

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Jayesh A. Mehta**

Commercial Office No. 104, 1<sup>st</sup> Floor, "**Arihant Building**", Arihant Office Co-Op. Premises Soc. Ltd.,  
Ahmedabad Street, Sant Tukdoji Maharaj Road, Masjid Bunder (East), Mumbai - 400009,  
State - Maharashtra, Country - India

Longitude Latitude: 18°57'03.1"N 72°50'23.6"E

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**Union Bank of India**

**SAMB Fort Branch**

Bharat House, Ground floor, 104, M. S. Marg, Fort, Mumbai - 400001,  
State - Maharashtra, Country - India.

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Valuation Report Prepared For: Union Bank of India / SAMB Fort / Mr. Jayesh A. Mehta (28068/44528)

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Vastu/Mumbai/12/2022/28068/44528  
29/21-602-VSU  
Date: 29.12.2022

## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 104,1<sup>st</sup> Floor, "Arihant Building", Arihant Office Co-Op. Premises Soc. Ltd., Ahmedabad Street, Sant Tukdoji Maharaj Road, Masjid Bunder (East), Mumbai - 400009, State - Maharashtra, Country - India belongs to **Mr. Jayesh A. Mehta**.

Boundaries of the property.

North : Industrial Gala  
South : Ahmedabad Street  
East : Ashirwad Building  
West : Chawl

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 SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 91,90,295.00 (Rupees Ninety One Lakh Ninety Thousand Two Hundred Ninety Five 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.

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C.M.D.

Auth. Sign

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.



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**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**  
**SAMB Fort Branch**  
 Bharat House, Ground floor,  
 104, M. S. Marg, Fort, Mumbai - 400001,  
 State - Maharashtra, Country - India

**VALUATION REPORT (IN RESPECT OF COMMERCIAL OFFICE)**

I		General	
1.	Purpose for which the valuation is made	:	As per the request from Union Bank of India, SAMB, Fort to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose
2.	a)	Date of inspection	: 07.12.2022
	b)	Date on which the valuation is made	: 29.12.2022
3.	List of documents produced for perusal	:	i) Copy of Agreement for sale date 30.11.2005 ii) Copy of Share Certificate No. 10 iii) Previous Valuation Report dated 03.02.2015 issued by Mahesh Shetty Consultants & Valuer Pvt. Ltd.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>Mr. Jayesh A. Mehta</b>  <b>Address:</b> Commercial Office No. 104, 1st Floor, "Arihant Building", Arihant Office Co-Op. Premises Soc. Ltd., Ahmedabad Street, Sant Tukdoji Maharaj Road, Masjid Bunder (East), Mumbai - 400009, State - Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Raju Korade (Staff) Mr. Ganesh Pawar (Accountant) Contact No. 8108554488  Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Commercial Office No. 104 located on 1 <sup>st</sup> Floor. The composition of office is 2 Cabins. Common toilet is available in the building. Height of office is 8.43 ft. The property is at 300 M. distance from nearest railway station Masjid Bunder.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: -
	b)	Door No.	: Commercial Office No. 104

	c)	C.T.S. No. / Village	:	Plot No. 64
	d)	Ward / Taluka	:	Ward 'B', Princess Dock Division
	e)	Mandal / District	:	Municipal Corporation of Greater Mumbai
	f)	Date of issue and validity of layout of approved map / plan	:	Approved Building 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	:	N.A.
7.		Postal address of the property	:	Commercial Office No. 104,1st Floor, " <b>Arihant Building</b> ", Arihant Office Co-Op. Premises Soc. Ltd., Ahmedabad Street, Rashtra Sant Tukdoji Maharaj Road, Masjid Bunder (East), Mumbai - 400009, State - Maharashtra, Country - India
8.		City / Town	:	Mumbai
		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 - Princess Dock Division Municipal Corporation of Greater Mumbai
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		<b>As per Site</b> <b>As per Documents</b>
		North		Industrial Gala                      Baroda Street
		South		Ahmedabad Street                      Joshi Chambers Building
		East		Ashirwad Building                      Ashirwad Building
		West		Chawl                      Gupta Bhavan Building
13.		Dimensions of the site		N. A. as property under consideration is a Commercial Office in a building.
				<b>A</b> <b>B</b>
				<b>As per the Deed</b> <b>Actuals</b>
		North	:	-                      -
		South	:	-                      -
		East	:	-                      -
		West	:	-                      -
14.		Extent of the site	:	Carpet Area = 364.00 Sq. Ft. (Area as per actual site measurement).

