

PROFORMA INVOICE

(ORIGINAL FOR RECIPIENT)

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) CENTRAL BANK OF INDIA SAM Branch - Nariman Point Chandermukhi Ground Floor, Nariman Point, Mumbai - 21 GSTIN/UIN : 27AAACC2498P1Z3 State Name : Maharashtra, Code : 27	Invoice No.	Dated
	PG-2472/22-23	22-Sep-22
	Delivery Note	Mode/Terms of Payment
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	42764/26689	
Dispatched through	Destination	
Terms of Delivery		

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	10,000.00
	CGST		900.00
	SGST		900.00
Total			₹ 11,800.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Eleven Thousand Eight Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	10,000.00	9%	900.00	9%	900.00	1,800.00
Total	10,000.00		900.00		900.00	1,800.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Only**

Remarks:

Mr. R. B. Viond Kumar - Commercial Unit No. 1036 (pat), 1037, 1038, 1039 (part), 1040, 1041 & 1042 (part), 1st Floor, Wing - A, "Oberoi Garden Premises Co-Op. Soc. Ltd.", Oberoi Garden Estates, Off. Chandivali Farm Road, Chandivali, Sakinaka, Andheri (East), Mumbai - 400 072

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **ICICI BANK LTD**
A/c No. : **123105000319**
Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

[Signature]
Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. R. B. Vinod Kumar**

Commercial Unit No. 1036 (pat), 1037, 1038, 1039 (part), 1040, 1041 & 1042 (part), 1st Floor, Wing – A,
"Oberoi Garden Premises Co-Op. Soc. Ltd.", Oberoi Garden Estates, Off. Chandivali Farm Road,
Chandivali, Sakinaka, Andheri (East), Mumbai - 400 072, State – Maharashtra, Country – India

Longitude Latitude: 19°06'51.7"N 72°53'39.2"E

Valuation Done for:

Central Bank of India

SAM Branch, Nariman Point

Chandermukhi, Ground Floor, Nariman Point, Mumbai – 400 021,
State - Maharashtra, Country - India

Vastukala Consultants (I) Pvt. Ltd.

Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune
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VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Unit No. 1036 (pat), 1037, 1038, 1039 (part), 1040, 1041 & 1042 (part), 1st Floor, Wing – A, "Oberoi Garden Premises Co-Op. Soc. Ltd.", Oberoi Garden Estates, Off. Chandivali Farm Road, Chandivali, Sakinaka, Andheri (East), Mumbai - 400 072, State – Maharashtra, Country – India belongs to **Mr. R. B. Vinod Kumar**.

Boundaries of the property.

North	:	Chandivali Farm Road
South	:	Tex Centre
East	:	Chandivali Studio
West	:	Boomrang Building

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 Fair Market Value for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at:

Unit Nos.	Fair Market Value (₹)	Realizable Value (₹)	Distress Sale Value (₹)
1036 (pat), 1037, 1038, 1039 (part)	1,92,21,720.00	1,63,38,462.00	1,34,55,204.00
1040, 1041 & 1042 (part)	1,74,84,480.00	1,48,61,808.00	1,22,39,136.00
TOTAL	3,67,06,200.00	3,12,00,270.00	2,56,94,340.00

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 B. Chalikwar
Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
c=IN
Date: 2022.09.22 15:18:29 +05'30'

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.



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Our Pan India Presence at :

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

📞 TeleFax : +91 22 28371325/24

📍 **Regd. Office** : 121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA

✉️ mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,
The Branch Manager,
Central Bank of India
SAM Branch – Nariman Point
 Chandermukhi, Ground Floor,
 Nariman Point, Mumbai – 400 021,
 State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF COMMERCIAL UNIT)

I		General
1.	Purpose for which the valuation is made	: As per the request from Central Bank of India, SAM Branch, Nariman Point to assess Fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose
2.	a) Date of inspection	: 17.09.2022
	b) Date on which the valuation is made	: 22.09.2022
3.	List of documents produced for perusal: i) Copy of Agreement dated 28.08.2003 between M/s. Wellworth Developers (Promoter) & Mr. R. B. Vinodkumar (Purchaser) - Unit No. 1036 (pat), 1037, 1038, 1039 (part). ii) Copy of Agreement dated 28.08.2003 between M/s. Wellworth Developers (Promoter) & Mr. R. B. Vinodkumar (Purchaser) - Unit No. 1040, 1041 & 1042 (part). iii) Copy of Occupancy Certificate No. CE / 3295 / BPES / AL dated 30.03.2000 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)	: Mr. R. B. Vinod Kumar Address: Commercial Unit No. 1036 (pat), 1037, 1038, 1039 (part), 1040, 1041 & 1042 (part), 1 st Floor, Wing – A, “Oberoi Garden Premises Co-Op. Soc. Ltd.”, Oberoi Garden Estates, Off. Chandivali Farm Road, Chandivali, Sakinaka, Andheri (East), Mumbai - 400072, State - Maharashtra, Country – India. Contact Person: Mr. Amol More (Recovery Agent) Contact No.: 98929 38582 Mr. Rakesh Singh (Society Chairman) Contact No.: 98210 90096 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Commercial Unit No. 1036 (pat), 1037, 1038, 1039 (part) amalgamated with Unit Nos. 1040, 1041 & 1042 (part) located on 1 st Floor. The composition of office is Working Area + Cabins + Pantry + Toilets. The property is at 1.7 KM. travelling distance from nearest Metro station Sakinaka.

