



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Conventus Technologies Pvt. Ltd.**

Commercial Office No. 812, 8th Floor, "Neelkanth Corporate IT Park", Kirol Road, Vidyavihar (West),
Mumbai – 400086, State Maharashtra, Country - India.

Longitude Latitude: 19°04'55.4"N 72°53'44.7"E

Think.Innovate.Create

Valuation Prepared for:

Union Bank of India

Sakinaka Branch

Unit No. 8 & 9, Silver Satellite, Andheri Kurla Road, Near Marol Naka, Metro Station, Sakinaka,
Andheri (East), Mumbai - 400059, State - Maharashtra, Country - India



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 812, 8th Floor, "Neelkanth Corporate IT Park", Kirol Road, Vidyavihar (West), Mumbai – 400086, State Maharashtra, Country - India belongs to **M/s. Conventus Technologies Pvt. Ltd.**

Boundaries of the property.

North	:	Internal Road
South	:	Open Plot
East	:	Internal Road
West	:	Big Basket & Slum

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 4,77,86,000.00 (Rupees Four Crore Seventy Seven Lakh Eighty Six Thousand 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.**

**Sharadkumar
Chalikwar**

Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmj@vastukala.org, c=IN
Date: 2023.12.29 17:08:41 +05:30

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22
Encl: Valuation report.



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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,
The Branch Manager,
Union Bank of India
Sakinaka Branch

Unit No. 8 & 9, Silver Satellite, Andheri Kurla Road,
 Near Marol Naka, Metro Station, Sakinaka,
 Andheri (East), Mumbai - 400059,
 State - Maharashtra, Country – India

VALUATION REPORT (IN RESPECT OF OFFICE)

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 26.12.2023
	b)	Date on which the valuation is made : 29.12.2023
3.	List of documents produced for perusal	:
	1) Copy of Agreement for Sale dated 28.01.2020. 2) Copy of Part Occupancy Certificate No. CE / 6431 / BPES / AN dated 31.07.2015 issued by Municipal Corporation of Greater Mumbai. 3) Copy of Commencement Certificate No. CE / 6431 / BPES / AN dated 31.01.2008 issued by Municipal Corporation of Greater Mumbai.	
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Conventus Technologies Pvt. Ltd. Address: Commercial Office No. 812, 8 th Floor, "Neelkanth Corporate IT Park", Kiroi Road, Vidyavihar (West), Mumbai – 400086, State Maharashtra, Country – India. Contact Person: Mr. Rajesh Shetty (Driver) Contact No. 9619889122 Pvt. Ltd. Company Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Commercial Office located on 8 th Floor. The composition of Office is Reception Area + Waiting Area + Working Area + Conference Room + 5 Cabins + Pantry + Toilets. The property is at 250 M. walkable distance from nearest railway station Vidyavihar.
6.	Location of property	:
	a)	Plot No. / Survey No. : -
	b)	Door No. : Commercial Office No. 812
	c)	C.T.S. No. / Village : C.T.S. No. 240, 240/1 to 240/8 of Village – Kiroi

	Finishing	:	Cement Plastering with POP false ceiling
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Office?	:	Good
7	Sale Deed executed in the name of	:	M/s. Conventus Technologies Pvt. Ltd.
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Office?	:	Built Up Area in Sq. Ft. = 1,951.00 (Area as per Index II)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Office?	:	Carpet Area in Sq. Ft. = 1,625.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 1,50,000.00 Expected rental income per month
IV	MARKETABILITY	:	
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
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Office with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 27,000.00 to ₹ 29,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Office under valuation after comparing with the specifications and other factors with the Office under comparison (give details).	:	₹ 28,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 25,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's	:	₹ 1,78,091.00 per Sq. M.



