

# **VALUATION REPORT**

Of

**M/S. ELICO LIMITED**

At.

**“HIND RAJASTHAN BUILDING”,  
“DADAR COMMERCIAL PREMISES CHS LTD”  
Office No. 228, 229 & 230, 2<sup>nd</sup> Floor,  
Village Dadar Naigaon, Dadasaheb Phalke Road,  
Near Dadar Railway Station (C. Railway), Dadar (East),  
Tal. & Dist. Mumbai- 400 014**



For,

**STATE BANK OF INDIA- SME BALANAGAR BRANCH**

BY

**MYRA ASSOCIATE  
MR. VINOD P. TALATHI**

Govt. Approved Valuers, Chartered Engineers

**Thane Office:** Flat No:208 , Floor 2nd, Pinak Gold Chendani Ram Maruti Road, Thane (W) 400601 Mob: 9112127783

**Panvel Office:** 305 B, Poseidon Uptown Avenue, Sai Nagar, Panvel, Dist- Raigad. Mob: 9096606240

**Mangaon Office:** Shop No. 3, Mangal Murti Complex, Kacheri Road, Mangaon - Raigad - 402 104. Mob.: 9112127784

**Dapoli Office:** At Post Jalgaon (Bazarpeth), Tal. Dapoli, Dist. Ratnagiri. Mob: 8485063557 Tel.: 02358- 283292

**Email:** [vtalathi500@gmail.com](mailto:vtalathi500@gmail.com)

**Vinod P. Talathi**

B.E(Civil), M.I.E.  
 Govt. Approved Valuer & Chartered Engg.  
 (Govt. Reg. No.: CAT No. I-203 of 2013-2-14)  
 Email:vtalathi500@gmail.com

**PROFORMA INVOICE****NAME :- M/S. ELICO LIMITED**

ACTIVITY	AMOUNT (Rs.)
<b>Valuation Report No. - PNL/VT/SBI/22-23/11/748</b>	
<b>Valuation property Address of</b> <b>"HIND RAJASTHAN BUILDING",</b> <b>"DADAR COMMERCIAL PREMISES CHS LTD"</b> Office No. 228, 229 & 230, 2 <sup>nd</sup> Floor, Village Dadar Naigaon, Dadasaheb Phalke Road, Near Dadar Railway Station (C. Railway), Dadar (East), Tal. & Dist. Mumbai- 400 014	Rs.10,000/-
	CGST 9% Rs. 900/-
	SGST 9% Rs. 900/-
	<b>Total Rs. 11,800/-</b>

Mr. Vinod Talathi  
 GSTIN - 27ACOPT7270M1ZN  
 SAC No. 998399  
 Pan No. ACOPT7270M

**NEFT Details**

Account Name : Mr. Vinod Prakash Talathi  
 Bank Name : State Bank of India.  
 Bank Branch Add : At. Dapoli, Tal. Dapoli, Dist. Ratnagiri  
 Bank Account No.- 37431434435  
 11 Digit IFSC Code : SBIN0001047

**Vinod P. Talathi**

B.E(Civil), M.I.E.

Govt. Approved Valuer &amp; Chartered Engg.

(Govt. Reg. No.: CAT No. I-203 of 2013-2-14)

Email:vtalathi500@gmail.com



To,  
STATE BANK OF INDIA  
BRANCH: SME BALANAGAR BRANCH  
VALUATION REPORT (IN RESPECT OF OFFICE)

