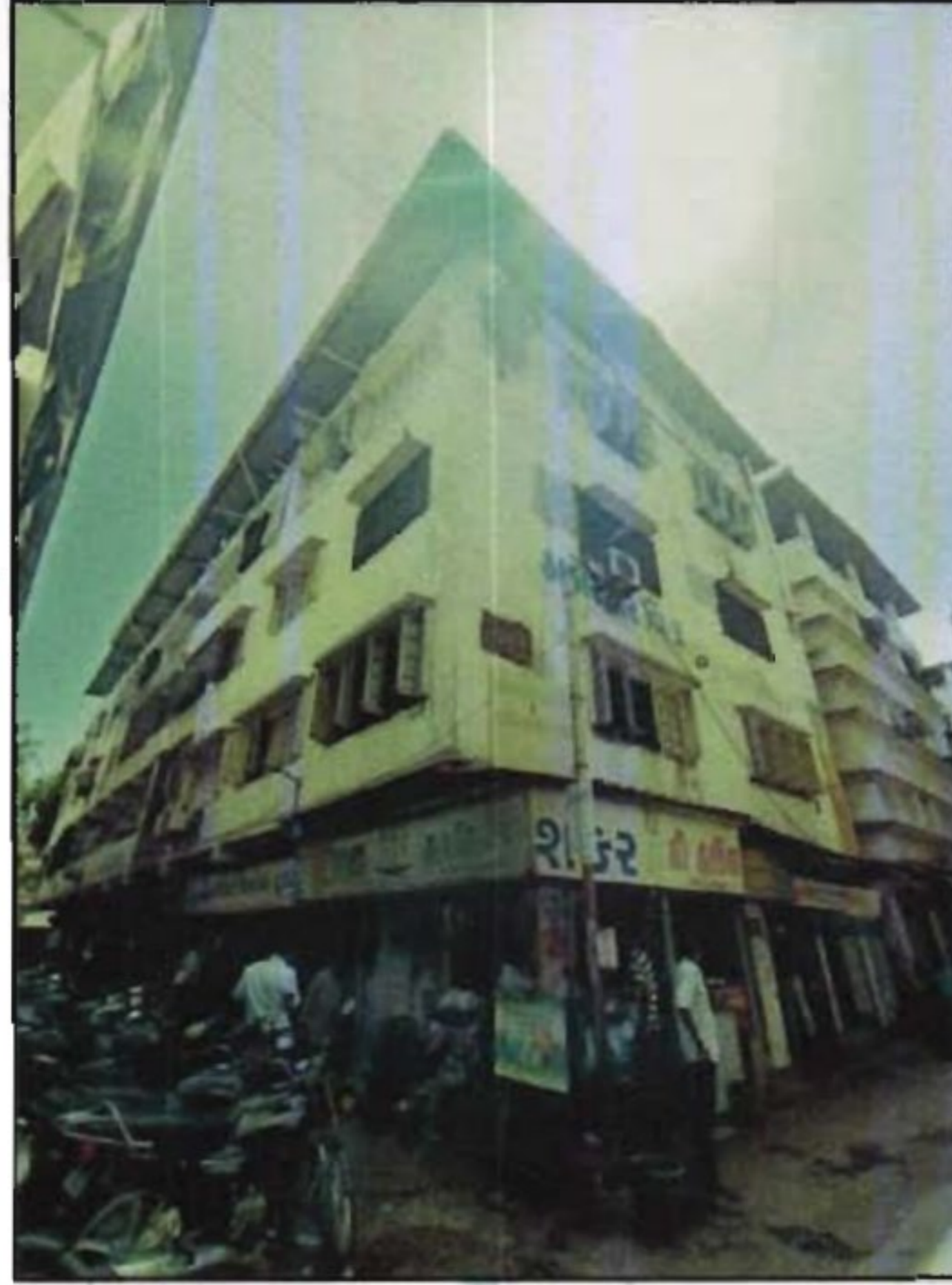


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Harshalbhai Kanjibhai Patel**

Residential Flat Nos. 201 to 205, 2nd Floor, Building No. 3, "**Thakordhwar Apartment**", Katargam Road, Behind SMC North Zona Office, Katargam, Surat - 395004, State - Gujarat, Country – India.

Latitude Longitude: 21°12'48.0"N 72°49'46.7"E

Think. Valuation Done for: Create

State Bank of India

Bharat Diamond Branch

Tower D – 3, Ground Floor, Bharat Diamond Bourse, 'G' Block, Bandra Kurla Complex, Mumbai – 400 051, State – Maharashtra, Country – India.

Vastukala Consultants (I) Pvt. Ltd.

Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune

Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik

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An ISO 9001:2015 Certified Company





VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat Nos. 201 to 205, 2nd Floor, Building No. 3, "Thakordhwar Apartment", Katargam Road, Behind SMC North Zona Office, Katargam, Surat - 395004, State - Gujarat, Country – India belongs to Mr. Harshalbhai Kanjibhai Patel.

Boundaries of the property.

- North : Internal Road
South : Open Plot
East : Building No. 2
West : Building No. 4

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 ₹ 93,57,090.00 (Rupees Ninety Three Lakh Fifty Seven Thousand Ninety 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.

