

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Bharat Realty Venture Pvt. Ltd.**

Commercial Premises 1 located on 1st Basement floor to 3rd floor, A - Wing, "**Bharat Sky Vistas**",
Bharat Corporate Avenue, D.N. Nagar Municipal School Road, Near Versova Police Station, D.N. Nagar,
Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India.

Longitude Latitude: 19°07'31.9"N 72°49'46.3"E

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Valuation Done for: **State Bank of India**

Industrial Finance Branch, Andheri (East)

102, Natraj Building, 194, Sir M. V. Road, W. E. Highway-Metro Junction,
Andheri (East), Mumbai - 400 069, State - Maharashtra, Country - India



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 **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 Premises 1 located on 1st Basement floor to 3rd floor, A - Wing, "Bharat Sky Vistas", Bharat Corporate Avenue, D.N. Nagar Municipal School Road, Near Versova Police Station, D.N. Nagar, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **M/s. Bharat Realty Venture Pvt. Ltd.**

Boundaries of the property.

North : B – Wing
South : Valia College of Arts, Commerce And Science
East : Internal Road
West : Barfiwala School Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at specifications **₹ 108,82,34,166.00 (Rupees One Hundred And Eight Crore Eighty Two Lakh Thirty Four Thousand One Hundred Sixty Six 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
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.17 17:25:56 +05'30'

Auth. Sign.



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Regd. Office : B1-001, U/B Floor, Boomerang,
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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,
State Bank of India
Industrial Finance Branch, Andheri (East)
 102, Natraj Building, 194, Sir M. V. Road,
 W. E. Highway-Metro Junction,
 Andheri (East), Mumbai - 400 069,
 State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF COMMERCIAL PREMISES)

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 : 09.01.2024
	b)	Date on which the valuation is Made : 17.01.2024
3.	Copy of List of documents produced for perusal	:
	a. Builder Unsold Inventory Letter dated 11.01.2024 issued by M/s. Bharat Realty Venture Pvt. Ltd. b. Architect Certificate dated 01.07.2016 c. Deed of Confirmation, Reg. No. 4783/2004 dated 27.08.2004 Between M/s. Godi Kamgar Sahakari Grihan Sanstha Ltd. (The Society) AND Bharat Infrastructure & Engineering Pvt. Ltd. (The Developers) d. Agreement For Development dated 08.12.2003 Between M/s. Godi Kamgar Sahakari Grihan Sanstha Ltd. (The Society) AND Bharat Infrastructure & Engineering Pvt. Ltd. (The Developers) e. Part Occupation Certificate No. CE / 8913 / WS / AK dated 07.09.2016 issued by Municipal Corporation of Greater Mumbai. f. Full Occupation cum Building Completion Certificate No. MH/EE/(B.P.)/GM/Mhada – 105/024/2020 dated 09.03.2020 issued by Maharashtra Housing And Area Development Authority g. Completion Approved Building, No. MHADA - 105/ 024 / 2020 dated 09.03.2020 issued by Executive Engineer / B.P. Cell Greater Mumbai / MHADA. h. Certificate of Incorporation pursuant to change of name from Bharat Infrastructure & Engineering Pvt. Ltd. to Bharat Realty Venture Pvt. Ltd. dated 19.04.2022 i. Commencement Certificate No. CE/8913/BSII/WS/AH/AK dated 02.01.2012 issued by Municipal Corporation Of Greater Mumbai and extended on 29.03.2016 upto top of 16 th (Sixteenth) Floor Wing – A	
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. Bharat Realty Venture Pvt. Ltd. Address: Commercial Premises 1 located on 1 st Basement floor to 3 rd floor, A - Wing, " Bharat Sky Vistas ", Bharat Corporate Avenue, D.N. Nagar Municipal School Road, Near Versova Police Station, D.N. Nagar, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India. Contact Person: Mr. Chandrakant Humbe (Office Assistant) Contact No.: +91 7021081581