	Office	i.e., ₹ 16,545.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's Office	: ₹ 1,68,824.00 per Sq. M. i.e., ₹ 15,684.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	
	Replacement cost of Office with Services (v(3)i)	: ₹ 2,700.00 per Sq. Ft.
	Age of the building	: 8 Year
	Life of the building estimated	: 52 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 12.00%
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	
	Depreciated building rate VI (a)	: ₹ 2,376.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 25,800.00 per Sq. Ft.
	Total Composite Rate	: ₹ 28,176.00 per Sq. Ft.
	Remarks:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Office (₹)	Estimated Value (₹)
1	Present total value of the Office	1,625.00 Sq. Ft.	28,176.00	4,57,86,000.00
2	Car Parking	2 Nos.	10,00,000.00	20,00,000.00
3	Wardrobes			
4	Showcases /			
5	Kitchen arrangements			
6	Superfine finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.			
9	Extra collapsible gates / grill works etc.			
10	Potential value, if any			
11	Others			
	Total Value of the Property			4,77,86,000.00
	Realizable value of the property			4,30,07,400.00
	Distress value of the property			3,82,28,800.00
	Insurable value of the property (1,951.00 Sq. Ft. X ₹ 2,700.00)			52,67,700.00
	Guideline value of the property (1,951.00 Sq. Ft. X ₹ 15,684.00)			3,05,99,484.00

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 ₹ 27,000.00 to ₹ 29,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of commercial and residential application in the locality etc. We estimate ₹ 28,176.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	There is no threat of acquisition by Govt. by road widening/ public service purposes. The land is levelled and there is no threat of submerging. The land falls under category CRZ-II and there is no adverse effect of the same on existing building structure. The building is located about 100 M from Sea Coast/ tidal level.
i) Saleability	Good
ii) Likely rental values in future in	₹ 1,50,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



Actual Site Photographs



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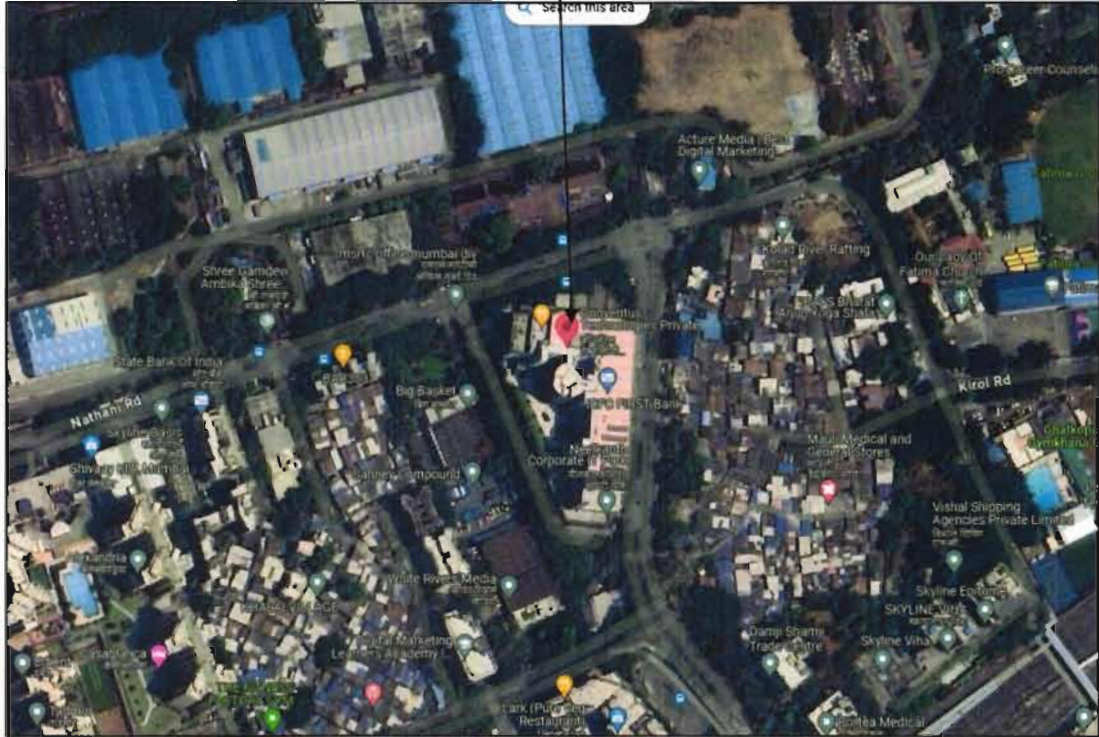
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Route Map of the property

site u/r



Longitude Latitude: 19°04'55.4"N 72°53'44.7"E

Note: The Blue line shows the route to site from nearest railway station (Vidyavihar – 250 M.)