MANOJ BABURAO CHALIKWAR

Director

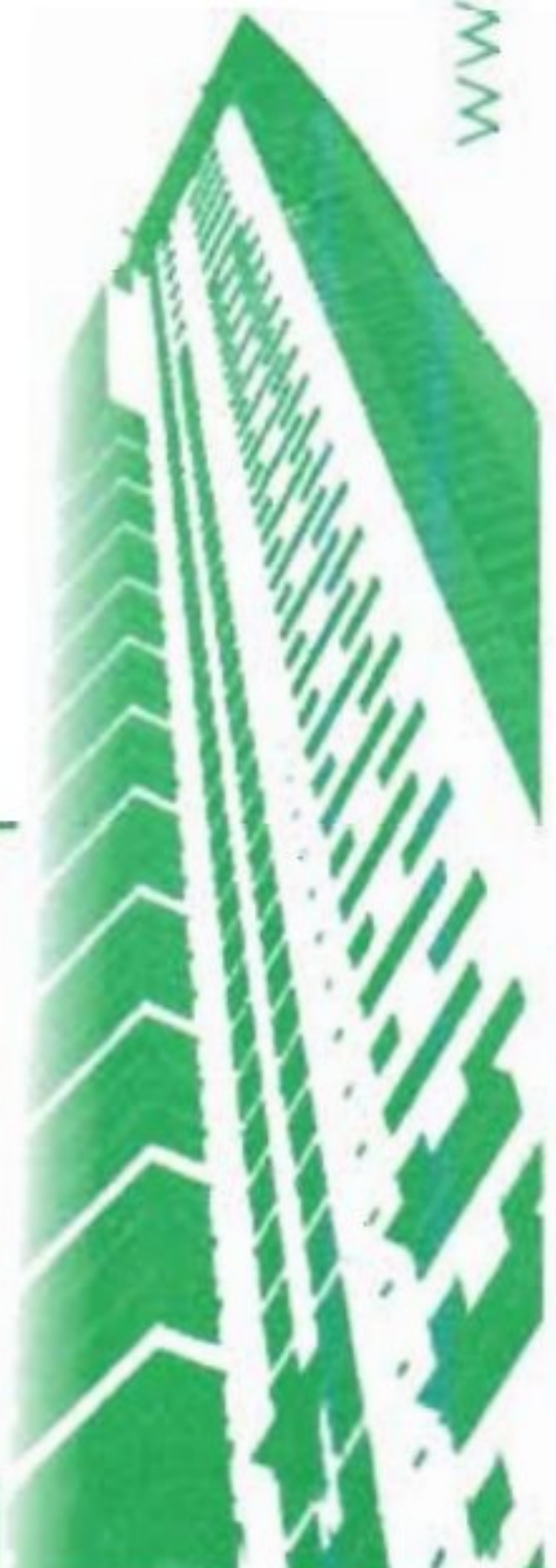
Digitally signed by MANOJ BABURAO CHALIKWAR... Date: 2022.06.13 09:40:57 +05'30'

Auth. Sign.



Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI / RV / 07/2018/10366
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.

Table with 4 columns: Mumbai, Delhi NCR, Nanded, Aurangabad. Each column contains address and contact information for the respective office.



Vastukala Consultants (I) Pvt. Ltd.

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

To,
The Branch Manager,
State Bank of India
Bharat Diamond Branch
 Tower D – 3, Ground Floor,
 Bharat Diamond Bourse, 'G' Block,
 Bandra Kurla Complex, Mumbai – 400 051,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Realizable Value for releasing the property already mortgaged with the Bank.
2.	a) Date of inspection	: 05.05.2022
	b) Date on which the valuation is made	: 11.06.2022
3.	List of documents produced for perusal	:
	1. Copy of Agreement for Sale dated 09.03.2007 for Each Flat. 2. Copy of Report of Investigation of Title vide Ref. No. PC / SBI / Diamond Br. / LSR – 184 / 21 dated 15.09.2021 issued by Padiyar & Co., Advocates & Legal Consultants for Flat No. 201. 3. Copy of Report of Investigation of Title vide Ref. No. PC / SBI / Diamond Br. / LSR – 185 / 21 dated 15.09.2021 issued by Padiyar & Co., Advocates & Legal Consultants for Flat No. 202. 4. Copy of Report of Investigation of Title vide Ref. No. PC / SBI / Diamond Br. / LSR – 186 / 21 dated 15.09.2021 issued by Padiyar & Co., Advocates & Legal Consultants for Flat No. 203. 5. Copy of Report of Investigation of Title vide Ref. No. PC / SBI / Diamond Br. / LSR – 187 / 21 dated 15.09.2021 issued by Padiyar & Co., Advocates & Legal Consultants for Flat No. 204. 6. Copy of Report of Investigation of Title vide Ref. No. PC / SBI / Diamond Br. / LSR – 188 / 21 dated 15.09.2021 issued by Padiyar & Co., Advocates & Legal Consultants for Flat No. 205. 7. Copy of Property Tax Bill No. 215460 dated 09.08.2021 in the name of Mr. Harshalbhai Kanjibhai Patel issued by Surat Municipal Corporation for Flat No. 201 to 205. 8. Copy of Property Tax Receipt No. 400 / 73 dated 13.05.2021 in the name of Mr. Harshalbhai Kanjibhai Patel issued by Surat Municipal Corporation for Flat No. 201 to 205. 9. Copy of Previous Valuation Report dated 26.08.2017 issued by Ajit B. Gohil, Surat. 10. Copy of Electricity Bill Customer ID – 500302527 dated 29.04.2022 in the name of Bhagvanbhai Govindbhai issued by Torrent Power for Flat No. 201. 11. Copy of Electricity Bill Customer ID – 500302528 dated 29.04.2022 in the name of Rambhai Govindbhai issued by Torrent Power for Flat No. 202. 12. Copy of Electricity Bill Customer ID – 500302529 dated 29.04.2022 in the name of Neelaben B. Patel issued by Torrent Power for Flat No. 203. 13. Copy of Electricity Bill Customer ID – 500302530 dated 29.04.2022 in the name of Dhara M. Patel issued by Torrent Power for Flat No. 204. 14. Copy of Electricity Bill Customer ID – 500302531 dated 29.04.2022 in the name of Sudhaben V. Patel issued by Torrent Power for Flat No. 205.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Mr. Harshalbhai Kanjibhai Patel Address: Residential Flat Nos. 201 to 205, 2 nd Floor, Building No. 3, "Thakordhwar Apartment", Katargam Road, Behind SMC North Zona Office, Katargam, Surat - 395004, State - Gujarat, Country - India.