		Pvt. Ltd. Company Ownership			
5.	Brief description of the property (including Leasehold / freehold etc.)				
The property is a Commercial Premises located on various floors. The Details are as below –					
	Floor as per approved Plan	Floor as per Sale Plan			
	1 st Basement Floor	Lower Ground Floor			
	Ground Floor	Ground Floor			
	First Floor (Podium)	Upper Ground Floor			
	Second Floor (Podium)	First Floor			
	Third Floor	Second Floor			
		Composition			
		Storage + Working area + Cabins + Toilet			
		Reception + Working area + Cabins + Toilet			
		Working area + Cabins + Toilet			
		Working area + Cabins + Toilet			
		Cabin + Toilet			
The property is at 500 M. walking distance from nearest metro station D.N. Nagar. At present, the property is vacant and under owner's possession. The Property has two independent access from front and backside.					
Property Area as per Builder Unsold Inventory Letter is as below–					
Particulars	RERA Carpet Area in Sq. Ft.	Additional Area	Area in Sq. Ft.	Total RERA Carpet Area in Sq. Ft.	Remarks
1 st Basement Floor	4,625.00	Service Area	307.00	4,932.00	
Ground Floor	4,652.85	Garage / Drivers Toilet / Service Room / Staircase / AHU	1,907.38	6,560.23	
First Floor	3,542.32	Internal Staircase / AHU	276.95	3,819.27	
2 nd Floor	5,958.73	Service Area / Staircase / AHU	2,200.27	8,159.00	
3 rd Floor (Lobby)	1,643.87			1,643.87	* Not considered
Total	20,422.77		4,691.60	25,114.37	
Parking Area	No. of Car parking				
Ground Floor	7 Nos.			1,135.00	
Second Floor	18 Nos.			2,726.00	
Total				3,861.00	
Note – As per Site, 3 rd floor area is used for Office Purpose But as per approved building plan, 3 rd Floor area is a lobby area which comes under common area of a building. Hence not considered for the purpose of valuation.					
Area considered for the purpose of valuation –					
Particulars	Total RERA	Built up area			

	Carpet Area in Sq. Ft.	in Sq. Ft. (RERA Carpet area + 10%)
1 st Basement Floor	4,932.00	5,425.00
Ground Floor	6,560.23	7,216.00
First Floor	3,819.27	4,201.00
2 nd Floor	8,159.00	8,975.00
Parking Area		
Ground Floor	1,135.00	1,135.00
Second Floor	2,726.00	2,726.00
Total	3,861.00	3,861.00

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 106-A (Part)
	b) Door No.	:	Office No. 1
	c) C.T.S. No. / Village	:	C.T.S. No. 195 (Part) of Village – Andheri
	d) Ward / Taluka	:	Taluka – Andheri
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Completion Approved Building, No. MHADA - 105/ 024 / 2020 dated 09.03.2020 issued by Executive Engineer / B.P. Cell Greater Mumbai /
	g) Approved map / plan issuing authority	:	MHADA has been verified.
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.	Postal address of the property	:	Commercial Premises 1 located on 1 st Basement floor to 3 rd floor, A - Wing, "Bharat Sky Vistas", Bharat Corporate Avenue, D.N. Nagar Municipal School Road, Near Versova Police Station, D.N. Nagar, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India.
8.	City / Town	:	Andheri, Mumbai Suburban
	Residential area	:	No
	Commercial area	:	Yes
	Industrial area	:	Yes
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 – Andheri Municipal Corporation of Geater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled	:	No

	area / cantonment area		
12.	Boundaries of the property	As per Site	As per Documents
	North	: B – Wing	40 feet wide road
	South	: Valia College of Arts, Commerce And Science	40 feet wide road
	East	: Internal Road	60 feet wide road
	West	: Barfiwala School Road	60 feet wide road
13	Dimensions of the site	N. A. as property under consideration is a Commercial Premises in a building.	
		A (As per the Deed)	B (Actuals)
	North	: -	-
	South	: -	-
	East	: -	-
	West	: -	-
14.	Extent of the site		
		Particulars	Total RERA Carpet Area in Sq. Ft.
			Built up area in Sq. Ft. (RERA Carpet area + 10%)
		1 st Basement Floor	4,932.00
		Ground Floor	6,560.23
		First Floor	3,819.27
		2 nd Floor	8,159.00
		Parking Area	
		Ground Floor	1,135.00
		Second Floor	2,726.00
		Total	3,861.00
			3,861.00
14.1	Latitude, Longitude & Co-ordinates of unit	: 19°07'31.9"N 72°49'46.3"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)		
		Particulars	Built up area in Sq. Ft. (RERA Carpet area + 10%)
		1 st Basement Floor	5,425.00
		Ground Floor	7,216.00
		First Floor	4,201.00
		2 nd Floor	8,975.00
		Parking Area	
		Ground Floor	1,135.00
		Second Floor	2,726.00
		Total	3,861.00