PNL/VT/SBI/22-23/11/748Date: 24/11/2022

<b>I</b>	<b>GENERAL</b>	
1	Purpose for which the valuation is made	For Bank Loan
2	a) Date of Inspection	: 18/11/2022
	b) Date on which the valuation is made	: 24/11/2022
3	List of document produced for perusal	
	<b>Sale agreement of Office no 228</b>	: Between M/s. J. R. Mehta & Others ( <b>Vendor</b> ) & M/s. Electronic & Industrial Instruments Co. Private Limited ( <b>Purchaser</b> ), Dated- 14/04/1970
	<b>Sale agreement of Office no 229</b>	: Between Messrs Hind Rajasthan Construction Company ( <b>First Part</b> ) & Mr. V. R. Bhatt, Director of Electronic & Industrial Instruments Co. Private Limited ( <b>Second Part</b> ) Dated- 09/12/1965
	<b>Sale agreement of Office no 230</b>	: Between Messrs Hind Rajasthan Construction Company ( <b>First Part</b> ) & Mr. V. R. Bhatt, Director of Electronic & Industrial Instruments Co. Private Limited ( <b>Second Part</b> ) Dated- 19/05/1965
	<b>Other valuation report</b>	: Ref. No. AVSA/SBI/27087/2020, Date : 03/08/2020
	<b>Legal Opinion</b>	: Adv. M. Janardhanan Ref. MJ/SBI/DM/LSR 699/2010, Dated- 10/12/2010
	<b>Society Maintenance Bill</b>	: Bill no 8749, in the name of M/S. ELICOPVT LTD, Dated- 01/10/2022
	<b>Share Certificate</b>	: No. 99, registered holder of 5, fully paid share of Rs. 3000/- each numbered from 491 to 495 in name of Electronic & Industrial Instruments Co. Private Limited for Office no. 228, 229 & 230, Dated- 30/06/
	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>M/S. ELICO LIMITED</b>
5	Brief Description of the property	: The Property is Commercial Office Located on 2 <sup>nd</sup> Floor in Building " <b>HIND RAJASTHAN BUILDING</b> " the building Known as " <b>DADAR COMMERCIAL PREMISES CHS LTD</b> ". As per site inspection Office No. 228, 229 & 230 are internally amalgamated with

			single entrance. Building is comprising of Ground + 5 <sup>th</sup> Upper Floors The said building is situated at Village Dadar Naigaon, Dadasaheb Phalke Road, Near Dadar (C.R) Railway Station, Dadar (East), Tal. & Dist. Mumbai-400 014 & about 700 m distance away from Dadar Railway Station.				
	Location of the property						
	a)	Plot No./ Survey No.	: S. No. 1/2008, C.S No. 95				
	b)	Door No.	: OfficeNo. 228, 229 & 230				
	c)	<del>T.S.No.</del> / Village	: Village Dadar Naigaon				
	d)	<del>Ward</del> / Taluka	: Mumbai				
	e)	<del>Mandal</del> / District	: Mumbai				
	f)	Date of issue and validity of layout of approval map/plan	Details are not provided				
	g)	Approval map/ Plan issuing authority	Details are not provided				
	h)	Whether genuineness or authenticity of approved map/plan is verified	N.A.				
	i)	Any other comments by our empanelment valuer on authentic of approved plan	No				
7	Postal address of the property		: Office No. 228, 229 & 230, 2 <sup>nd</sup> Floor, " <b>HIND RAJASTHAN BUILDING</b> ", "DADAR COMMERCIAL PREMISES CHS LTD", Village Dadar Naigaon, Dadasaheb Phalke Road, Near Dadar Railway Station (C. Railway), Dadar (East), Tal. & Dist. Mumbai- 400 014				
8	City/ Town		: Mumbai				
	Residential Area		: Nil				
	Commercial Area		: Yes				
	Industrial Area		: Nil				
9	Classification of the Area						
	i)	High/ Middle/ Poor	: High Class				
	ii)	Urban / Semi Urban/ Rural	: Urban				
10	Coming under Corporation limit/ Village Panchayat Municipality		: Within the Limits of Municipal Corporation of Greater Mumbai				
11	Whether covered under any state/ Central Gory. Enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area		: No				
12	Boundaries of the Property		As per Actual				
	North		: Office No 227				
	South		: Wall				
	East		: Lobby				
	West		: Wall				
	Dimensions of the site		<table border="1"> <tr> <td style="text-align: center;"><b>A</b></td> <td style="text-align: center;"><b>B</b></td> </tr> <tr> <td style="text-align: center;">As per the Deed</td> <td style="text-align: center;">As per Actual</td> </tr> </table>	<b>A</b>	<b>B</b>	As per the Deed	As per Actual
<b>A</b>	<b>B</b>						
As per the Deed	As per Actual						