		Contact Person: Mr. Darshanbhai (Employee of Company) Contact No.: 9979115210 Sole Ownership	
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat located on 2 nd Floor. As per site inspection, Flat Nos. 201 to 209 are internally amalgamated to form a single flat having separate entrance door & It is used as commercial purpose of diamond factory. As per bank request we have done the valuation of Flat No. 201 to 205 only. The composition of amalgamated Flat Nos. 201 to 209 is Working Area + Cabin + Toilet. The property is at 2.7 Km. travelling distance from Surat railway station.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 445 (Pt) TP No. 3, Final Plot No. 416 of Village – Katargam
	b) Door No.	:	Residential Flat Nos. 201 to 205
	c) C.T.S. No. / Village	:	Village – Katargam
	d) Ward / Taluka	:	Taluka – Surat
	e) Mandal / District	:	District – Surat
	f) Date of issue and validity of layout of approved map / plan	:	Copy of approved plan were not provided and not verified.
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat Nos. 201 to 205, 2 nd Floor, Building No. 3, “Thakordhwar Apartment”, Katargam Road, Behind SMC North Zona Office, Katargam, Surat - 395004, State - Gujarat, Country – India.
8.	City / Town	:	Katargam, Surat
	Residential area	:	Yes
	Commercial area	:	No
	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	:	Village- Katargam Surat Municipal Corporation
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
	North		Internal Road
	South		Open Plot
			As per Document
			Common Passage
			Final Plot No. 392 to 415



	East		Building No. 2	Building No. 2														
	West		Building No. 4	Building No. 4														
13	Dimensions of the site		N. A. as property under consideration is residential flat in a building.															
			A As per the Deed	B Actuals														
	North	:	-	-														
	South	:	-	-														
	East	:	-	-														
	West	:	-	-														
14.	Extent of the site	:	Area as per Agreement for Sale are as under : <table border="1"> <thead> <tr> <th>Flat No.</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>201</td> <td>426.00</td> </tr> <tr> <td>202</td> <td>426.00</td> </tr> <tr> <td>203</td> <td>426.00</td> </tr> <tr> <td>204</td> <td>426.00</td> </tr> <tr> <td>205</td> <td>426.00</td> </tr> <tr> <td>Total Carpet Area</td> <td>2,130.00</td> </tr> </tbody> </table> <p>Built Up Area in Sq. Ft. = 2,556.00 (Total Carpet + 20%)</p>		Flat No.	Carpet Area in Sq. Ft.	201	426.00	202	426.00	203	426.00	204	426.00	205	426.00	Total Carpet Area	2,130.00
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205	426.00																	
Total Carpet Area	2,130.00																	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	21°12'48.0"N 72°49'46.7"E															
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Area as per Agreement for Sale are as under : <table border="1"> <thead> <tr> <th>Flat No.</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>201</td> <td>426.00</td> </tr> <tr> <td>202</td> <td>426.00</td> </tr> <tr> <td>203</td> <td>426.00</td> </tr> <tr> <td>204</td> <td>426.00</td> </tr> <tr> <td>205</td> <td>426.00</td> </tr> <tr> <td>Total Carpet Area</td> <td>2,130.00</td> </tr> </tbody> </table>		Flat No.	Carpet Area in Sq. Ft.	201	426.00	202	426.00	203	426.00	204	426.00	205	426.00	Total Carpet Area	2,130.00
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Total Carpet Area	2,130.00																	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	In possession of Bhanu Gems – At the time of site inspection.															
II	APARTMENT BUILDING																	
1.	Nature of the Apartment	:	Residential used as Commercial															
2.	Location	:	Think.Innovate.Create															
	C.T.S. No.	:	Survey No. 445 (Pt) TP No. 3, Final Plot No. 416 of Village – Katargam															
	Block No.	:	-															
	Ward No.	:	-															
	Village / Municipality / Corporation	:	Village – Katargam Surat Municipal Corporation															
	Door No., Street or Road (Pin Code)	:	Residential Flat Nos. 201 to 205, 2 nd Floor, Building No. 3, "Thakordhwar Apartment", Katargam Road, Behind SMC North Zona Office, Katargam, Surat - 395004, State - Gujarat, Country – India.															
3.	Description of the locality Residential / Commercial / Mixed	:	Residential used as Commercial Purpose															
4.	Year of Construction	:	1995 (As per Property Tax Bill)															
5.	Number of Floors	:	Ground + 3 Upper Floors															