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant and under Owner's possession
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Commercial
2.	Location	:	
	C.T.S. No.	:	C.T.S. No. 195 (Part)
	Block No.	:	-
	Ward No.	:	Ward – 'K/West'
	Village / Municipality / Corporation	:	Village – Andheri Municipal Corporation of Geater Mumbai
	Door No., Street or Road (Pin Code)	:	Commercial Premises 1 located on 1 st Basement floor to 3 rd floor, A - Wing, " Bharat Sky Vistas ", Bharat Corporate Avenue, D.N. Nagar Municipal School Road, Near Versova Police Station, D.N. Nagar, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Commercial
4.	Year of Construction	:	2016 (As per Part Occupation Certificate)
5.	Number of Floors	:	3 Basements + 3 Podiums + Ground + 1 st to 16 th Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Not applicable being independent premises
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	3 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	UNIT		
1	The floor in which the unit is situated	:	1 st Basement floor to 3 rd floor
2	Door No. of the unit	:	1
3	Specifications of the unit	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Ceramic flooring
	Doors	:	Glass Doors for all cabins & laminated wooden doors for WC Areas
	Windows	:	No

	Fittings	:	Open plumbing with C.P. fittings. Electrical wiring with concealed.																			
	Finishing	:	Internal -Cement Plastering with POP finished External – Sand Faced																			
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 unit?	:	Good																			
7	Sale Deed executed in the name of	:	Deed of Confirmation and Agreement For Development M/s. Bharat Infrastructure & Engineering Pvt. Ltd. (Previous Name - M/s. Bharat Realty Venture Pvt. Ltd.)																			
8	What is the undivided area of land as per Sale Deed?	:	10,796.00 Sq. M.																			
9	What is the plinth area of the unit?	:	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Built up area in Sq. Ft. (RERA Carpet area + 10%)</th> </tr> </thead> <tbody> <tr> <td>1st Basement Floor</td> <td>5,425.00</td> </tr> <tr> <td>Ground Floor</td> <td>7,216.00</td> </tr> <tr> <td>First Floor</td> <td>4,201.00</td> </tr> <tr> <td>2nd Floor</td> <td>8,975.00</td> </tr> <tr> <td colspan="2">Parking Area</td> </tr> <tr> <td>Ground Floor</td> <td>1,135.00</td> </tr> <tr> <td>Second Floor</td> <td>2,726.00</td> </tr> <tr> <td>Total</td> <td>3,861.00</td> </tr> </tbody> </table>	Particulars	Built up area in Sq. Ft. (RERA Carpet area + 10%)	1st Basement Floor	5,425.00	Ground Floor	7,216.00	First Floor	4,201.00	2nd Floor	8,975.00	Parking Area		Ground Floor	1,135.00	Second Floor	2,726.00	Total	3,861.00	
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10	What is the floor space index (app.)	:	As per M.C.G.M. norms																			
11	What is the Carpet Area of the unit?	:	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Total RERA Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>1st Basement Floor</td> <td>4,932.00</td> </tr> <tr> <td>Ground Floor</td> <td>6,560.23</td> </tr> <tr> <td>First Floor</td> <td>3,819.27</td> </tr> <tr> <td>2nd Floor</td> <td>8,159.00</td> </tr> <tr> <td colspan="2">Parking Area</td> </tr> <tr> <td>Ground Floor</td> <td>1,135.00</td> </tr> <tr> <td>Second Floor</td> <td>2,726.00</td> </tr> <tr> <td>Total</td> <td>3,861.00</td> </tr> </tbody> </table>	Particulars	Total RERA Carpet Area in Sq. Ft.	1st Basement Floor	4,932.00	Ground Floor	6,560.23	First Floor	3,819.27	2nd Floor	8,159.00	Parking Area		Ground Floor	1,135.00	Second Floor	2,726.00	Total	3,861.00	
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Total	3,861.00																					
12	Is it Posh / I Class / Medium / Ordinary?	:	I Class																			
13	Is it being used for Residential or Commercial	:	Commercial Purpose																			