	North	:	NA	Framroz Court building
	South	:	NA	Hindtej Building
	East	:	NA	Road
	West	:	NA	Railway Track
14	Extent of the site		NA	
14.1	Latitude, Longitude & Co-ordinates of unit		Longitude - 72.842736, Latitude - 19.016112,	
15	Extent of the site considered for valuation (least of 13A & 13B)		NA	
16	Whether occupied by owner/ tenant? If occupied by tenant, since how long? Rent received per month		Owner Occupied	

II	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Commercial
2.	Location		Village Dadar Naigaon
	T. S. No.	:	S. No. 1/2008, C.S No. 95
	Office No.	:	Office No. 228, 229 & 230
	Ward No.	:	----
	Village/Municipality/Corporation	:	Under limits of Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	400 014
3.	Description of the locality Residential/ Commercial/ Mixed	:	Commercial
4.	Year of Construction	:	1960 (as per site information)
5.	Number of Floors	:	Ground +5 <sup>th</sup> Upper Floors
6.	Type of Structure	:	R.C.C Frame structure
7.	Number of dwelling units in the Building	:	41 units on each floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11	Facilities Available	:	
	Lift	:	Yes, 2 No.
	Protect Water Supply	:	Municipal
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	No
	Does Compound Wall exist?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Unit		
1	The Floor on Which Office is situated	:	2 <sup>nd</sup> floor
2.	Door No. of the Office	:	Office No. 228, 229 & 230
3	Specification of Office		
	Roof	:	RCC Slab
	Flooring	:	Vitrified
	Doors	:	Wooden/Glass Door
	Windows	:	Aluminium sliding window
	Fitting	:	Concealed

4	Finishing	:	Acrylic paint
	House Tax	:	Details not available
	Assessment No.	:	N.A.
	Tax paid in the name of	:	N.A.
	Tax amount	:	N.A.
5	Electricity Service Connection No.	:	Details not available
	Meter Card in the name of	:	---
6	How is the maintenance of the Office?	:	Good
7	Sale Deed executed in the name of	:	<b>M/S. Elico Limited</b>
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the Plinth area of the Office		<b>Agreement /Other Valuation Built up area =</b> Office no 228- 166 Sq.ft. + Office no 229- 166 Sq.ft. + Office no 230- 236 Sq.ft. = <b>568 Sq.ft</b> (Considered for valuation)
10	What is the floor space index (app.)	:	NA
11	What is the Carpet Area of the Office	:	<b>20 % less on BUA- 473 Sq.ft. C.A &amp;</b>  <b>Measurement C.A- 563 Sq.ft (Office No 228, 229 &amp; 230)</b>
12	Is it Posh/ I Class/ Medium / Ordinary	:	Medium
13	Is it being used for residential or Commercial	:	Commercial
14	Is it Owner occupied or Let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	N.A.
<b>IV</b>	<b>MARKETABILITY</b>		
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra potential value	:	Good residential area, All the civic amenities are within close proximity of the building. It is 700 m distance away from Dadar Railway Station.
3	Any negative factors are observed which affect the market value is general?	:	No
<b>V</b>	<b>Rate</b>		
1	After analysing the comparable sale instances, what is the composite rate for a similar house with same specification in the adjoining locality? – (Along with details/reference of at least two latest details/transaction with respect to	:	Rs. 44,000/- to Rs. 47,000/- per Sq.ft on Built Up area depending upon location and amenities.