6.	Location of property	:	
	a) Plot No. / Survey No.	:	CTS No. 47 & 47/1 to 20
	b) Door No.	:	Commercial Unit No. 1036 (pat), 1037, 1038, 1039 (part), 1040, 1041 & 1042 (part)
	c) C.T.S. No. / Village	:	Village – Chandivali
	d) Ward / Taluka	:	Taluka – Kurla
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is available, we assumed that the construction is as per approved plan.
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Commercial Unit No. 1036 (pat), 1037, 1038, 1039 (part), 1040, 1041 & 1042 (part), 1 st Floor, Wing – A, “Oberoi Garden Premises Co-Op. Soc. Ltd.”, Oberoi Garden Estates, Off. Chandivali Farm Road, Chandivali, Sakinaka, Andheri (East), Mumbai - 400072, State – Maharashtra, Country – India
8.	City / Town	:	Andheri (East), Mumbai Suburban
	Residential area	:	No
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Chandivali Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		
			As per Site As per Documents
	North	:	Chandivali Farm Road Details not available
	South	:	Tex Centre Details not available
	East	:	Chandivali Studio Details not available
	West	:	Boomrang Building Details not available
13.	Dimensions of the site		N. A. as property under consideration is a Commercial Unit in a building.
			A B
			As per the Deed Actuals
	North	:	- -
	South	:	- -
	East	:	- -
	West	:	- -

14.	Extent of the site	:	Carpet Area in Sq. Ft. = 2,245.00 (Area as per actual site measurement of Commercial Unit No. 1036 (pat), 1037, 1038, 1039 (part) and Unit Nos. 1040, 1041 & 1042 (part)) Area as per agreement are as under and considered for valuation.						
			<table border="1"> <thead> <tr> <th>Unit No.</th> <th>Built Up area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>1036 (pat), 1037, 1038, 1039 (part)</td> <td>1,372.00</td> </tr> <tr> <td>1040, 1041 & 1042 (part)</td> <td>1,248.00</td> </tr> </tbody> </table>	Unit No.	Built Up area (Sq. Ft.)	1036 (pat), 1037, 1038, 1039 (part)	1,372.00	1040, 1041 & 1042 (part)	1,248.00
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1036 (pat), 1037, 1038, 1039 (part)	1,372.00								
1040, 1041 & 1042 (part)	1,248.00								
14.1	Latitude, Longitude & Co-ordinates of Unit	:	19°06'51.7"N 72°53'39.2"E						
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Area as per agreement are as under and considered for valuation.						
			<table border="1"> <thead> <tr> <th>Unit No.</th> <th>Built Up area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>1036 (pat), 1037, 1038, 1039 (part)</td> <td>1,372.00</td> </tr> <tr> <td>1040, 1041 & 1042 (part)</td> <td>1,248.00</td> </tr> </tbody> </table>	Unit No.	Built Up area (Sq. Ft.)	1036 (pat), 1037, 1038, 1039 (part)	1,372.00	1040, 1041 & 1042 (part)	1,248.00
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16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant and in poor condition.						
II APARTMENT BUILDING									
1.	Nature of the Apartment	:	Commercial						
2.	Location	:							
	C.T.S. No.	:	CTS No. 47 & 47/1 to 20						
	Block No.	:	-						
	Ward No.	:	-						
	Village / Municipality / Corporation	:	Village – Chandivali						
	Door No., Street or Road (Pin Code)	:	Commercial Unit No. 1036 (pat), 1037, 1038, 1039 (part), Off. Chandivali Farm Road, Chandivali, Sakinaka, Andheri (East), Mumbai - 400 072						
3.	Description of the locality Residential / Commercial / Mixed	:	Mixed						
4.	Year of Construction	:	2000 (As per Occupancy Certificate)						
5.	Number of Floors	:	Stilt + 5 upper Floors + 6 (part) Upper floors						
6.	Type of Structure	:	R.C.C. Framed Structure						
7.	Number of Dwelling units in the building	:	2 offices on 1 st Floor						
8.	Quality of Construction	:	Good						
9.	Appearance of the Building	:	Good						
10.	Maintenance of the Building	:	Good						
11.	Facilities Available	:							
	Lift	:	1 Lift						
	Protected Water Supply	:	Municipal Water supply						
	Underground Sewerage	:	Connected to Municipal sewer						
	Car parking - Open / Covered	:	Stilt Parking						
	Is Compound wall existing?	:	Yes						
	Is pavement laid around the building	:	Yes						