6.	Type of Structure	:	R.C.C Framed Structure
7.	Number of Dwelling units in the building	:	9 Flats on 2 nd Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	FLAT														
1	The floor in which the Flat is situated	:	2 nd Floor												
2	Door No. of the Flat	:	Residential Flat Nos. 201 to 205												
3	Specifications of the Flat	:													
	Roof	:	R.C.C. Slab												
	Flooring	:	Kota flooring												
	Doors	:	Teak wood door frame with solid flush door												
	Windows	:	Aluminum sliding windows												
	Fittings	:	Concealed plumbing with C.P. fittings & Concealed Electrical Wiring												
	Finishing	:	Cement Plastering												
4	House Tax	:													
	Assessment No.	:	Property Tax Receipt No. 400 / 73												
	Tax paid in the name of:	:	Mr. Harshalbhai Kanjibhai Patel												
	Tax amount:	:	₹ 23,903.00												
5	Electricity Service connection No.:	:	<table border="1"> <thead> <tr> <th>Flat No.</th> <th>Electricity Bill Customer ID</th> </tr> </thead> <tbody> <tr> <td>201</td> <td>500302527</td> </tr> <tr> <td>202</td> <td>500302528</td> </tr> <tr> <td>203</td> <td>500302529</td> </tr> <tr> <td>204</td> <td>500302530</td> </tr> <tr> <td>205</td> <td>500302531</td> </tr> </tbody> </table>	Flat No.	Electricity Bill Customer ID	201	500302527	202	500302528	203	500302529	204	500302530	205	500302531
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205	500302531														
	Meter Card is in the name of:	:	Bhagvanbhai Govindbhai - Flat No. 201 Rambhai Govindbhai - Flat No. 202 Neelaben B. Patel - Flat No. 203 Dhara M. Patel - Flat No. 204 Sudhaben V. Patel - Flat No. 205												
6	How is the maintenance of the Flat?	:	Good												
7	Sale Deed executed in the name of	:	Mr. Harshalbhai Kanjibhai Patel												
8	What is the undivided area of land as per Sale Deed?	:	Details not available												
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 2,556.00												

			(Total Carpet + 20%)														
10	What is the floor space index (app.)	:	As per SMC norms														
11	What is the Carpet Area of the Flat?	:	Area as per Agreement for Sale are as under :														
			<table border="1"> <thead> <tr> <th>Flat No.</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>201</td> <td>426.00</td> </tr> <tr> <td>202</td> <td>426.00</td> </tr> <tr> <td>203</td> <td>426.00</td> </tr> <tr> <td>204</td> <td>426.00</td> </tr> <tr> <td>205</td> <td>426.00</td> </tr> <tr> <td>Total Carpet Area</td> <td>2,130.00</td> </tr> </tbody> </table>	Flat No.	Carpet Area in Sq. Ft.	201	426.00	202	426.00	203	426.00	204	426.00	205	426.00	Total Carpet Area	2,130.00
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Total Carpet Area	2,130.00																
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class														
13	Is it being used for Residential or Commercial purpose?	:	Residential used as commercial purpose														
14	Is it Owner-occupied or let out?	:	In possession of Bhanu Gems – At the time of site inspection.														
15	If rented, what is the monthly rent?	:	₹ 31,000.00 Expected rental income per month														
IV	MARKETABILITY	:															
1	How is the marketability?	:	Good														
2	What are the factors 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 Flat 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)	:	₹ 4,000.00 to ₹ 6,000.00 per Sq ft. on Carpet Area Details of recent sale instances are not available in that areas. Details of online listings are attached with the report.														
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 5,000.00 per Sq. Ft.														
3	Break – up for the rate	:															
	I. Building + Services	:	₹ 1,500.00 per Sq. Ft.														
	II. Land + others	:	₹ 3,500.00 per Sq. Ft.														
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 28,575.00 per Sq. M. i.e. ₹ 2,655.00 per Sq. Ft.														
	Guideline rate (After Depreciation)	:	₹ 25,433.00 per Sq. M. i.e. ₹ 2,363.00 per Sq. Ft.														
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. 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.														

VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of Flat with Services (v(3)i)	:
	Age of the building	:
	Life of the building estimated	:
	Depreciation percentage assuming the salvage value as 10%	:
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	:
	Rate for Land & other V (3) ii	:
	Total Composite Rate	:
<p>Remarks:</p> <ol style="list-style-type: none"> As per site inspection, Flat Nos. 201 to 209 are internally amalgamated to form a single flat having separate entrance door & It is used as commercial purpose of diamond factory. As per bank request we have done the valuation of Flat No. 201 to 205 only. For the purpose of valuation, we have considered the area as per agreement. Flat No. is not mentioned on main entrance door. Name plate "Bhanu Gems" is mentioned on the main entrance door. Society common name board not found. 		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	2,130.00 Sq. Ft.	4,393.00	93,57,090.00
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			
Total value of the property				93,57,090.00
Realizable Value of the property				84,21,381.00
Distress Value of the property				74,85,672.00
Insurable value of the property (2,556.00 X 1,500.00)				38,34,000.00
Guideline value of the property (2,556.00 X 2,363.00)				60,39,828.00

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 Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, 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 ₹ 4,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area in Sq. Ft. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 4,393.00 per Sq. Ft. for valuation.