	adjacent properties in the area)		
2	Assuming is the new construction, what is the adopted basic composite rate of the Office under valuation after comparing with the specifications & other factor with the house under comparison (give Details)	:	Rs. 44,000/- to Rs. 47,000/- per Sq.ft on Built Up area depending upon location and amenities
3	Break - up for the rate		
4	i) Building + Services	:	Rs. 2,500/- Sq.ft
	ii) Land + Others	:	Rs. 43,250/- Sq.ft
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)		Rs. 2,63,810/- Sq.Mtr. i.e. Rs. 24,509/- Sq.ft. & 70% depreciation as per SSSDR i.e. Rs. 7,353/- Sq.ft.
5	In Case variation of 20% or more in the valuation proposed by the valuer & Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation:		
	The Ready Reckoner Rate are guideline rates of a locality determined by the state Government used for stamp duties. However, the market value determined by the market forces such as supply & demand, also Specifications & other amenities provided for the property. We have considered the factors which elevates the value of the property. It is well located & easy reach both rail & road. Keeping in view of good marketability & confirming with agents & instances attached, we gave given the Fair market value as mentioned below.		
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a.</b>	<b>Depreciated Building Rate</b>		
	Replacement cost of Office with Services (v (3)i)	:	Rs. 2,500/- Sq.ft
	Age of the building	:	62 Years old (as per site information)
	Life of the building estimated	:	18 years (Subjected to proper Maintenance of building)
	Depreciation percentage assuming the salvage value as	:	70%
	Depreciated Ratio of the building	:	---
<b>b.</b>	Total composite rate arrived for valuation		
	Depreciated building rate VI (a)	:	Rs. 750/- Sq.ft
	Rate for Land & other V (3)ii	:	Rs. 43,250/- Sq.ft.
	Total Composite Rate	:	Rs. 44,000/- Sq.ft

### Details of Valuation:

Sr. No.	Description	Qty. (Built up area)	Rate per Office Rs.	Estimated Value Rs.
1	Present value of the Office	568 Sq.ft	Rs. 44,000/-	Rs. 2,49,92,000/-
2	Wardrobes/Furniture		----	
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</b>			<b>Rs. 2,49,92,000/-</b>

### Remarks:

1. We have Received Copy of Sale Agreement for Office No. 228, 229 & 230.
2. Report is releasing on the basis of documented area provided.
3. As per site inspection Office No. 228, 229 & 230 are internally amalgamated with single entrance.

DRAFT



As a result of my appraisal and analysis, it is my considered opinion that the **Fair market value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 2,49,92,000/-** (In Words- Rs. Two Crore Forty Nine Lakh Ninety Two Thousand Only).

The **Realizable** value of the above property is **Rs. 2,24,92,800/-** (In Words- Rs. Two Crore Twenty Four Lakh Ninety Two Thousand Eight Hundred Only)

The **Distress value** of the above property is **Rs. 1,99,93,600/-** (In Words- Rs. One Crore Ninety Nine Lakh Ninety Three Thousand Six Hundred Only)

The **Government Guideline value** of Office is **Rs. 41,76,504/-** (In Words- Rs. Forty One Lakh Seventy Six Thousand Five Hundred Four Only).

The **Rental value** of Office is **Rs. 62,480/-** (In Word – Rs. Sixty Two Thousand Four Hundred Eighty Only).

The **Insurance value** of Office is **Rs. 4,26,000/-**(In Word – Rs. Four Lakh Twenty Six Thousand Only).

Date. 24/11/2022

Signature

(Mr. Vinod Prakash Talathi)

The undersigned has inspected the property detailed in the valuation Report dated 24/11/2022 We are satisfied that the fair and reasonable market value of the property is Rs. -----/(In Words- Rs. -----  
-----Only).

Signature

(Name of the Branch manager with office seal)

**(Annexure-I)****DECLARATION CUM- UNDERTAKING**

I. Mr. Vinod P Talathi son of Prakash Talathi 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 date 24/11/2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. Our Associate inspected the property on 18/11/2022, the work is not subcontracted by any valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been de panelled/ delisted by any other bank and in case any such de panelment 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 professional capacity
- j. I have not been declared to be unsound mind
- k. I am not an un discharged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an un discharged 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 ACOPT7270M /GSTN Number 27ACOPT7270M1ZN
- 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. 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.

s. 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)

t. I am registered under Section 34 AB of the Wealth Tax Act, 1957.

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 the proprietor authorized official of the firm, 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.