III	Commercial Unit									
1	The floor in which the Unit is situated	: 1 st Floor								
2	Door No. of the Unit	: Commercial Unit No. 1036 (pat), 1037, 1038, 1039 (part), 1040, 1041 & 1042 (part)								
3	Specifications of the Unit	:								
	Roof	: R.C.C. Slab								
	Flooring	: Vitrified flooring								
	Doors	: Teak Wood door frame with flush doors, Glass doors, M.S. Rolling shutter.								
	Windows	: Powder Coated Aluminum Sliding windows								
	Fittings	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed								
	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 Unit?	: Poor								
7	Sale Deed executed in the name of	: Mr. R. B. Vinod Kumar								
8	What is the undivided area of land as per Sale Deed?	: Details not available								
9	What is the plinth area of the Unit?	: <table border="1"> <thead> <tr> <th>Unit No.</th> <th>Built Up area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>1036 (pat), 1037, 1038, 1039 (part)</td> <td>1,372.00</td> </tr> <tr> <td>1040, 1041 & 1042 (part)</td> <td>1,248.00</td> </tr> </tbody> </table>	Unit No.	Built Up area (Sq. Ft.)	1036 (pat), 1037, 1038, 1039 (part)	1,372.00	1040, 1041 & 1042 (part)	1,248.00		
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1036 (pat), 1037, 1038, 1039 (part)	1,372.00									
1040, 1041 & 1042 (part)	1,248.00									
10	What is the floor space index (app.)	: As per MCGM norms								
11	What is the Carpet Area of the Unit?	: Carpet Area in Sq. Ft. = 2,245.00 (Area as per actual site measurement of Commercial Unit No. 1036 (pat), 1037, 1038, 1039 (part) and Unit Nos. 1040, 1041 & 1042 (part))								
12	Is it Posh / I Class / Medium / Ordinary?	: Medium								
13	Is it being used for Residential or Commercial purpose?	: commercial Purpose								
14	Is it Owner-occupied or let out?	: Vacant and in poor condition.								
15	If rented, what is the monthly rent?	: Expected rental income per month: <table border="1"> <thead> <tr> <th>Unit No.</th> <th>In ₹</th> </tr> </thead> <tbody> <tr> <td>1036 (pat), 1037, 1038, 1039 (part)</td> <td>64,000.00</td> </tr> <tr> <td>1040, 1041 & 1042 (part)</td> <td>58,000.00</td> </tr> <tr> <td>TOTAL</td> <td>1,22,000.00</td> </tr> </tbody> </table>	Unit No.	In ₹	1036 (pat), 1037, 1038, 1039 (part)	64,000.00	1040, 1041 & 1042 (part)	58,000.00	TOTAL	1,22,000.00
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1036 (pat), 1037, 1038, 1039 (part)	64,000.00									
1040, 1041 & 1042 (part)	58,000.00									
TOTAL	1,22,000.00									
IV	MARKETABILITY									
1	How is the marketability?	: Good								
2	What are the factors favoring for an extra Potential Value?	: Located in developed area								
3	Any negative factors are observed which affect the market value in general?	: The property is in very poor condition.								

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)	:	₹ 14,000.00 to ₹ 16,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details).	:	₹ 15,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 12,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 2,10,860.00 per Sq. M. i.e. ₹ 19,589.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 1,82,911.00 per Sq. M. i.e. ₹ 16,993.00 per Sq. Ft.
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	:	22 Years
	Life of the building estimated	:	48 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	33.00%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,010.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 12,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 14,010.00 per Sq. Ft.
	Remarks :		
	1. Commercial Unit No. 1036 (pat), 1037, 1038, 1039 (part) and Unit Nos. 1040, 1041 & 1042 (part) are amalgamated with single entrance.		
	2. Various notices are pasted on the main entrance of the office.		
	3. The property was in very poor condition.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)	Realizable Value (₹)	Distress Sale Value (₹)
1	Present value of the Unit 1036 (pat), 1037, 1038, 1039 (part)	1,372.00	14,010.00	1,92,21,720.00	1,63,38,462.00	1,34,55,204.00
	Insurance Value	1,372.00	3,000.00	41,16,000.00	-	-
	Government Value	1,372.00	16,993.00	2,33,14,396.00		
	Present value of the Unit Nos. 1040, 1041 & 1042 (part)	1,248.00	14,010.00	1,74,84,480.00	1,48,61,808.00	1,22,39,136.00
	Insurance Value	1,248.00	3,000.00	37,44,000.00	-	-
	Government Value	1,248.00	16,993.00	2,12,07,264.00	-	-
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			3,67,06,200.00	3,12,00,270.00	2,56,94,340.00

