpora	Floor 4 (Out of 16 Floors)	Units on Floor 15	Overlooking Main Road	Super area 2850 sqft ₹ 15,789/sqft	Carpet area 1600 sqft ₹ 28,125/sqft	Loading 43%	Plot area 400,000 sqft	Furnished status Furnished	Cabins 5	Seats 15	Pantry Dry Pantry	Car parking 1 Covered	Construction Status Ready to Move	Building Class Grade A	LEED Certification Certified
Project Name Dev Corpora	Floor 4 (Out of 16 Floors)	Units on Floor 15	Overlooking Main Road														
Super area 2850 sqft ₹ 15,789/sqft	Carpet area 1600 sqft ₹ 28,125/sqft	Loading 43%	Plot area 400,000 sqft														
Furnished status Furnished	Cabins 5	Seats 15	Pantry Dry Pantry														
Car parking 1 Covered	Construction Status Ready to Move	Building Class Grade A	LEED Certification Certified														

Save Property

Don't want to share your details with the agent right now? [Save Property for Later](#)

Description

fully furnished office available at very prime location in thane west near Cadbury junction in dev corpora good connectivity a grade building it zone visitor parking available, 24*7 cctv surveillance glass facade building near by metro station double heighted lobby

Agent Jay Solanki
+91-87XXXXXX38

[Save for Later](#)

Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company

www.vastukala.org

Price Indicators

magicbricks Buy - Rent - Sell - Tools & Advice - What's New - Property Services - Blog - Help -
Sign In My Activity Post Property FREE

Home > Commercial Property for Sale in Thane > Office Space for Rent in Thane > Office Space for Rent in Khopat > 4000 Sq-ft Property ID: 60297311

₹ 6.0 Cr

[See Other Charges](#)
[Free Property Valuation](#)


4000 Sq-ft Commercial Office Space

for sale in Dev Corpora, [Khopat, Thane](#)

Agent **Jay Solanki** 500+ Buyers Served

[Contact Now](#)

PROPERTY DETAILS
PROJECT DETAILS
LOCALITY DETAILS
PRICE TRENDS
AGENT DETAILS
Posted on: Jun 01, '22



5 photos

Project Name Dev Corpora	Floor 9 (Out of 16 Floors)	Units on Floor 7	Overlooking Main Road
Super area 4000 sqft ₹ 15,000/sqft	Carpet area 2500 sqft ₹ 24,000/sqft	Loading 37%	Plot area 400,000 sqft
Furnished status Furnished	Cabins 3	Seats 18	Pantry Dry Pantry
Car parking 2 Covered	Construction Status Ready to Move	Building Class Grade A	LEED Certification Certified

USP Virtual Space Option Available
 Download Brochure

Contact Agent
Save for Later
👍

[Share Property Feedback](#)

Save Property

Don't want to share your details with the agent right now? Save Property for Later

Agent Jay Solanki
+91 -87XXXXXX38

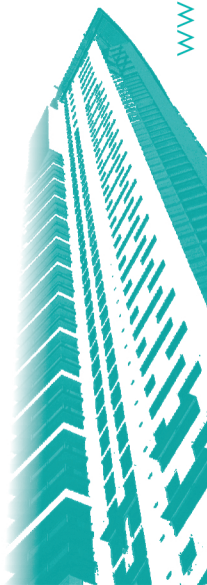
Save for Later

Description

Fully furnished office available at very prime location in thane west near cadbury junction in dev corpora good connectivity a grade building It zone visitor parking available, 24*7 cctv surveillance glass facade building near by metro station double heightened lobby



Think.Innovate.Create



Justification for price /rate

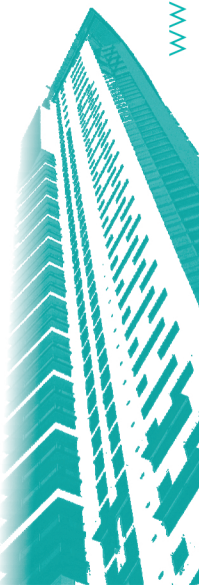
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property 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.

We hope this will satisfy your requirements.



Think.Innovate.Create



As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 2,12,24,650.00 (Rupees Two Crore Twelve Lakh Twenty Four Thousand Six Hundred Fifty Only). The Realizable Value of the above property is ₹ 1,91,02,185.00 (Rupees One Crore Ninety One Lakh Two Thousand One Hundred Eighty Five Only). The Distress Value is ₹ 1,69,79,720.00 (Rupees One Crore Sixty Nine Lakh Seventy Nine Thousand Seven Hundred Twenty Only).

Place: Mumbai

Date: 04.07.2022

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

UBI Emp. No. ROS: ADV: Valuer/033:008:2021-22

The undersigned has inspected the property detailed in the Valuation Report dated _____

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

_____ only).

Date

Think.Innovate.Create Signature
(Name of the Branch Manager with Flat Seal)

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

Annexure – II

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 04.07.2022 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 29.06.2022. 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. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. 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 purchased by Mrs. Roma Sachin Sharma & Mr. Sachin Omprakash Sharma from Shree Mahavir Associates & Dev Land & Housing Ltd. vide Agreement dated 22.06.2013.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Thane West 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;	Manoj B. Chalikwar – Regd. Valuer Harshad Panchal – 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 – 29.06.2022 Valuation Date – 04.07.2022 Date of Report – 04.07.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done 29.06.2022
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, Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of Industrial 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 **04th July 2022** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Commercial Office, admeasuring **Carpet Area in Sq. Ft. = 686.00** in the name of **Mrs. Roma Sachin Sharma & Mr. Sachin Omprakash Sharma** 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 **Mrs. Roma Sachin Sharma & Mr. Sachin Omprakash Sharma** for the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client's representative, we understand that the Commercial Office, admeasuring **Carpet Area in Sq. Ft. = 686.00.**

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 / 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 Office and properties that are typically traded on a Office basis.

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

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

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 Office, admeasuring **Carpet Area in Sq. Ft. = 686.00.**

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 - III

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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.

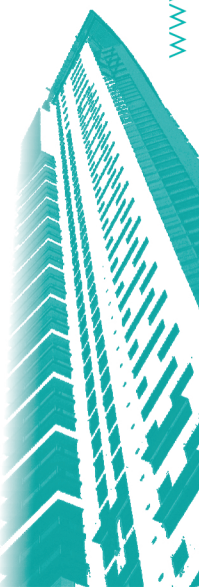
27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed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



Think.Innovate.Create



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **04th July 2022**.

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

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

Fundamental assumptions and conditions presumed in this definition are: (R)

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 2,12,24,650.00 (Rupees Two Crore Twelve Lakh Twenty Four Thousand Six Hundred Fifty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22

Auth. Sign.