<b>Sr. No.</b>	<b>Particulars</b>	<b>Valuer comment</b>
1	background information of the asset being valued;	The asset under valuation for Office and Located in prominent locality.
2	purpose of valuation and appointing authority	To determine the value of the property
3	identity of the valuer and any other experts involved in the valuation;	Mr. Vinod P Talathi
4	disclosure of valuer interest or conflict, if any;	None of our associates nor myself have any direct/indirect interest in the advances or assets value.
5	date of appointment, valuation date and date of report;	Date of Appointment-17/11/2022 Date of Valuation – 24/11/2022 Date of Report – 24/11/2022
6	inspections and/or investigations undertaken;	Our Associate inspected the property on 18/11/2022
7	nature and sources of the information used or relied upon;	Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the client based on circumstances/information provided/ material content.
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach Method adopted where Value is estimated based on instances of sales/quotes of similar assets in the market.
9	restrictions on use of the report, if any;	The report is issued on specific request of the party for a specific purpose and the

		said report is not valid if the purpose of use and party different.
10	major factors that were taken into account during the valuation;	The valuation of the property is undertaken depending on the condition, location, amenities provided, age of the building and various other factors including infrastructural facilities available at and around the said property.
11	major factors that were not taken into account during valuation;	Which are not in point no. 10
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	

Signature

Date. 24/11/2022

Place: Panvel

(Mr. Vinod Prakash Talathi)

**(Annexure-II)****MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

**Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

**Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.

18. As an independent valuer, the valuer shall not charge success fee.

19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### **Confidentiality**

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

### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organization 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 organization 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. 1

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization 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.