		<b>Built Up Area = 347.00 Sq. Ft. (Area as Agreement For Sale)</b>
14.1	Latitude, Longitude & Co-ordinates of Office	: 18°57'03.1"N 72°50'23.6"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Built Up Area = 347.00 Sq. Ft. (Area as Agreement For Sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Vacant at the time of visit
<b>II</b>	<b>APARTMENT BUILDING</b>	
1.	Nature of the Apartment	: Commercial
2.	Location	: <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">R</span>
	C.T.S. No.	: Plot No. 64
	Block No.	: -
	Ward No.	: 'B' Ward
	Village / Municipality / Corporation	: Village – Princess Dock Division Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	: Commercial Office No. 104, 1 <sup>st</sup> Floor, " <b>Arihant Building</b> ", Arihant Office Co-Op. Premises Soc. Ltd., Ahmedabad Street, Rashtra Sant Tukdoji Maharaj Road, Masjid Bunder (East), Mumbai - 400009, State - Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	: Commercial
4.	Year of Construction	: 1975 (As per Agreement )
5.	Number of Floors	: Basement + Ground + 5 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling Offices in the building	: 13 Offices on 1 <sup>st</sup> Floor
8.	Quality of Construction	: Normal
9.	Appearance of the Building	: Normal
10.	Maintenance of the Building	: Normal
11.	Facilities Available	:
	Lift	: 1 Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Car parking
	Is Compound wall existing?	: No
	Is pavement laid around the building	: No

<b>III</b>	<b>OFFICE</b>	
1	The floor in which the Office is situated	: 1 <sup>st</sup> Floor
2	Door No. of the Office	: Commercial Office No. 104
3	Specifications of the Office	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified flooring
	Doors	: Teak Wood door frames with solid flush doors, Glass door, M. S. Rolling Shutter

	Windows	:	Powder coated Alluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plaster & POP Finishing
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?	:	Normal
7	Sale Deed executed in the name of	:	<b>Mr. Jayesh A. Mehta</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Office?	:	<b>Built Up Area = 347.00 Sq. Ft. (Area as Agreement For Sale)</b>
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the Office?	:	Carpet Area = 364.00 Sq. Ft. (Area as per actual site measurement).
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Vacant at the time of visit
15	If rented, what is the monthly rent?	:	₹ 30,000.00 Expected Monthly Income per Month from the property.
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar 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)	:	₹ 28,000.00 to ₹ 29,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Office under valuation after comparing with the specifications and other factors with the Office under comparison (give details).	:	₹ 28,600.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 25,600.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 1,12,440.00 per Sq. M. i.e. ₹ 18,749.00 per Sq. Ft.

	Guideline rate after Depreciation	:	₹ 1,47,238.00 per Sq. M. i.e. ₹ 13,679.00 per Sq. Ft.
	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 / Rgstin. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Office with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	47 years
	Life of the building estimated	:	13 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	70.50%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 885.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 25,600.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 26,485.00 per Sq. Ft.</b>
	<b>Remarks</b>	:	
	1. At the time of site inspection notice of Inion Bank of India pasted on the main door of the office. 2. Name of Jaydev Steel found against Office No. 104 on society nameboard.		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per Office (₹)	Estimated Value (₹)
1	Present total value of the Office (incl. car parking & interior)	347.00 Sq. Ft.	26,485.00	<b>91,90,295.00</b>
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	<b>Total Value of the Property</b>			<b>91,90,295.00</b>
	<b>The realizable value of the property</b>			<b>78,11,750.00</b>
	<b>Distress value of the property</b>			<b>64,33,206.00</b>
	<b>Insurable value of the property (347.00 Sq. Ft. X 3,000.00)</b>			<b>10,41,000.00</b>
	<b>Guideline value of the property (347.00 Sq. Ft. x 13,679.00)</b>			<b>47,46,613.00</b>

### **Justification for price / rate**

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

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

### **Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial 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 ₹ 28,000.00 to ₹ 29,000.00 per Sq. Ft. on Total Built Up 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 Commercial application in the locality etc. We estimate ₹ 26,485.00 per Sq. Ft. on Built Up Area for valuation after depreciation.