	purpose?		
14	Is it Owner-occupied or let out?	:	Vacant and under Owner's possession
15	If rented, what is the monthly rent?	:	₹ 35,00,000.00 Expected rental income from the property 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 unit 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)	:	₹ 42,000.00 to ₹ 46,000.00 per Sq. Ft. on ground floor's Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the unit under valuation after comparing with the specifications and other factors with the unit under comparison (give details).	:	₹ 46,000.00 per Sq. Ft. on ground floor's Built up Area ₹ 45,640.00 per Sq. Ft. after depreciation
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 43,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's unit (evidence thereof to be enclosed)	:	As mentioned Below
	Guideline rate (after depreciation)	:	As mentioned Below
	Particulars	1st Basement (70% of rate of Ground Floor)	Ground Floor
	Guideline rate obtained from the Registrar's	2,27,430.00	3,24,900.00
	Guideline rate (after depreciation) per Sq. M.	2,19,293.20	3,08,965.60
	Guideline rate (after depreciation) per Sq. Ft.	20,373.00	28,704.00
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	-
	Replacement cost of unit with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	8 Years
	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)	:	₹ 2,640.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 43,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 45,640.00 per Sq. Ft. for Ground Floor ₹ 41,076.00 per Sq. Ft. for First Floor ₹ 36,510.00 per Sq. Ft. for Second Floor ₹ 31,948.00 per Sq. Ft. for 1 st Basement Floor ₹ 12,500.00 per Sq. Ft. for Carparking area
	Remark: As per Site, 3 rd floor area is used for Office Purpose But as per approved building plan, 3 rd Floor area is a lobby area which comes under common area of a building. Hence not considered for the purpose of valuation.		

Annexure 1 – Property Value

Description	Built up Area (Sq. Ft.)	Rate per unit (₹)	Estimated Value (₹)
Office Area			
1st Basement Floor	5,425.00	31,948.00	17,33,17,900.00
Ground Floor	7,216.00	45,640.00	32,93,38,240.00
First Floor	4,201.00	41,076.00	17,25,60,276.00
2nd Floor	8,975.00	36,510.00	32,76,77,250.00
Total (A)			100,28,93,666.00
Interior Value			
	Total RERA Carpet Area (Sq. Ft.)	Rate per unit (₹)	Estimated Value (₹)
Ground to 2 nd Floor area	18,539.00	2,000.00	3,70,78,000.00
Total (B)			3,70,78,000.00
Car parking			
	Parking Area (Sq. Ft.)	Rate per unit (₹)	Estimated Value (₹)
Ground Floor	1,135.00	12,500.00	1,41,87,500.00
Second Floor	2,726.00	12,500.00	3,40,75,000.00
Total (C)			4,82,62,500.00
Grand Total (A + B + C)			108,82,34,166.00

Annexure 2 – Insurable Value

Description	Built up Area (Sq. Ft.)	Rate (₹)	Insurable Value (₹)
1st Basement Floor	5,425.00	3,000.00	1,62,75,000.00
Ground Floor	7,216.00	3,000.00	2,16,48,000.00
First Floor	4,201.00	3,000.00	1,26,03,000.00

Second Floor	8,975.00	3,000.00	2,69,25,000.00
Total			7,74,51,000.00

Annexure 3 – Guideline Value

Description	Built up Area (Sq. Ft.)	Rate (₹)	Guideline Value (₹)
1st Basement Floor	5,425.00	20,373.00	11,05,23,525.00
Ground Floor	7,216.00	28,704.00	20,71,28,064.00
First Floor	4,201.00	24,151.00	10,14,58,351.00
Second Floor	8,975.00	24,151.00	21,67,55,225.00
Total			63,58,65,165.00

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the unit along with car parking			108,82,34,166.00
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			108,82,34,166.00
	The realizable value of the property			97,94,10,749.00
	Distress value of the property			87,05,87,333.00
	Insurable value of the property (As per Annexure 2)			7,74,51,000.00
	Guideline value of the property (As per Annexure 3)			63,58,65,165.00

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 Premises, where there are typically many comparables available to analyze. As the property is a Commercial Premises, 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 ₹ 42,000.00 to ₹ 46,000.00 per Sq. Ft. on ground floor's Built up Area. Considering the rate with attached report, current market conditions, demand and supply position, unit size, location, upswing in real estate prices, sustained demand for Commercial Premises, all round development of commercial and residential application in the locality etc. We estimate Base rate ₹ 45,640.00 per Sq. Ft. on ground floor's Built up Area (after depreciation) and others as per valuation table for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Salability	Good
ii) Likely rental values in future in	₹ 36,30,000.00 Expected rental income from the property per month
iii) Any likely income it may generate	Rental Income