Date. 24/11/2022

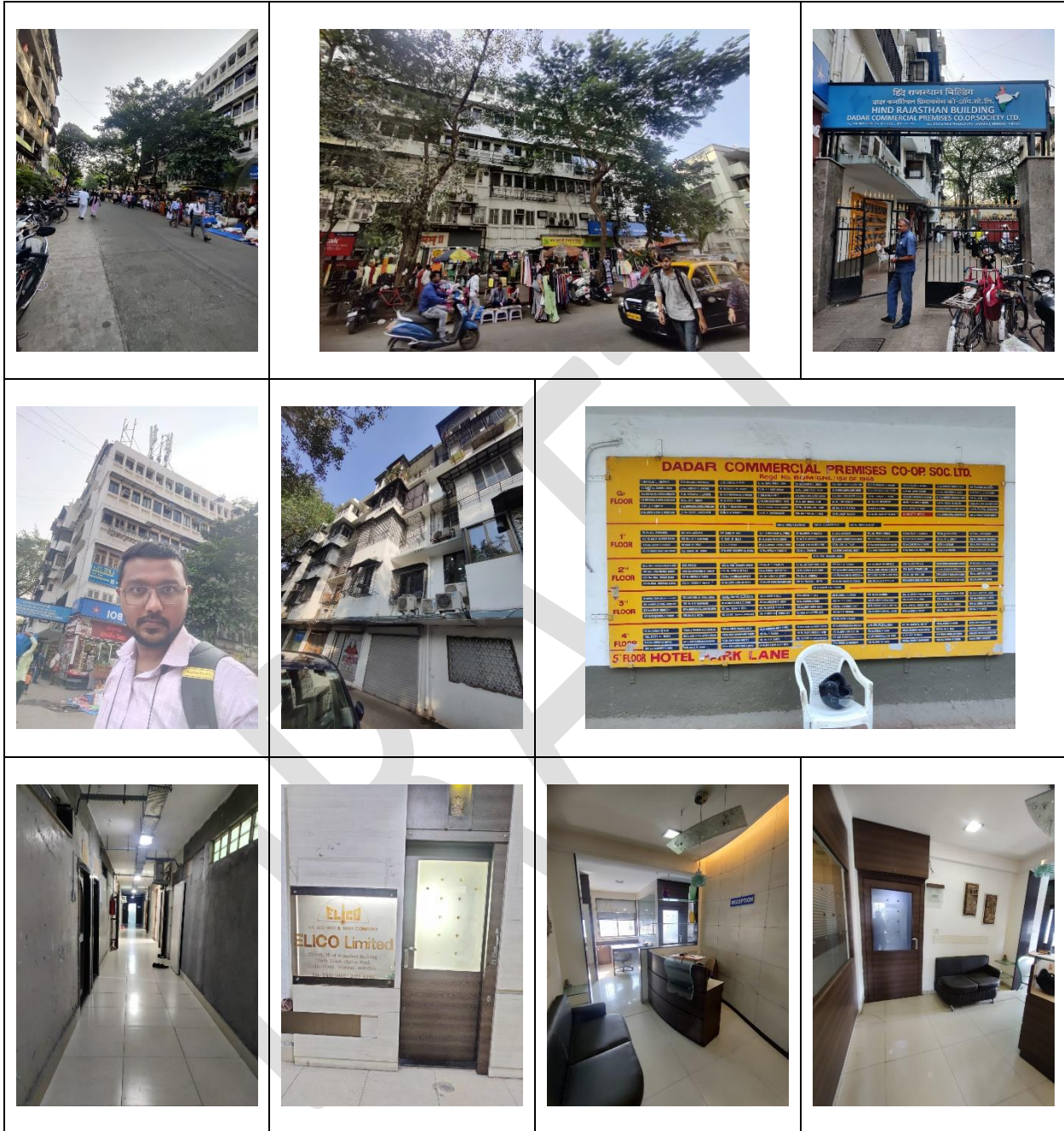
Place: Panvel

Signature

(Mr. Vinod Prakash Talathi)

**Address** 305B, Poseidon Uptown Avenue,  
Back Side of Karnala Sports Academy Sai Nagar,  
Panvel, Tal- Panvel, Dist. Raigad

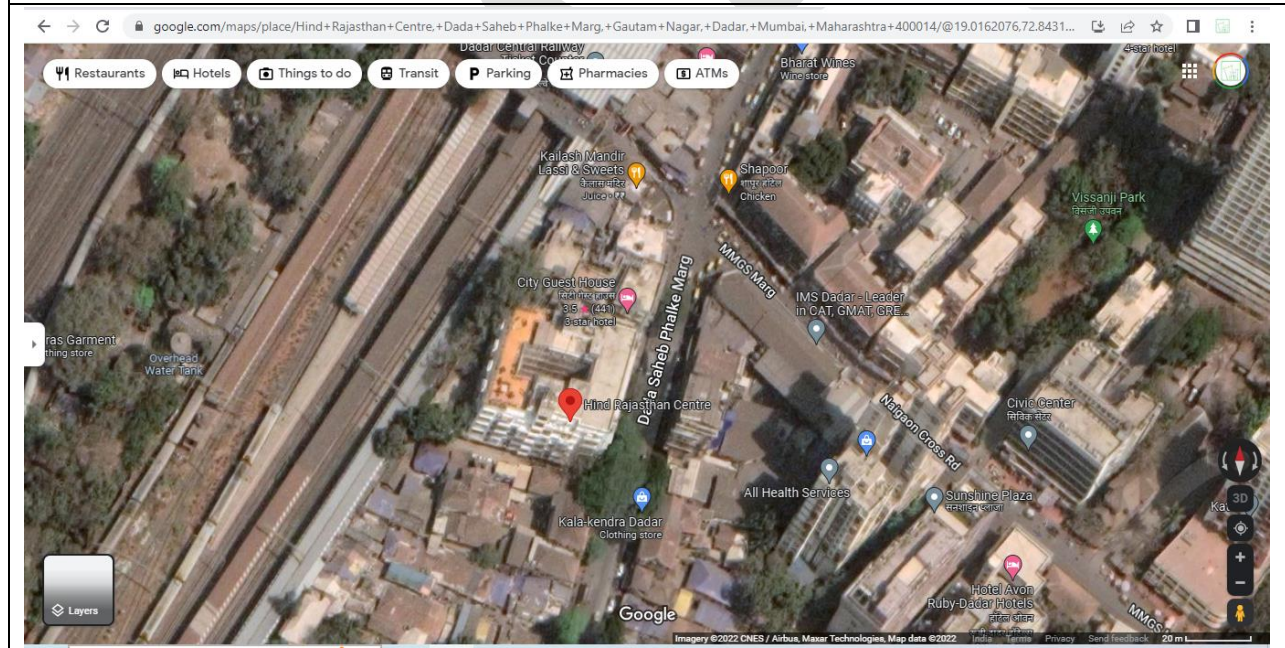
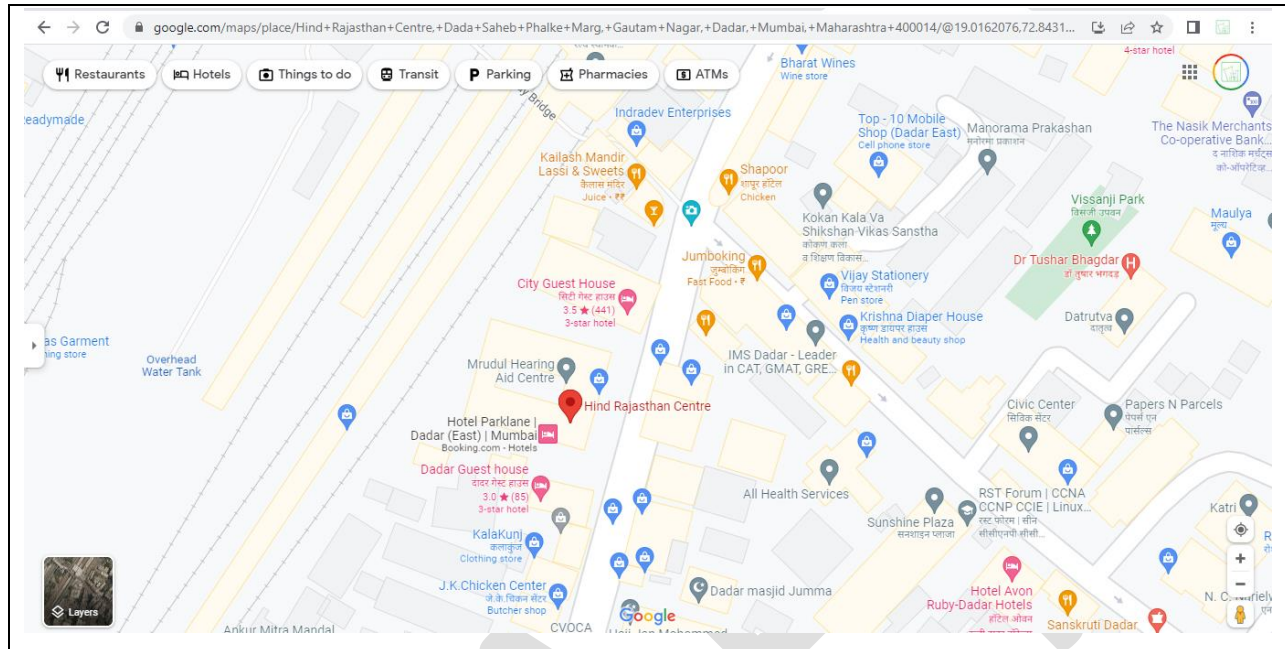
# PROPERTY PHOTOS