Ready Reckoner Rate

DIVISION / VILLAGE : KIROL Commence From 1st April 2023 To 31st March 2024						
Type of Area:	Urban		Local Body Type:	Corporation "A" Class		
Local Body Name:	Municipal Corporation of Greater Mumbai					
Land Mark:	Terrain: Lal Bahadur Shastri Marg (L. B. S. Marg) to the North, Village Boundary to the East, Central Railway to the South, Village Boundary to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
104	104/499	62250	147490	169610	184360	147490
C. T. S. No. 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 318B, 318E, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388.						
=> Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Office	1,69,610.00			
Increase by 5% on units located between 5 to 10 floors	8,481.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,78,091.00	Sq. Mtr.	16,545.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	62,250.00			
The difference between land rate and building rate (A – B = C)	1,15,841.00			
Depreciation Percentage as per table (D) [100% - 8%] (Age of the Building – 9 Years)	92%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,68,824.00	Sq. Mtr.	15,684.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Table – D: Depreciation Percentage Table

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

Sale Instance

गावाचे नाव : किरोल	
12077520 27-12-2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2 दुय्यम निबंधक . सह दु.नि.कुर्ला 5 दस्त क्रमांक 12077:2023 नोदणी Regn:63m
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	42700000
(3) बाजारभाव,भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	35373344.9
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: ऑफिस नं. 615, माळा नं: 6वा मजला. इमारतीचे नाव: नीलकंठ कॉर्पोरेट आई.टी. पार्क, ब्लॉक नं: प्लॉट नं. 240 अँड 240/1-8. रोड : किरोल रोड.विद्याविहार पश्चिम,मुंबई - 400 086. इतर माहिती: ऑफिसचे एकुण क्षेत्रफळ 1662 चौरस फुट कारपेट.4 कार पार्किंग स्पेसिस इन बेसमेंट सहित.((C.T.S. Number : 240, 240/1 to 240/8 .))
(5) क्षेत्रफळ	185.35 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव-एसपीएम लाईफस्केस एलएलपी तर्फे ऑंधोराईल्ड पार्टनर राजेन शांतीलाल छेडा तर्फे कुलमुखत्यार भाविन डी वीरा वय -40 पत्ता -ऑफिस एड्रेस एट 1104-1107 , कृशाल कमर्शियल कॉम्प्लेक्स , जी एम. रोड, चेंबुर पश्चिम, मुंबई , चेंबुर नस . MAHARASHTRA, MUMBAI, Non-Government. पिन कोड -400089 पॅन नं.-ACAPSG47JP
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -नुन्नो फुडस एलएलपी तर्फे डेसिग्रेटेड पार्टनर राहुल संघवी वय -38, पत्ता -प्लॉट नं 12, माळा नं. , इमारतीचे नाव महेश चेंबर्स, ब्लॉक नं 391, रोड नं. नरशी नाथा स्ट्रीट, मस्जिद, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड -400069 पॅन नं.-AALFN2060Q
(9) दस्तऐवज करून दिल्याचा दिनांक	09/06/2023
(10)दस्त नोदणी केल्याचा दिनांक	09/06/2023
(11)अनुक्रमांक.खंड व पृष्ठ	12077/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2562000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील -	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sale Instance