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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 Unit, where there are typically many comparables available to analyze. As the property is a Commercial Unit, 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 ₹ 14,000.00 to ₹ 16,000.00 per Sq. Ft. on 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 Unit, all round development of Residential and Commercial application in the locality etc. We estimate ₹ 14,010.00 per Sq. Ft. 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) Saleability	Good								
ii) Likely rental values in future in	<p>Expected rental income per month:</p> <table border="1" data-bbox="874 927 1437 1133"> <thead> <tr> <th>Unit No.</th> <th>In ₹</th> </tr> </thead> <tbody> <tr> <td>1036 (pat), 1037, 1038, 1039 (part)</td> <td>64,000.00</td> </tr> <tr> <td>1040, 1041 & 1042 (part)</td> <td>58,000.00</td> </tr> <tr> <td>TOTAL</td> <td>1,22,000.00</td> </tr> </tbody> </table>	Unit No.	In ₹	1036 (pat), 1037, 1038, 1039 (part)	64,000.00	1040, 1041 & 1042 (part)	58,000.00	TOTAL	1,22,000.00
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1036 (pat), 1037, 1038, 1039 (part)	64,000.00								
1040, 1041 & 1042 (part)	58,000.00								
TOTAL	1,22,000.00								
iii) Any likely income it may generate	Rental Income								

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Actual Site Photographs



Actual Site Photographs

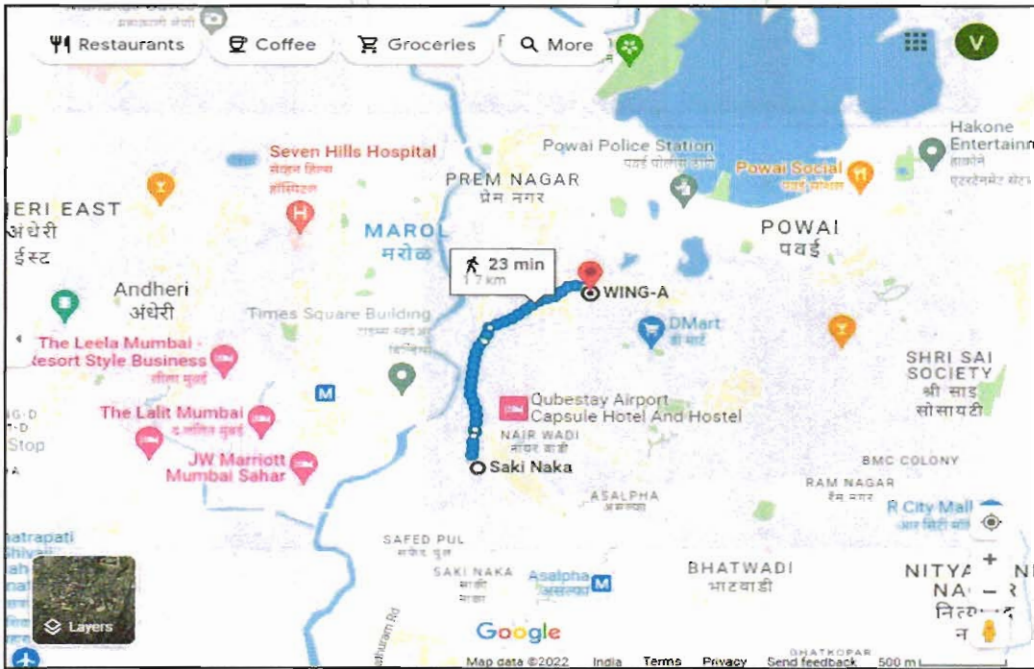
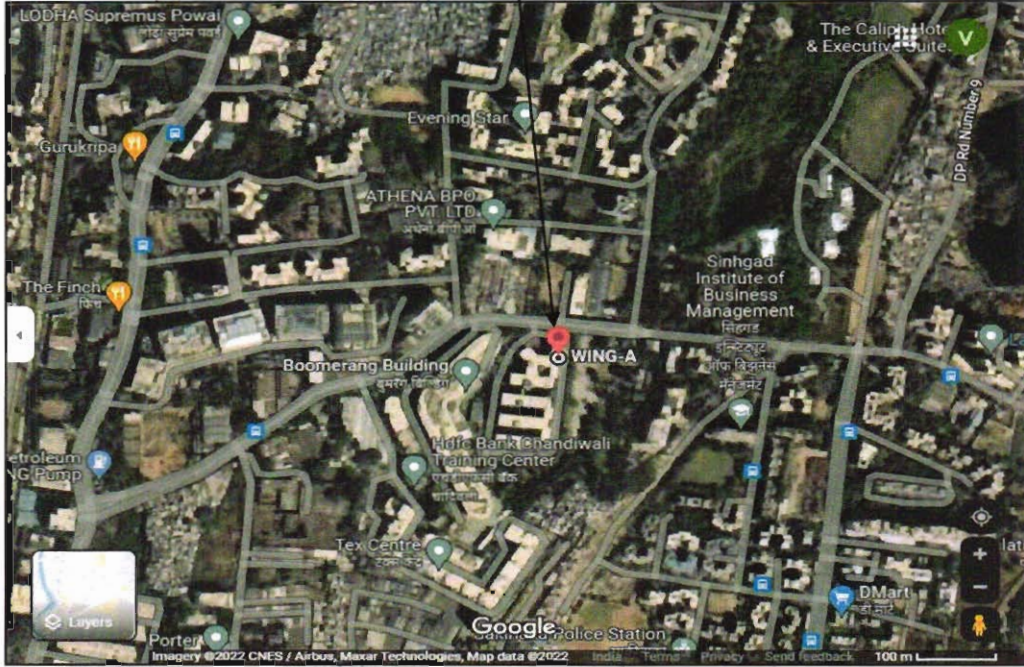