# LOCATION MAPS



## Stamp Duty Ready Reckoner for year 2022-2023

← → ↻ e-stampdutyreadyreckoner.com/reckoner/2022/mumbai/mumbai-city/dadar-naigaon

⇌ Compare With Previous Year ↓

DIVISION / VILLAGE : DADAR NAIGAON Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban	Local Body Type	Corporation "+A" Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Ambedkar Road on the East, Jagannath Bhatankar Marg on the South, Central Railway Line on the West, North Boundary of the Division on the North.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
14	14/103	94170	229400	263810	331300	229400
<p>C. S. No. 1/1, 1/4, 1/15, 1/20, 1/61, 1/64, 1/66, 1/77, 1/81, 2/1, 2/4, 2/15, 2/64, 2/76, 2/77, 3/1, 3/8, 3/15, 3/64, 3/76, 3B/76, 3/77, 4/76, 8, 8/26, 9/76, 10/76, 11/76, 12/76, 13/76, 14/76, 15/76, 16, 16/76, 17B/76, 17/76, 17A/76, 17C/76, 18/76, 18A/76, 19/76, 20/76, 21, 24, 25, 39/76, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 63, 64, 65, 66, 67, 68, 69, 69/76, 70, 71, 72, 73, 74, 75, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 99, 100, 101, 102, 715</p>						
⇌ Compare With Previous Year ↓						

DRAFT

## COMPARABLE VALUE

99acres.com/commercial-office-space-in-dadar-west-south-mumbai-ffid

99acres  
REELS REALTY PROPERTY PORTAL

Commercial Buy ▾ Dadar (West) X Add more

Co-working office space X

Hide already seen


Type of property Clear ^

- Ready to move offices
- Bare shell offices
- + Shops & Retail
- + Commercial/Institutional Land
- + Agricultural/Farm Land
- + 7 more