गावाचे नाव : किरोळ	
14683520 27-12-2023 Note.-Generated Through eSearch Module For original report please contact concern SRO office.	सूची क्र.2
	दुय्यम निबंधक . सह दु.नि कुर्ला 5 दस्त क्रमांक : 14683/2023 नोदणी - Regn 63m
गावाचे नाव : किरोळ	
(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	43500000
(3) बाजारभाव/भाडेपट्टयच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे।	35172025.7
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन ., इतर माहिती: ऑफिस नं.616.सहावा मजला.नीलकंठ कॉर्पोरेट आय.टी.पार्क,किरोळ रोड.विद्याविहार पश्चिम,मुंबई-400086.मोजे किरोळ.ऑफिसचे एकूण क्षेत्रफळ 1662 चौ.फूट कारपेट.सोबत लोवर बेसमेंट मध्ये 4 कार पार्किंग स्पेस नं.87.93.94 आणि 95 सहित.((C.T.S. Number : 240.240 1 to 8 .))
(5) क्षेत्रफळ	185.35 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव:-मॅसेर्स एसपीएच लाईफस्टेक्स एलएलपी वें भागीदार राजें एस छेंडा तर्फे कु मु म्हणून भावीन देवचंद बोरा वय:-53 पत्ता:-प्लॉट नं. ऑफिस नं ११०४.११०७. माळा नं. इमारतीचे नाव कुशल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं चेंबूर पश्चिम,मुंबई रोड नं. शॉपर्स स्टॉपच्या वर, जी.एम रोड . महाराष्ट्र, MUMBAI. पिन कोड.-400089 पॅन नं.-ACAFS6473F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव:-राहुल नानालाल खंदोर वय:-45, पत्ता:-प्लॉट नं फ्लॉट नं १००२, माळा नं दहावा मजला, इमारतीचे नाव प्लॉट नं ५४३, वास्तू बिल्डिंग, ब्लॉक नं आचार्य अगरबत्ती समोर, माटुंगा मुंबई, रोड नं लक्ष्मी नारायण लेन, महाराष्ट्र, MUMBAI. पिन कोड -400019 पॅन नं -ABHPK5113G 2) नाव:-भाविनी राहुल खंदोर वय:-44, पत्ता:-प्लॉट नं फ्लॉट नं १००२, माळा नं दहावा मजला, इमारतीचे नाव प्लॉट नं ५४३, वास्तू बिल्डिंग, ब्लॉक नं आचार्य अगरबत्ती समोर, माटुंगा मुंबई, रोड नं लक्ष्मी नारायण लेन, महाराष्ट्र, MUMBAI. पिन कोड -400019 पॅन नं -BJOPK7287F
(9) दस्तऐवज करून दिल्याचा दिनांक	11/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	11/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	14683/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2610000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sale Instance

गावाचे नाव : किरोळ	
10115390 28-12-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office	सूची क्र.2 दुय्यम निबंधक सह टु.नि. कुर्ला 3 दस्त क्रमांक : 10115-2022 नोंदणी Regn:63m
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	45000000
(3) बाजारभाव:भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	32619395.2
(4) भू.मापन.पोटहिस्सा व घरक्रमांक,असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन . इतर माहिती: सदनिका नं: ऑफिस प्रिमायसेस नं. 313, माळा नं: 3 रा मजला. इमारतीचे नाव: निळकंठ कॉर्पोरेट आयटी पार्क, ब्लॉक नं: विद्याविहार पश्चिम, रोड नं: किरोळ रोड,मुंबई - 400086. इतर माहिती: सोबत 2(बॅक टू बॅक)कारपाकिंग स्पेसेस नं. 143 आणि 143 ए((C.T.S. Number 240, 240'1. to 8 :))
(5) क्षेत्रफळ	1662 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव -मेसर्स. ब्राइट परफॉर्मन्स न्यूट्रीशियन तर्फे ऑर्थोराईज पार्टनर अमित धिरवानी वय -49 पत्ता -प्लॉट नं. ऑफिस 317, माळा नं. - इमारतीचे नाव निळकंठ कॉर्पोरेट आयटी पार्क, ब्लॉक नं. स्टर्लिंग कॅम्पाऊंड, विद्याविहार पश्चिम, रोड नं किरोळ रोड, महाराष्ट्र, MUMBAI. पिन कोड -400086 पॅन नं -AANFB1615M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव -मेसर्स अकुषा इंटरप्राईज तर्फे ऑर्थोराईज पार्टनर निलेश पारेख वय -61, पत्ता:-प्लॉट नं ऑफिस 221, माळा नं. इमारतीचे नाव हिमालया हाऊस, ब्लॉक नं. रोड नं: 29, पतटण रोड, महाराष्ट्र, MUMBAI पिन कोड -400001 पॅन नं -AAAFA356TE
(9) दस्तऐवज करून दिल्याचा दिनांक	29-03-2022
(10)दस्त नोंदणी केल्याचा दिनांक	06-06-2022
(11)अनुक्रमांक.खंड व पृष्ठ	10115-2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2250000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Price Indicators

NOBROKER

Office Space in Neelekai Business Park, Mumbai For Sale

₹ 2.5 Crores
₹ 1.75 Lacs/Month
835 Sq. Ft.