Impending threat of acquisition by government for road widening / public service purposes, submerging & 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 1.9 Km. from Sea Coast / tidal level.
i) Saleability	Normal
ii) Likely rental values in future in	₹ 31,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

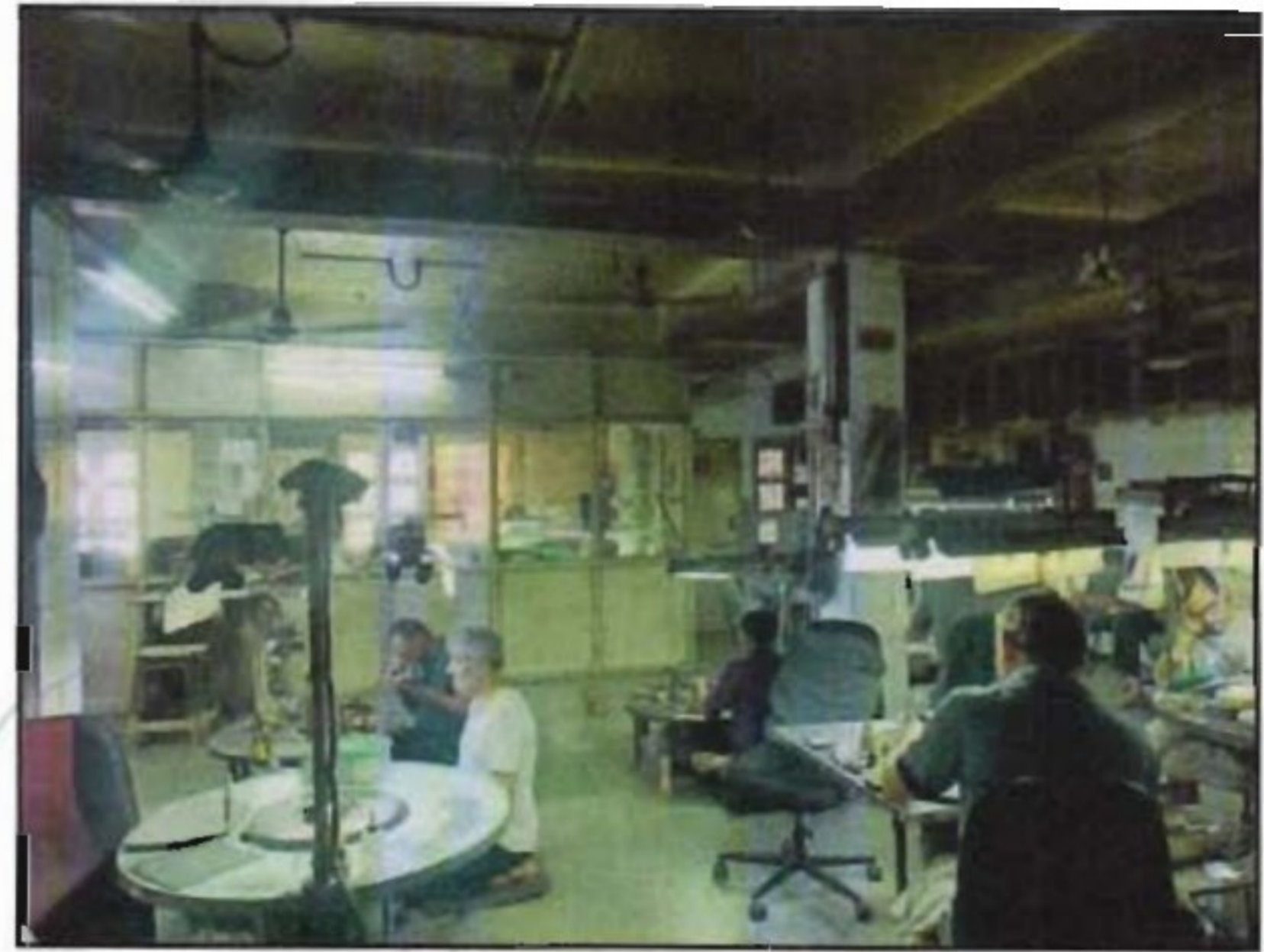


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www.vastukala.org



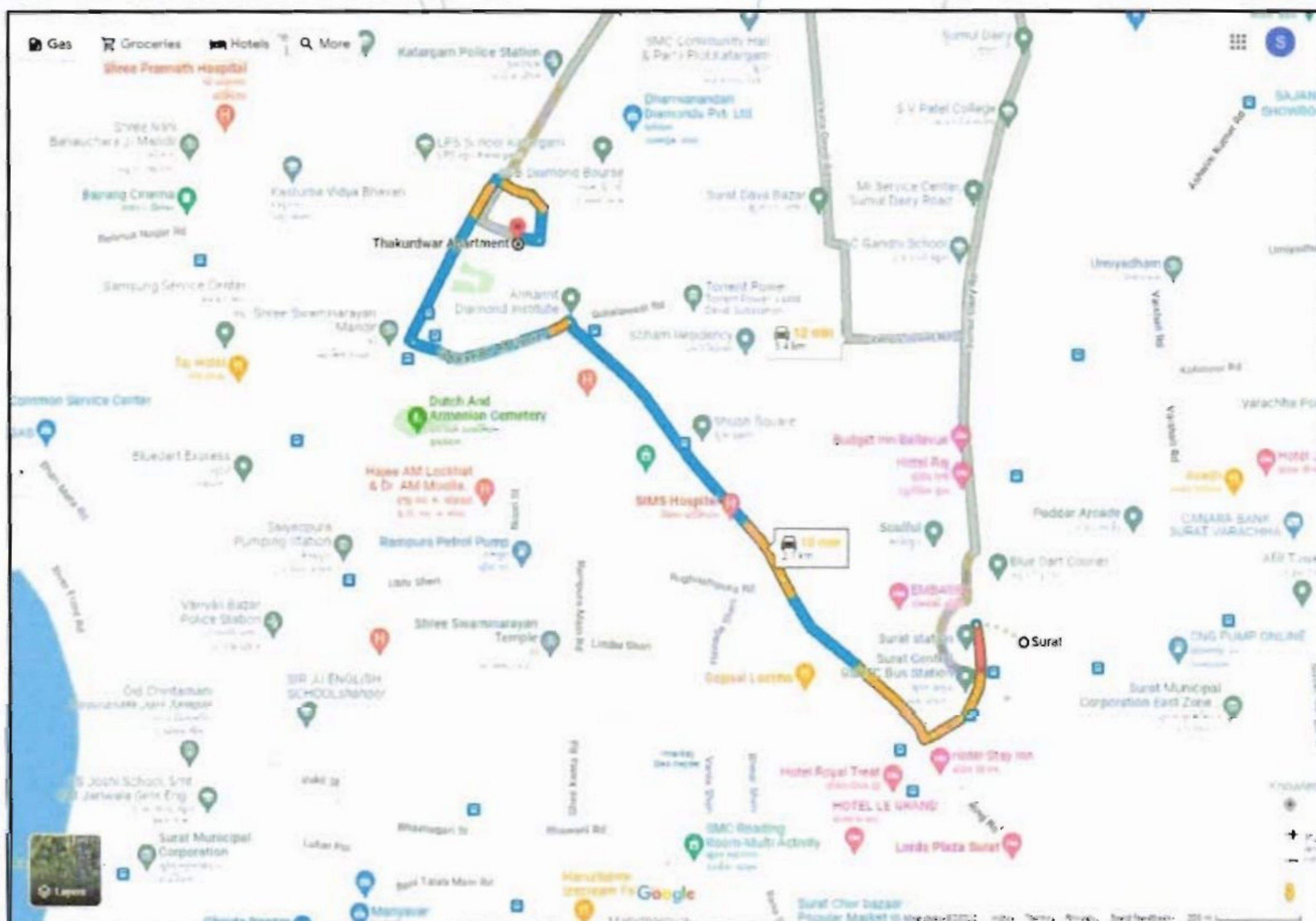
Actual Site Photographs



Actual Site Photographs



Route Map of the property



Latitude Longitude: 21°12'48.0"N 72°49'46.7"E

Note: The Blue line shows the route to site from nearest railway station (Surat – 2.7 M.)

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



Ready Reckoner Rate

સુપ્રિટેન્ડન્ટ ઓફ સ્ટેમ્પસ, ગાંધીનગર, ગુજરાત રાજ્ય
 Superintendent of Stamps, Gandhinagar, Gujarat State
 Government of Gujarat

Jantri Rate
MarketValue

View Jantri Rate

District	SURAT	Taluka	SURAT_CITY
Village	KATARGAM		
Type	T.P./F.P.		
Survey No. / Extension	416		

Show Jantri

TP No	વેલ્યુઝીન	F.P No	Extension	ખુલ્લા પ્લોટની ભાવ	રહેણાંક ફ્લેટ એપાર્ટમેન્ટ	ઓફિસ કુકન	ખુલ્લા પ્લોટની ભાવ ઓધોગિક	પ્રેતી પીચત	પ્રેતી બીન પીચત	
TPS-03	30/6	416		18100	23150	28575	32725	18100	0	0



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Price Indicators

99acres
Commercial Buy
Near Me

Home > Office space for sale in SBI Bharat Diamond Branch / Mr. Harshalbhai Kanjibhai Patel (24364/41038) > Office space for sale in SBI Bharat Diamond Branch / Mr. Harshalbhai Kanjibhai Patel (24364/41038)