Actual Site Photographs



Route Map of the property


(Site: url)



Longitude Latitude: 19°06'51.7"N 72°53'39.2"E

Note: The Blue line shows the route to site from nearest Metro station (Sakinka – 1.7 Km.)

Ready Reckoner

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

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year
20222023

Annual Statement of Rates

Language
English

Selected District मुंबई(उपनगर)

Select Village चांदिवली - कुर्ला

Search By Survey No Location

Enter Survey No 47

उपविभाग	खुली जमीन	निवासी सपत्तिका	बॉडीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
115/542 -मुभाग: चांदीवली गावठाणीस सर्वे निळकती.	83820	174560	210860	229810	189920	बौरस मीटर	सि.टी.एच. नंबर

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Price Indicators

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

Home » Office Space for sale in Mumbai » Ready to move Office Space for sale in Mumbai » Ready to move Office Space for sale in Chandivali » 10 or 15 Lac

₹75 Lac (₹19,480 per sq.ft.) Ready to move office space for sale
 Estimated EMR ₹99,903

RERA STATUS NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in>

Overview Society Dealer Details Recommendations Articles

Property (7) Society (1)

Number of seats
10 seats

Super Built-up Area
480 sq.ft. (44.59 sq.m.)

Carpet Area
385 sq.ft. (35.77 sq.m.)

Area spread over
1 floor (4th / 6 floors building)

Car parking
1 private parking spots in basement

Meeting rooms & cabins
1 meeting room and 1 cabin available

Washrooms
2 washrooms available (1 private, 1 shared)

Photos (1/7)

magicbricks Buy Rent Sell Home Loans Login Post Property

Home » Commercial Property for Sale in Mumbai » Office Space for Sale in Mumbai » Office Space for Sale in Chandivali » 1450 sq.ft.

₹1.77 Cr (₹15615/sqft) [Apply for loan](#) **VERIFIED ONLINE**

Office Space For Sale in Oberoi Garden Chandivali, Mumbai

Unfurnished 1 Car Parking

Commercial Complex
Oberoi Garden

Super Area
1450 sqft - 112.815 sq.m

Carpet Area
960 sqft - 88.75 sq.m

Floor
4 (Out of 7 Floors)

Units On Floor
16

Pantry
Wet Pantry

Washroom
2

Overlooking
Garden/Park Facing

Facing
East

Virtual Space Option Available Assured Returns of 4% per annum

Contact Agent [Get Phone No.](#)

Contact Agent
Raj Shrivastav +91-89XXXXXX92

Your Name

Email

IND +91 Mobile Number

Agree to Help Desk [Terms of Use](#)

[Get Contact Details](#)

More Details

Price ₹1.77 Cr

Booking Amount ₹31.0 Lac

Facilities Power Back'Up, Lift, Reserved Parking, Security, Water Storage, Service/Goods Lift.

Price Indicators

Ghar.tv Select City Search Post Property Post Requirement

Property in Mumbai / Property in Powai / Property in Chandivali / Office Space for Sale in Oberoi Garden Estate Last updated on 25-Jul-2022

6500 Sq.ft Office Space for Sale in Oberoi Garden Estate

Chandivali, Powai, Mumbai - 400072

Building: Oberoi Garden Estate

OC Received

₹ 9.75 Cr (Negotiable)
₹ 15000 / Sq.ft

Allwyn Borde
Deal Maker Agent

[Connect Now](#)

Configuration Office Space	Carpet Area 6500 Sq.ft	Possession Ready To Move
Furnishing Furnished	Property Code CHARL44684	

Is there any error or missing information?
[Report Error / Add Missing Information](#)