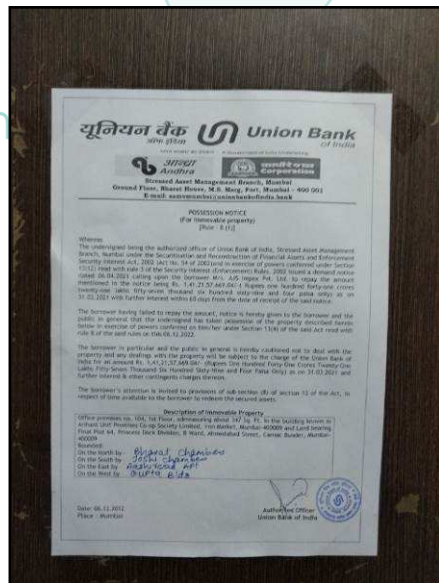
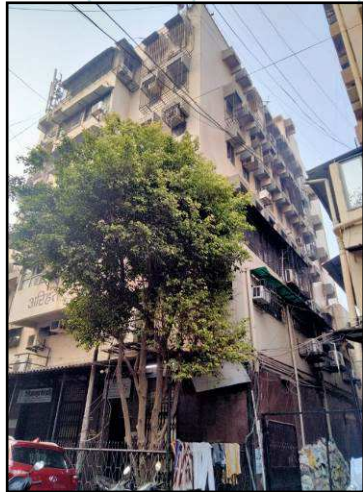
Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Normal
ii) Likely rental values in future in	₹ 30,000.00 Expected Monthly Income per Month from the property.
iii) Any likely income it may generate	Rental Income