Posted on May 30, 2022

₹35 Lac at ₹115 per sq.ft.

Estimated EMI: ₹27,955

REBA STATUS NOT AVAILABLE Website: <https://pune.gov.in/>

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

Ready to move office space for sale

Number of seats: **30 seats**

Carpet Area: **425 sq.ft.** (39.58 sq.m.)


Super Builtup Area: **700 sq.ft.** (65.03 sq.m.)

Area spread over: **1 floor (Ground / 4 floors building)**

Meeting rooms & cabins: **1 meeting room and 1 cabin available**

Washrooms: **2 washrooms available (1 private, 1 shared)**

Property (1)



Photos (1/7)

Why should you consider this property?

Close to Metro Station Close to School Close to Hospital Close to Market

Transaction Type: **Resale**

Property Ownership: **Freehold**

Property Code: **M62955772**
www.99acres.com/M62955772

Property facilities

99acres
Commercial Buy
Near Me

Home > Office space for sale in SBI Bharat Diamond Branch / Mr. Harshalbhai Kanjibhai Patel (24364/41038) > Office space for sale in SBI Bharat Diamond Branch / Mr. Harshalbhai Kanjibhai Patel (24364/41038)

Posted on Mar 11, 2022

₹55 Lac at ₹7,533 per sq.ft.

Estimated EMI: ₹43,329

REBA STATUS NOT AVAILABLE Website: <https://pune.gov.in/>

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

Ready to move office space for sale

Number of seats: **20 seats**


Carpet Area: **750 sq.ft.** (69.68 sq.m.)