PROPLIN Afternoon, Guest

Property Overview Similar Properties Matching Requirements

Property overview

Office Space for Sale in Powai, Oberoi Garden, Price ₹ 67 Lakh ₹ 14888 / Sq.ft. The Office Space for Sale has an area of 450 Sq.ft. Built up and is located at Chandivali

PROPERTY DETAILS UPDATED: 01-27-22

- Prop. Type: Commercial Outright
- Building: Oberoi Garden
- Powai, Chandivali
- Prop. Type: Office Space
- Area: 450 Sq.ft. Built up
- ₹ 67 Lakh ₹ 14888 / Sq.ft.
- Floor: 3

MEMBER DETAILS

Property listed by Sushil Dabral on 01-04-2022

Name: Sushil Dabral

Sushil Enterprises
Company/Property Consultants

Designation: PROPRIETOR

Listed: Jan 4th, 12:00 AM

Updated: Jan 27th, 3:03 PM

© 2022 proplin | Maha RERA Registration Number - A51900000211

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Sale Instances

Index 2	
879370 23-01-2022 Note - Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2 दुय्यम विभाग, सहाय्यी कुर्ला 2 दस्ता क्रमांक : 879/2022 मंडळी Regn:03m
गावाचे नाव : चांदिवली	
1) विभागाचा प्रकार	आवक्या
2) मीटरदरता	16100000
3) आकारपत्र, अर्जावदरपत्र, कायमिदरपत्र, आकारपत्री ठेकी वी वदरपत्र व मसुदा कराचे	24598952.45
4) मू. मान्य पीटिक्सा व परतक्याका अवतपका	1) चांदिवलीचे गाव Mumba Mangal, हुतर वरान, हुतर माहिती पुस्तिक म २ 3001 2002 भागि 3003 किरा मरुता, भोवरीच गाईन वी अर्जा प्रिमाईनेन मरुतापी विमिदरिड आदिवली काम रीड चांदिवली, मुंबई 400072. सोबत तीन कार्याक्रम सहित, (C.T.S Number 17 and 18, 1)
5) क्षेत्रफळ	126.39 चौ मीटर
6) आकारपत्री किंवा मुळी ठेवपका अवत लेखा	
7) हुतरपत्रक करान ठेवप. वा विदुन ठेवप. वा पत्रकाराचे गाव किंवा विदुनी मरुतावपका मुळक्याका किंवा अर्जा अवतपका प्रतिकरिडे गाव व पका	1) गाव, विना वगा वद. 63 पका, पत्रिडे म 23 भागा म, हुतरपत्रीचे गाव विदिटी अर्जावदर, आर्का म लेखन वगाली, रीड म अर्जी वेदर, मुंबई, महाराष्ट्र, मुंबई, पिन कोड - 400053 पिन म - AAQPS1903E 2) गाव, सीमा मुळी वद. 52 पका, पत्रिडे म 104 भागा म, हुतरपत्रीचे गाव पत्रकोल 1 किग २ आर्का म रीड वदरपत्र रीड म मरुताड इन्ट, मुंबई, महाराष्ट्र, मुंबई, पिन कोड - 400097 पिन म - AJEPF1314K
8) हुतरपत्रक करान ठेवप. वा पत्रकाराचे व किंवा विदुनी मरुतावपका मुळक्याका किंवा अर्जा अवतपका प्रतिकरिडे गाव व पका	1) गाव, केलन प्रमोडय रीड वद. 57 पका, पत्रिडे म २ 1303 भागा म, हुतरपत्रीचे गाव विरवडू, आर्का म २ एन मार्ग येन वदरि अर्जा मरिरीच मरिपिग वेदर, रीड म पत्रिडे किरानवानी गाईन मुंबई, महाराष्ट्र, मुंबई, पिन कोड - 400076 पिन म - AAQPS1903E
9) हुतरपत्रक करान विरपका विनाक	18/01/2022
10) हुतर मंडळी केलपका विनाक	18/01/2022