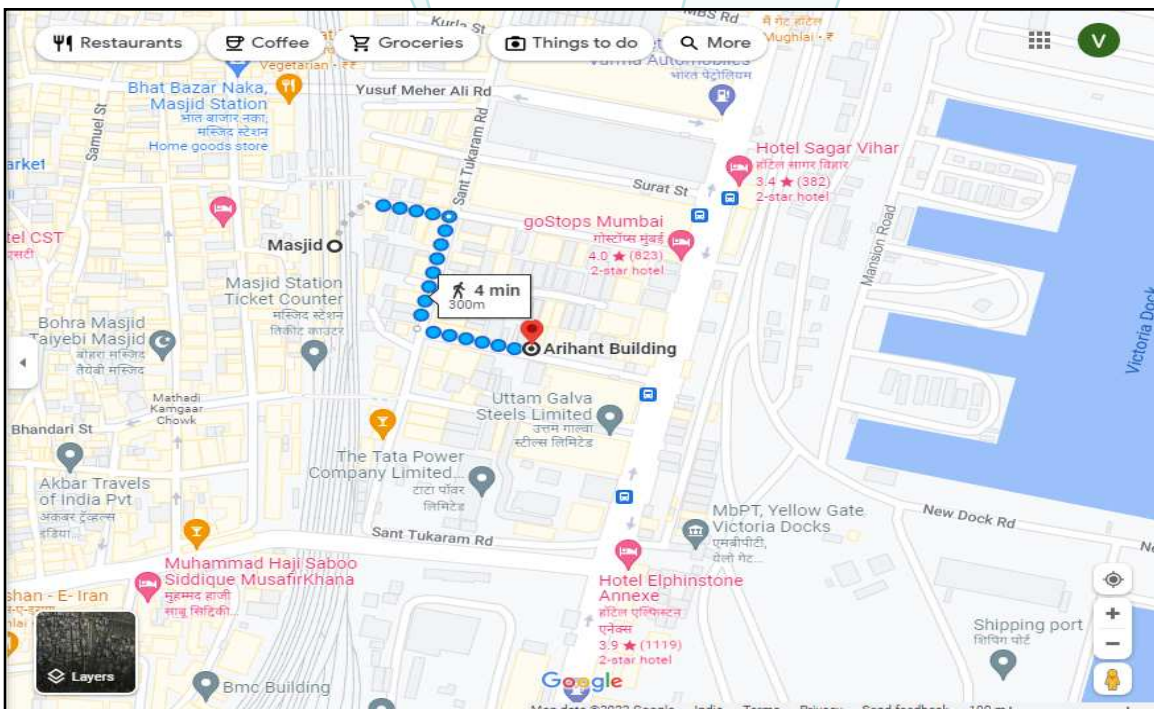
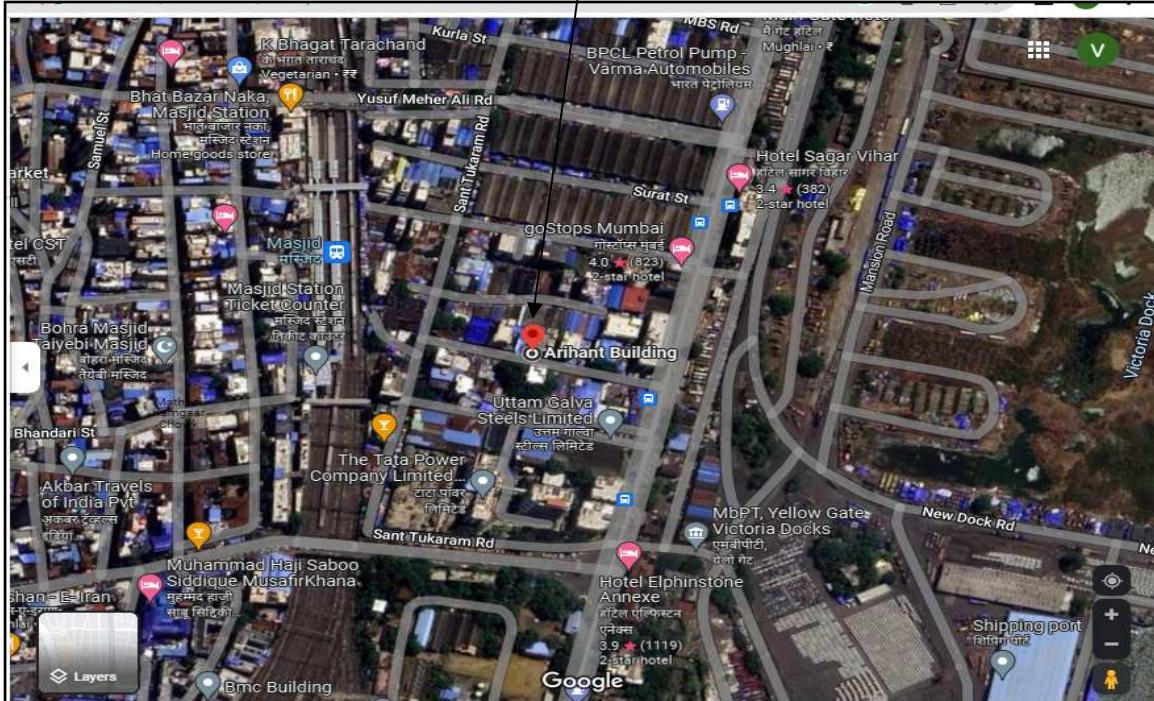
## Actual Site Photographs



## Actual Site Photographs



## Route Map of the property site u/r



**Longitude Latitude: 18°57'03.1"N 72°50'23.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Masjid Budner – 300 M.)

## Ready Reckoner Rate



**Department of Registration & Stamps**  
Government of Maharashtra

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Year

*Annual Statement of Rates*

Language

20222023 ▾

English ▾

Selected District मुंबई(मेन) ▾

Select Village प्रिन्सेस डॉक विव्हीजन ▾

Search By  Survey No  Location

Enter Survey No 64 Search

उपविभाग	बुली चमील	निवासी सदनिका	ऑफिस	एकाने	औद्योगिक	एकक (Rs.)	Attribute
3/35C-भुभाग : मुळ मूल्यदर विभाग क्र. 3/35 (भुभाग) या मधील मुंबई पोर्ट ट्रस्ट यांच्या मालकीच्या मिलकती.	85690	184730	212440	248900	184730		श्रीरस मीटर

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## Price Indicators

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₹55.0 Lac

₹30556/sqft [Apply for loan](#)