Investment Options **NEW** Clear ^

- + Pre-leased Spaces

Budget



Bare shell Office Space for sale in Dadar (West)

49 Places nearby 2 Religious Places 2 ATMs 25 Hospitals


₹ 7.6 Cr 1,550 sq.ft. ₹ 49,052/sq.ft. (144 sq.m.) Super built-up Area

Commercial office space in India's highest commercial floors. In ... more

BARE SHELL OFFICE SPACE

View Phone Number Contact Dealer

Posted on 08th Oct, 2022 by Dealer  
Shree Bramha Real Estates



Bare shell Office Space for sale in Dadar (West)

49 Places nearby 2 Religious Places 2 ATMs 25 Hospitals


₹ 5 Cr 1,550 sq.ft. ₹ 32,258/sq.ft. (144 sq.m.) Super built-up Area

✓ Dadar West Within 250m ✓ Power Back-Up

2 mins walking distance from dadar railway station on tulsipipe ... more

Com... ▾ Dadar W... Add More

Top Localities ▾ Office Space Office Space Budget ▾ Seat(s) ▾ 2 Office Specifications ▾



ONLY ON MAGICBRICKS

Office Space for Sale in Sunshine Tower Dadar West

Office Complex: Sunshine Tower

CARPET AREA 150 sqft	STATUS Ready to Move	FACING East
WASHROOM 2	PANTRY Dry Pantry/Cafeteria	FLOOR 9 out of 40


Owner: SanDEEP BHORE

Building had got OC from BMC Situated in the commercial h... [Read more](#)

₹ 85 Lac  
₹ 35,477 per sqft

Contact Owner

Get Phone No.




Industrial Shed

Vasai East, Mumbai

Ready to Move

₹ 50 Lac

Owner Shubham



ONLY ON MAGICBRICKS

Office Space for Sale Shivaji Park

CARPET AREA 200 sqft	STATUS Ready to Move	FACING East
WASHROOM 1	FLOOR Ground out of 1	FURNISHING STATUS Bareshell


Owner: Milind Nirkhe

Business cum office space is available for sale on a good deal L... [Read more](#)

₹ 120 Cr  
₹ 60,000 per sqft

Contact Owner

Get Phone No.



Office Space

Goregaon West, Mumbai

nobroker.in/property/commercial/buy/office-space-in-dadar-mumbai/8a9fb6827a99a2f017a99d47fb11cdf/detail

**NOBROKER** My Bookings Pay Rent Post Your Property Sign Up Login Menu

**Office Space In Dadar, Mumbai For Sale**  
Lokmanya Tilak Colony, Dadar railway station

₹ 1 Crore  
30,875 / Sq.Ft

₹ 75,093/Month  
Estimated EMI

326 Sq.Ft  
Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Dadar / Property Details

Photos Location

Office Space  
Property Type

Public  
Parking

Freehold  
Ownership Type

Ground Floor  
Of Total 7 Floors

Unfurnished  
Furnishing

More Than 10 Year  
Age of Property

Jul 11, 2022  
Posted On

Immediately  
Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Peninsula Business Park Big Bazaar INOX Nakhatra Mall Plaza Cinema Tata Memorial Hospital

NoBroker Services

Activity On This Property

14:45

99acres.com/ready-to-move-office-space-for-sale-in-dadar-east-south-mumbai-225-sq-ft-sp1d-Q65350270

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

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Dadar (East) Posted on Oct 17, 2022 Ready to move

₹ 1.35 Cr @ 60,000 per sq.ft.  
Estimated EMI ₹ 1,07,825

Ready to move office space for sale  
in Broadway shopping centre , Dadar (East), South Mumbai, Mumbai

REERA STATUS NOT AVAILABLE Website: https://maharera.t.mahaonline.gov.in

Overview Dealer Details Recommendations Articles

Property (3)

Number of seats  
6 seats

Carpet Area  
225 sq.ft.  
(20.9 sq.m.)

Area spread over  
1 floor (Ground / 3 floors building)

Meeting rooms & cabins  
1 meeting room and 2 cabins available

Places nearby