Index 2	
4514390 21/04/2021 Note - Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2 दुय्यम विभाग, सहाय्यी कुर्ला 3 दस्ता क्रमांक : 4514/2021 मंडळी Regn:03m
गावाचे नाव : चांदिवली	
1) विभागाचा प्रकार	अर्जावदर व वेदर
2) मीटरदरता	7750000
3) आकारपत्र, अर्जावदरपत्र, कायमिदरपत्र, आकारपत्री ठेकी वी वदरपत्र व मसुदा कराचे	9804856.4
4) मू. मान्य पीटिक्सा व परतक्याका अवतपका	1) चांदिवलीचे गाव मुंबई वनवदरपत्र वरान मरुताविका म पुस्तिक म 2057 भागा म, 3 वी किंग हुतरपत्रीचे गाव भोवरीच गाईन प्रीमाईनेन वी. अर्जा सोबतपत्री विमिदरिड, आर्का म अर्जावदर गाईन वदरपत्र अर्जा वदरपत्री काम रीड मीड, चांदिवली, मुंबई, 400072 हुतर माहिती पुस्तिक वी 52 04 चौ मीटर वदर अर्जा (C.T.S Number : 47 and 47.1 to 47.20.1)
5) क्षेत्रफळ	52.04 चौ मीटर
6) आकारपत्री किंवा मुळी ठेवपका अवत लेखा	
7) हुतरपत्रक करान ठेवप. वा विदुन ठेवप. वा पत्रकाराचे गाव किंवा विदुनी मरुतावपका मुळक्याका किंवा अर्जा अवतपका प्रतिकरिडे गाव व पका	1) गाव, विरवडू वदरपत्र मुला वद. 73 पका, पत्रिडे म 704 भागा म, 7 हुतरपत्रीचे गाव विना अर्जावदर, आर्का म वी 1 रीड वीन वीनवदर वदर, २ वरील रीड म अर्जावदर वदर, अर्जी वदरिड वदरपत्र MUMBAI पिन कोड - 400053 पिन म - AABPS3656M 2) गाव, विरवडूवदर मरुतावपका मरुता वद. 74 पका, पत्रिडे म 401 भागा म, हुतरपत्रीचे गाव हुतरपत्री, आर्का म वदरपत्री वदरपत्री वदर, मरुता वदरपत्री वदर, रीड म अर्जी वदरिड, मरुतावदर, मुंबई, पिन कोड - 400053 पिन म - AAEPM9967E
8) हुतरपत्रक करान ठेवप. वा पत्रकाराचे व किंवा विदुनी मरुतावपका मुळक्याका किंवा अर्जा अवतपका प्रतिकरिडे गाव व पका	1) गाव, विरवडू वदरपत्र मुला वद. 28 पका, पत्रिडे म वी 402 भागा म, 4 हुतरपत्रीचे गाव मरुता अर्जावदर, आर्का म विरवडू वदरपत्र वदर, अर्जी वदरिड वदरपत्र, रीड म अर्जी वदरिड, मुंबई, महाराष्ट्र, MUMBAI पिन कोड - 400093 पिन म - AMYPS5050 2) गाव, विरवडू वदरपत्र मुला वद. 62 पका, पत्रिडे म वी 402 भागा म, 4 हुतरपत्रीचे गाव मरुता अर्जावदर, आर्का म विरवडू वदरपत्र वदर, अर्जी वदरिड वदरपत्र, रीड म अर्जी वदरिड, मुंबई, महाराष्ट्र, MUMBAI पिन कोड - 400093 पिन म - APOPS9525E
9) हुतरपत्रक करान विरपका विनाक	05/03/2021
10) हुतर मंडळी केलपका विनाक	05/03/2021
11) अनुक्याका रीड व दद	4514/2021
12) आकारपत्रावपका मरुताक मरुताक	294200
13) आकारपत्रावपका मरुताक मरुताक	294200

Sale Instances

Index 2		सूची क्र.2	दुपयम निबंधक : सह द्रु नि कुर्ली 3 उत्स क्रमांक : 7087/2021 मोडेली : Regn.03m
7087390 21/04/2021 Note--Generated Through eSearch Module.For original report please contact concern SRO office.			
गावाचे नाव : चांदिवली			
(1) विलेपना प्रकार	करारनामा		
(2) मोजकडा	11500000		
(3) बाजारभाड भाडेंदरदपणात बाबतिलेदरदपणात आकारणी देणे की परदेशर ते मनुद करावे	17990328.85		
(4) मू. मापन मोटोहिसा व परक्यांक असल्यात.	1) चांदिवली नगर मुखई मनापहतर वर्गात सडकिका म अडिका म 4108 मी बाळा म 4 21 मजला की किा. दुपारलीचे नाव ओबेरॉय गाईन ह्युटेड. ब्लॉक म नुबई 400072, रोड अंज चांदिवली उपर्यस रोड इतर माहिती. ओबेरॉय गाईन रिमापसेस को. अंज को रि. 1 कार पाकिंग म 681 (C.T.S. Number : 47 : 1)		
(5) क्षेत्रजळ	92.00 चौ मीटर		
(6) आकारणी किा कुडी देणत असेल तेजा			
(7) इमारतीक करार देण. या किातून देण. या पडकाराचे नाव किा किाणी मालापणात सुकुमनामा किा अडेर असल्यात मलिाकिाचे नाव व पता	1) नाव. मे. सिडिकात सराणी एक द्रु दूज के कर्ला संपेदा पडिल बड -40. पता. पॉर्ट म 1301-1102 बाळा म की किा. दुपारलीचे नाव विडमर पाडे रेसिडेन्सीस. ब्लॉक म ओबेरॉय गिरगाड पडिम नुबई रोड म. मकराट्ट नुबई. पिन कोड. 400103 पिन म. AADH14027F		
(8) इमारतीक करार देण. या पडकाराचे व किा किाणी मालापणात सुकुमनामा किा अडेर असल्यात मलिाकिाचे नाव व पता	1) नाव. मे. संपेदा पडिल एक द्रु दूज के कर्ला संपेदा पडिल बड -41. पता. पॉर्ट म सडकिका म 1306 बाळा म. दुपारलीचे नाव किा पाईपरेड को. अंज को रि. अंज को रि. ब्लॉक म पडई नुबई रोड म किा हंज्ज. म्काराट्ट नुबई. पिन कोड. 400076 पिन म. AA/VHR0490P		
(9) इमारतीक करार देण. या किातून देण.	30/03/2021		
(10) उत्स मोडेली किातून देण.	09/04/2021		
(11) अनुक्यात खड व दूज	7087/2021		
(12) बाजारभाडमना मोडेली नुबळ	5397.30		
(13) बाजारभाडमना मोडेली नुबळ	80000		