Office Space For Sale in **Masjid Bandar, Mumbai**

Furnished

<p style="font-size: 0.8em;">Super Area</p> <p><b>180 sqft ~</b></p> <p>₹30.556/sqft</p>	<p style="font-size: 0.8em;">Carpet Area</p> <p><b>200 sqft ~</b></p> <p>₹27.50/sqft</p>	<p style="font-size: 0.8em;">Units On Floor</p> <p><b>5</b></p>
<p style="font-size: 0.8em;">Pantry</p> <p><b>No Personal Pantry</b></p>	<p style="font-size: 0.8em;">Washroom</p> <p><b>None</b></p>	<p style="font-size: 0.8em;">Facing</p> <p><b>West</b></p>
<p style="font-size: 0.8em;">Lift</p> <p><b>1</b></p>		

Contact Owner
Book Site Visit
Last contact made 27 days ago

**More Details**

Price	₹55 Lac
Booking Amount	₹1.0 Lac
Facilities	Security, Visitor Parking, Waste Disposal, Internet/Wi-Fi Connectivity, DTH Television Facility

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Office Space For Sale in **Masjid Bandar, Mumbai**

Furnished

<p style="font-size: 0.8em;">Super Area</p> <p><b>180 sqft ~</b></p> <p>₹16.667/sqft</p>	<p style="font-size: 0.8em;">Carpet Area</p> <p><b>110 sqft ~</b></p> <p>₹27.27/sqft</p>	<p style="font-size: 0.8em;">Floor</p> <p><b>Ground (Out of 7 Floors)</b></p>
<p style="font-size: 0.8em;">Washroom</p> <p><b>1</b></p>	<p style="font-size: 0.8em;">Overlooking</p> <p><b>Main Road Facing</b></p>	

Contact Owner
Get Phone No.
Last contact made 30 days ago

**More Details**

Price	₹30 Lac
Facilities	Security

## Price Indicators

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OFFICE & RETAIL

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Log

### Office for Sale in Masjid Bunder, Mumbai - 370 sq ft

**INR 1.02 Cr** i

Negotiable

**370 Sq. Ft.**

/ carpet area

#### Property Details

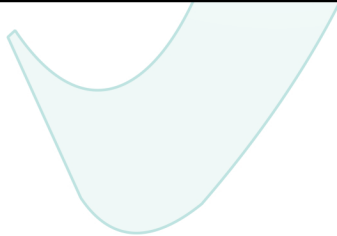
Property Type: <b>Office Spaces</b>	Mezzanine Height: <b>6 feet</b>	Furnishing: <b>Fully</b>
Workstations: <b>15</b>	Cabins: <b>1</b>	Reception: <b>Yes</b>
Washrooms: <b>Shared</b>		

Inquire Now

f
in
t

#### Description

Our favourite thing about this office space in Masjid Bunder is that it is a well-furnished unit with fifteen workstations and one cabin. This office for sale in Mumbai is within five minutes' walking distance from Masjid Bunder railway station. Make sure you inquire now and Jagaha will do the rest.



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## Sales Instance

12/10/22, 11:00 AM	https://sarta.igmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/Index/MTAwOTA%3D/MzE4/MTQVMlVjAyMQ%3D%3D
10090318 10-12-2022	<b>सूची क्र. २</b>
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दुय्यम निबंधक :दु.नि.मुंबई शहर 1 दस्तावेज क्रमांक..10090/2021 नोंदणी: Regn.83m
<b>गाव: प्रिसेस डॉक</b>	
(1)दस्तावेज प्रकार	अॅग्रीमेंट टू सेल
(2)मोबदला	1718000
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	1689871.2
(4) भूमापन ,पोतहिस्ता व घरक्रमांक (असल्यास)	इतर माहिती: ऑफिस प्रिमायसेस नं. 312,3 रा मजला अरिहंत युनिट प्रिमायसेस को.ऑप.सो.लि.अहमदाबाद स्ट्रीट,मुंबई 40009, PUI: BX1407900070000 मुंबई मनपा
(5)क्षेत्रफळ	130चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) सि.के.धवन फॅमेली ट्रस्ट तर्फे ऑंधोराइज सिग्रेटरी मंजुळ किशनलाल धवन - - 53 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं 1703 बसिल मोहन प्राइड, वायले नगर कल्याण पश्चिम, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. 421301 AAATC7782R.
(8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मुस्ताफा शाब्बीर मसालावाला - - 43 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सैफी बुर्हीनी पार्क, ए विंग, रूम नं 502 चमशी भीमजी मार्ग अजीरवाडी, माझगाव मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. 400010 ALIPM3722C
(9)दस्तावेज करून दिल्याचा दिनांक	14/12/2021
(10)दस्त नोंदणी केल्याचा दिनांक	14/12/2021
(11)अनुक्रमांक,खंड व पृष्ठ	10090/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	86000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100