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Actual Site Photographs



Actual Site Photographs



Actual Site Photographs

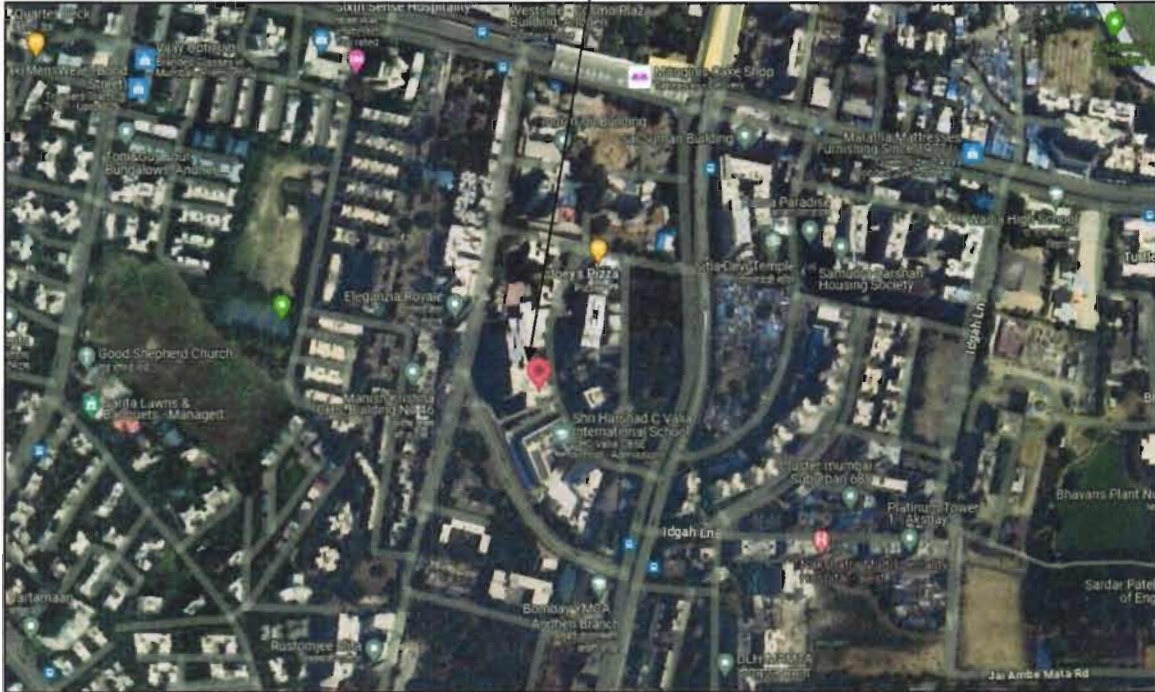


Actual Site Photographs



Route Map of the property

Site ur



Longitude Latitude: 19°07'31.9"N 72°49'46.3"E

Note: The Blue line shows the route to site from nearest metro station (D.N. Nagar – 500 M.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Print/Export

Year: 2023/2024
Language: English

Selected District: मुंबई (उपनगर)
 Select Village: अंधेरी (अंधेरी)
 Search By: Survey No Location
 Enter Survey No: 195

उपविभाग	बुकी मतीम	निवासी मतीम	मोदीम	दुमने	मोदीमिफ	एकक (Rs./)	Attribute
39/198-मुभाग: उत्तरेकडे जयविक्रम मार्ग, पुर्वेस तिक रोड व म्हाडा सी. एम. मगर वे.आजडवी इन्टर, पश्चिम व पश्चिमेस माळाची सीमा.	125720	236210	271640	324800	236210	चौरस मीटर	वि.टी.एच. मंचर
39/199A-मुभाग-उत्तरेस वम हेमो व प्नेराजडवी इन्डिग हनु, पुर्वेस व दक्षिणेस माळाची सीमा.पश्चिम तिकरोड.	127010	225770	258630	358500	225770	चौरस मीटर	वि.टी.एच. मंचर
39/201 -रस्ता : जयविक्रम मार्ग.	100880	195050	224310	292800	194000	चौरस मीटर	वि.टी.एच. मंचर