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Maharashtra / Office space for Sale in Maharashtra / Property Details

Photos Location

Office Space
Freehold
Under Construction
Sep 14, 2021

Get Owner Details

Report what was not correct on this property
Listed by Broker Sold Out Wrong Info

NoBroker Services

- Create Agreement
- Check Loan Eligibility
- Validate Seller's Cost
- Book Legal Services
- Book Reservations

Activity On This Property

2.53

Similar Properties

Description

99acres

Commercial Buy

₹ 1.4 Cr

Ready to Move Office Space For Sale

Estimated ESI ₹ 11,819

Overview Owner Details Recommendations Articles

Property (8)

- Number of seats: 90 - 45 seats
- Area covered over: 1 floor (7th / 7 floors building)
- Meeting rooms & cabins: 1 meeting room and 2 cabins available
- Parking: 2 parking spots (private parking in basements, public parking)
- Washrooms: 3 shared washrooms available

Places nearby


Hanuman Temple, Mehta Eye Clinic Pvt Ltd, Rajawadi Hospital, The Eye Super Specialities, Vikas Fracture Clinic and more

Price Indicators

magicbricks
Buy | Rent | Sell | Home Loans
Login | Post Property

₹1.85 Cr ₹29600/sqft [EMI: ₹.83k](#) / [Can I afford it?](#)

Office Space For Sale in Skyline Wealth Space, **Vidyavihar West, Mumbai**



Unfurnished

Commercial Complex

Skyline Wealth Space

Floor: **3 (Out of 8 Floors)**

Overlooking: **Main Road Facing**

1 Car Parking

Super Area: **625 sqft**
₹29,600/sqft

Units On Floor: **10**

Facing: **West**

Carpet Area: **625 sqft**
₹29,600/sqft

Washroom: **1**

Lifts: **2**

1 Covered Parking(s) Available


Contact Agent
Get Phone No.

Last contact made 41 days ago

Contact Agent

Om Prakash Dalwani
+919800000000

Get Phone No.



Say goodbye to ex

More Details


Price	₹1.85 Cr
Booking Amount	₹11.0 Lac
Facilities	Power Back Up, Lift, Reserved Parking, Security, Water Storage, Visitor Parking, Maintenance Staff, Waste Disposal
Address	near station, vidya vihar west, Vidyavihar West, Mumbai - Central Mumbai, Maharashtra

NOBROKER
My Bookings | My Lists | Post New Property

Office Space In Reens Complex, Mumbai For Sale

₹1.4 Crores ₹22,727/sqft

₹2.05 Lacs/Month ₹90/sq.ft | 890 Sq Ft | 440 Sq Ft



Office Space

Furnished

Fully furnished

Dep 12, 2013

Reserved

More Than 10 Year

Immediately

Get Chamber Details

Report what was not correct in this property
Liked by Broker | Sold Out | Wrong info

Activity On This Property

Similar Properties

NoBroker Services

Create Agreement

Check Loan Eligibility

Estimate Interest Cost

Book Legal Services

Book Reservations

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 ₹ 4,77,86,000.00 (Rupees Four Crore Seventy Seven Lakh Eighty Six Thousand Only). The Realizable Value of the above property is ₹ 4,30,07,400.00 (Rupees Four Crore Thirty Lakh Seven Thousand Four Hundred Only). The Distress Value is ₹ 3,82,28,800.00 (Rupees Three Crore Eighty Two Lakh Twenty Eight Thousand Eight Hundred Only).

Place: Mumbai

Date: 29.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2023.12.29 17:08:57 +05'30'



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

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

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

_____ only).

Date

Signature
(Name of the Branch Manager with Office 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 29.12.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 26.12.2023. 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 Chairman & Managing Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Conventus Technologies Pvt. Ltd. from M/s. Neelkanth Urban Developers Pvt. Ltd. vide Agreement for Sale dated 28.01.2020.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Sakinaka Branch to assess fair market Value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Barkat Hodekar – 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 – 26.12.2023 Valuation Date – 29.12.2023 Date of Report – 29.12.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done 26.12.2023
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, Commercial Office size, location, upswing in real estate prices, sustained demand for Commercial Office, 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

Property Title

Based on our discussion with the Client, we understand that the subject property is owned **M/s. Conventus Technologies Pvt. Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client's representative, we understand that the Commercial Office, admeasuring **Carpet Area in Sq. Ft. = 1,625.00.**

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

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



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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Commercial Office, admeasuring **Carpet Area in Sq. Ft. = 1,625.00.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



Annexure - III

MODEL CODE OF CONDUCT FOR VALUERS

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

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

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any

- party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
 14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
 15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
 16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
 17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
 18. As an independent valuer, the valuer shall not charge success fee. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
 19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar
Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2023.12.29 17:09:07 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22