Area spread over: **1 floor (2nd / 4 floors building)**

Meeting rooms & cabins: **1 meeting room and 2 cabins available**

Washrooms: **1 washrooms available (1 private, 1 shared)**

Property (2)



Photos (1/2)

Why should you consider this property?

Close to Hospital Close to Market Close to Railway Station

Transaction Type: **Resale**

Property Ownership: **Freehold**

Property Code: **B61563708**
www.99acres.com/B61563708

Property facilities



Price Indicators

99acres
Commercial Buy
Enter Locality / Project / Society / Landmark
Near Me


₹37.8 Lac (₹10,517 per sq ft) Ready to move office space for sale

Estimated EM: ₹ 38,191

REGA STATUS: NOT AVAILABLE Website: <https://pune.pune.gov.in/>

[Overview](#) [Dealer Details](#)

Property (9)



Photos (1/8)

- Number of seats:** 0 seat
- Upper Built-up Area:** 940 sq ft (86.84 sq m)
- Car parking:** 1 private parking spots in basement
- Washrooms:** 1 private washroom available

- Carpet Area:** 580 sq ft (53.88 sq m)
- Floor level:** 1 floor (5th / 10 floors building)
- Meeting rooms & cabins:** 1 meeting room and 19 cabins available

Property Ownership: Co-operative S... **Property Code:** F60086878

Property facilities: Reception area, Conference room, Furnished, Fire extinguisher, No Central Air Conditioning, No Dryer

99acres
Commercial Buy
Enter Locality / Project / Society / Landmark
Near Me


₹70 Lac (₹1,000 per sq ft) Ready to move office space for sale

Estimated EM: ₹ 55,909

REGA STATUS: NOT AVAILABLE Website: <https://pune.pune.gov.in/>

[Overview](#) [Dealer Details](#) [Recommendations](#)

Property (12)



Photos (1/12) Floor Plan (1)

- Number of seats:** 0 seat
- Upper Built-up Area:** 1,415 sq ft (131.48 sq m)
- Car parking:** 1 private parking spots outside the building
- Washrooms:** 1 private washroom available

- Carpet Area:** 1,000 sq ft (92.9 sq m)
- Floor level:** 1 floor (2nd / 6 floors building)
- Meeting rooms & cabins:** 4 cabins available

Property Ownership: Co-operative S... **Property Code:** F61332846

Property facilities: Reception area, Conference room, Fire extinguisher, Not Furnished, No Central Air Conditioning, No Dryer

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



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.



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As a result of my appraisal and analysis, it is my considered opinion that the above property in the prevailing condition with aforesaid specifications is ₹ 93,57,090.00 (Rupees Ninety Three Lakh Fifty Seven Thousand Ninety Only).

Place: Mumbai

Date: 11.06.2022

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=ADMIN,
2.5.4.20=98222b64f6d35d0340c13e26869113490c1d333641333
113279b17a1805512, postalCode=400069, st=Maharashtra,
serialNumber=41a56a56a6b6cc9986c2a5a8f0a3c6d31131bd3e
894e28f2e29a32706230e, cn=MANOJ BABURAO CHALIKWAR
Date: 2022.06.13 09:41:25 +05'30'

Manoj B. Chalikwar



Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

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

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

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

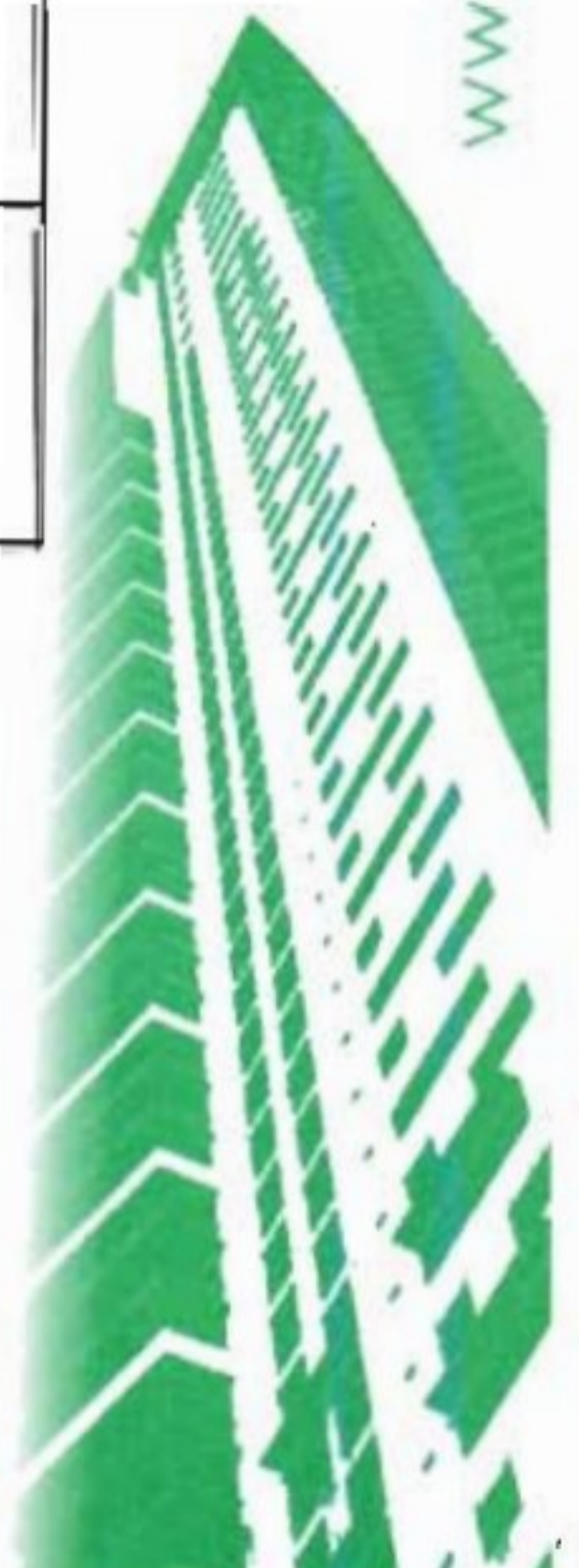
- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 11.06.2022 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. I/ my authorized representative have personally inspected the property on 05.05.2022. 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 the 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;	As per documents, the property under consideration was owned by Mr. Harshalbhai Kanjibhai Patel
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, Bharat Diamond Branch, for releasing the property already mortgaged with the Bank
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Patel – Regd. Valuer Nagin Mokani – 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 - 05.05.2022 Valuation Date – 11.06.2022 Date of Report - 11.06.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 05.05.2022
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, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, 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 **11th June 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 Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 2,130.00** in the name of **Mr. Harshalbhai Kanjibhai Patel**, 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 belongs to **Mr. Harshalbhai Kanjibhai Patel**. 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 Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 2,130.00**