Particulars	1 st Basement (70% of rate of Ground Floor)	Ground Floor	1 st to 3 rd Floor
Stamp Duty Ready Reckoner Market Value Rate for Commercial Unit located on 1 st Basement floor to 2 nd floor – per Sq. M.	2,27,430.00	3,24,900.00	2,71,640.00
No Increase at Unit Located Upto 2 nd Floor	0.00	0.00	0.00
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	2,27,430.00	3,24,900.00	2,71,640.00
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,25,720.00	1,25,720.00	1,25,720.00
The difference between land rate and building rate (A – B = C)	1,01,710.00	1,99,180.00	1,45,920.00
Depreciation Percentage as per table (D) [100% - 8%] (Age of the Building – 8 Years)	92%	92%	92%
Rate to be adopted after considering depreciation [B + (C x D)] – per Sq. M.	2,19,293.20	3,08,965.60	2,59,966.40
Rate to be adopted after considering depreciation [B + (C x D)] – per Sq. Ft.	20,373.00	28,704.00	24,151.00

Multi-Storied building with Lift

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

	Location of Flat / 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



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Price Indicators

magicbricks
Buy
Rent
Sell
Home Loans

Get full support from Relationship Manager **MB Prime**
Shortlists Properties Communicates with Owners
Live Video Call
Join Prime 50% OFF




₹60 Cr ~~₹5.46 Cr~~ ₹54545/sqft EMI-₹2.7L | [Can I afford it?](#) Special Price by Owner

Office Space For Sale in Industrial Area Andheri West, Mumbai



Semi-Furnished

Super Area 1100 sqft - ₹54545/sqft	Floor 2 (Out of 3 Floors)	Washroom 2
--	------------------------------	---------------


Contact Owner
Get Phone No.
Last contact made 19 days ago

magicbricks
Buy
Rent
Sell
Home Loans

Get full support from Relationship Manager **MB Prime**
Shortlists Properties Communicates with Owners
Live Video Call
Join Prime 50% OFF




₹22.0 Cr ₹49954/sqft EMI-₹9.92L | [Can I afford it?](#)

Office Space For Sale in Fortune Terrace, Andheri West, Mumbai



Grade A- Unfurnished 4 Car Parking

Commercial Complex Fortune Terrace	Super Area 4404 sqft - ₹49954/sqft	Carpet Area 4084 sqft - ₹53869/sqft
Floor 7 (Out of 11 Floors)	Units On Floor 1	Pantry Dry Pantry
Washroom 2	Overlooking Main Road Facing	Facing East

Contact Agent
Get Phone No.
Last contact made 55 days ago

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is **₹ 108,82,34,166.00 (Rupees One Hundred And Eight Crore Eighty Two Lakh Thirty Four Thousand One Hundred Sixty Six Only)**.

Place: Mumbai

Date: 17.01.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai
email=manoj@vastukala.org, c=IN
Date: 2024.01.17 17:26:21 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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)

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Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

(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 17.01.2024 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 09.01.2024. 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 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;	The property under consideration is developed by Bharat Realty Venture Pvt. Ltd. (Old Name - M/s. Bharat Infrastructure & Engineering Pvt. Ltd.)
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, Industrial Finance Branch, Andheri (East) 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;	Manoj B. Chalikwar – Regd. Valuer Prayush Parekh – Valuation Engineer Akhilesh Yadav – 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 – 09.01.2024 Valuation Date – 17.01.2024 Date of Report – 17.01.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 09.01.2024
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 Premises size, location, upswing in real estate prices, sustained demand for Commercial Premises, 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 **17th January 2024** 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 Sales Executive representative and site visit conducted, we understand that the subject property is Commercial Premises, admeasuring **Built up Area in Sq. Ft. = 25,817.00** in the name of **M/s. Bharat Realty Venture Pvt. Ltd.** 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 inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is owned by **M/s. Bharat Realty Venture 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 Sales Executive representative, we understand that the Commercial Premises, admeasuring **Built up Area in Sq. Ft. = 25,817.00**

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 unit and properties that are typically traded on a unit 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 Sales Executive representative and site visit conducted, we understand that the subject property is Commercial Premises, **Built up Area in Sq. Ft. = 25,817.00**

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 – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.17 17:26:36 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

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