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## Sales Instance

12/10/22, 11:02 AM	https://sarita.lgmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/index/1/ODkxNDUw/MjlnMDEvMjAyMA%3D%3D	
891450	<b>सूची क्र . २</b>	दुय्यम निबंधक .सह दु. नि. मुंबई शहर 3
10-12-2022		दस्तावेज क्रमांक..891/2020
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी: Regn:83m
<b>गाव: प्रिसेस डॉक</b>		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	2100000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	2269152.16	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	सदनिका नं: ऑफिस नं. 517, माळा नं: 5 वा मजला, इमारतीचे नाव: आशिर्वाद बिल्डिंग,आशिर्वाद प्रिमायसेस को ऑप सो लि, ब्लॉक नं: अहमदाबाद स्ट्रीट, रोड नं: कर्णाक बंदर,मुंबई - 400009मुंबई मनपा	
(5)क्षेत्रफळ	13.01चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) प्रभू दयाल लोहिया 39 प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 106 ए ब्लॉक एफ, हुमयान कबीर सारणी, न्यू अलिपोर, एस.ओ. कोलकत्ता, वेस्ट बंगाल, ब्लॉक नं: -, रोड नं: -, वेस्ट बंगाल, कोलकत्ता. 700053 ABKPL9636L	
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) शकुंतला अशोक कुमार सरावगी 55 प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ई-1/1004, हाईड पार्क, घोडबंदर रोड, वसंत विहार, अपना घर, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. 400610 AMAPS3701Q 1) अशोक कुमार सरावगी 58 -, -, ई-1/1004, हाईड पार्क, घोडबंदर रोड, वसंत विहार, अपना घर, ठाणे, -, -, अपना बजार, MAHARASHTRA, THANE, Non-Government. 400610 ALBPS6185N	
(9)दस्तावेज करून दिल्याचा दिनांक	22/01/2020	
(10)दस्त नोंदणी केल्याचा दिनांक	22/01/2020	
(11)अनुक्रमांक,खंड व पृष्ठ	891/2020	



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 **₹ 91,90,295.00 (Rupees Ninety One Lakh Ninety Thousand Two Hundred Ninety Five Only)**. The **Realizable Value** of the above property is **₹ 78,11,750.00 (Rupees Seventy Eight Lakh Eleven Thousand Seven Hundred Thirty Only)**. Details of the **Book Value (As per Agreement dated 23.11.2005 - Purchase Price) ₹ 8,67,500.00 (Rupees Eight Lakh Sixty Seven Thousand Five Hundred Only)** and the **Distress Value ₹ 64,33,206.00 (Rupees Sixty Four Lakh Thirty Three Thousand Two Hundred Six Only)**.

Place: Mumbai

Date: 29.12.2022

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Auth. Sign

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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).

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Date

Signature

(Name of the Branch Manager with Unit 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 29.12.2022 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 07.12.2022. 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 registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

SI No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Jayesh A. Mehta From Mr. Rajesh Murbi Agarwal Agreement for sale dated 30.11.2005.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, SAMB, Fort, Mumbai to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and

		Enforcement of Security Interest Act, 2002 purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Tushar Bhuvad – Valuation Engineer Vaishali Sarmalkar – Technical Manager
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 – 07.12.2022 Valuation Date – 29.12.2022 Date of Report – 29.12.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done 07.12.2022
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Commercial Unit size, location, upswing in real estate prices, sustained demand for Commercial Unit, all round development of Industrial and Commercial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **29<sup>th</sup> December 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 Unit, **Built Up Area = 347 Sq. Ft.** in the name **Mr. Jayesh A. Mehta**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Jayesh A. Mehta**. 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, **Built Up Area = 347.00 Sq. Ft.**

### Condition & Repair

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

### Valuation Methodology

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

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

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Commercial Unit, **Built Up Area = 347.00 Sq. Ft.**

### **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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Think.Innovate.Create

C.M.D.

Auth. Sign

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09