Condition & Repair

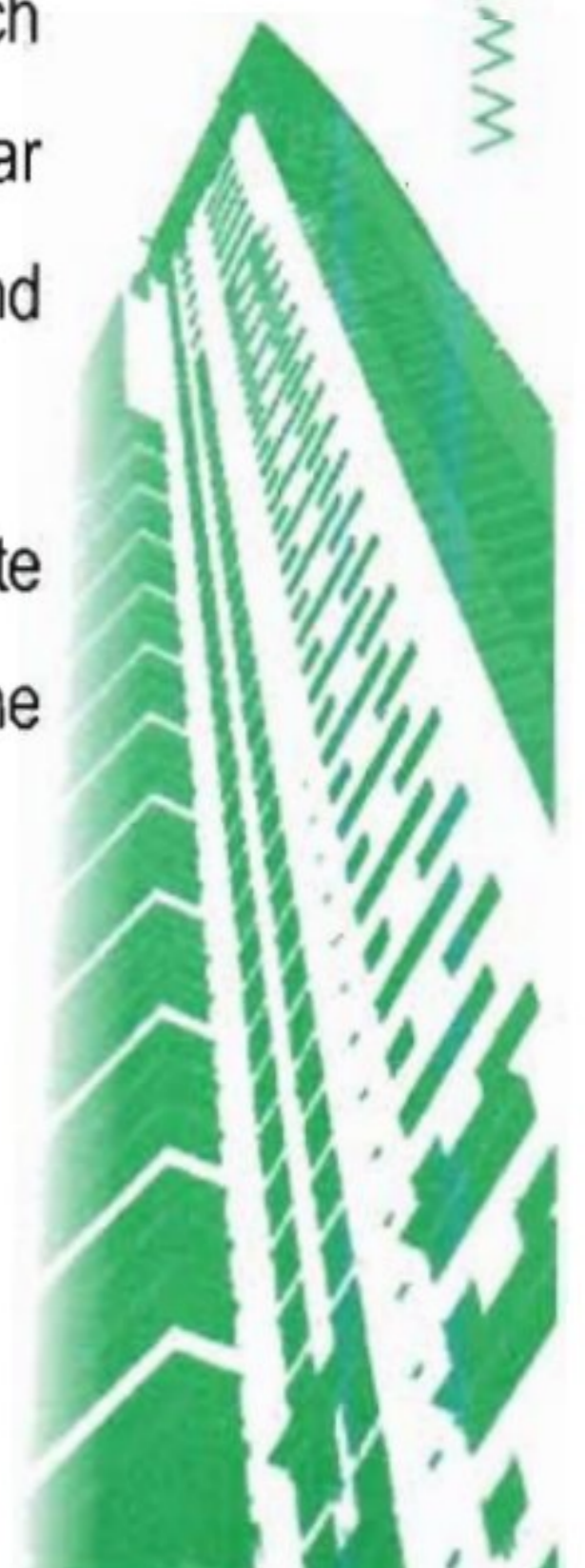
In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural 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 Flat and properties that are typically traded on an Flat 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 Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 2,130.00**

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.



MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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



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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

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.



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess of the property under reference as on **11th June 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 for this particular purpose at **₹ 93,57,090.00 (Rupees Ninety Three Lakh Fifty Seven Thousand Ninety Only)**.

Think.Innovate.Create
For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitaly signed by: MANOJ BABURAO CHALIKWAR
/Rk_cHk_0wP2Tj_KALa_C0N5L6_T8k7j_0 PRIVATE LIMITED.
ru=ADMN.
.2.5.4.30=9822b4c4fad35dc03e0f38e2665915490:3d33d4133
3115279b17a18b5652.postalCode=400060.sp=Maharashtra.
serialNumber=41a5a566ab0cc890562a55a8f0e3cfeb31f31bd2
e394e28f2e29a270625d0c.cn=MANOJ BABURAO CHALIKWAR
Date: 2022.06.18 09:41:34 +05'30'



Auth. Sign.



Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI / RV / 07/2018/10366
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

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