Index 2		सूची क्र.2	दुपयम निबंधक : सह द्रु नि कुर्ली 2 उत्स क्रमांक : 7345/2021 मोडेली : Regn.03m
7345370 21/04/2021 Note--Generated Through eSearch Module.For original report please contact concern SRO office.			
गावाचे नाव : चांदिवली			
(1) विलेपना प्रकार	करारनामा		
(2) मोजकडा	6900000		
(3) बाजारभाड भाडेंदरदपणात बाबतिलेदरदपणात आकारणी देणे की परदेशर ते मनुद करावे	8403086		
(4) मू. मापन मोटोहिसा व परक्यांक असल्यात.	1) चांदिवली नगर मुखई मनापहतर वर्गात सडकिका म अडिका म 2129 मी बाळा म 2 या मजला की किा. दुपारलीचे नाव ओबेरॉय गाईन ह्युटेड. ब्लॉक म अडेर नुबई नुबई 400072 रोड अंज चांदिवली उपर्यस रोड इतर माहिती. ओबेरॉय गाईन रिमापसेस को. अंज को रि. 1 C.T.S. Number : 47 : 1)		
(5) क्षेत्रजळ	44.60 चौ मीटर		
(6) आकारणी किा कुडी देणत असेल तेजा			
(7) इमारतीक करार देण. या किातून देण. या पडकाराचे नाव किा किाणी मालापणात सुकुमनामा किा अडेर असल्यात मलिाकिाचे नाव व पता	1) नाव. मे. संपेदा पडिल एक द्रु दूज के कर्ला संपेदा मजलात पडिल बड -41. पता. पॉर्ट म सडकिका म 1306 बाळा म. दुपारलीचे नाव किा पाईपरेड को. अंज को रि. अंज को रि. ब्लॉक म पडई नुबई रोड म किा हंज्ज. म्काराट्ट नुबई. पिन कोड. 400076 पिन म. AA/VHR0490P		
(8) इमारतीक करार देण. या पडकाराचे व किा किाणी मालापणात सुकुमनामा किा अडेर असल्यात मलिाकिाचे नाव व पता	1) नाव. मकराट्ट पाईपरेड बड -51. पता. पॉर्ट म सडकिका म 13 बाळा म किाणी म 15. दुपारलीचे नाव की म्काराट्ट को. अंज को रि. ब्लॉक म अडेर पडिम नुबई रोड म मकिा मार. कार बाळा. मकराट्ट नुबई. पिन कोड. 400053 पिन म. AA/VPP4184E		
(9) इमारतीक करार देण. या किातून देण.	28/03/2021		
(10) उत्स मोडेली किातून देण.	20/04/2021		
(11) अनुक्यात खड व दूज	7345/2021		
(12) बाजारभाडमना मोडेली नुबळ	2522.50		
(13) बाजारभाडमना मोडेली नुबळ	30000		
(14) मोल			
दुपयम निबंधक की किातून देण. या किातून देण. या पडकाराचे नाव किा किाणी मालापणात सुकुमनामा किा अडेर असल्यात मलिाकिाचे नाव व पता			



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.

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As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is

Unit Nos.	Fair Market Value (₹)	Realizable Value (₹)	Distress Sale Value (₹)
1036 (pat), 1037, 1038, 1039 (part)	1,92,21,720.00	1,63,38,462.00	1,34,55,204.00
1040, 1041 & 1042 (part)	1,74,84,480.00	1,48,61,808.00	1,22,39,136.00
TOTAL	3,67,06,200.00	3,12,00,270.00	2,56,94,340.00

Place: Mumbai
Date: 22.09.2022

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar
Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2022.09.22 15:18:19 +05'30'



C.M.D. Auth. Sign

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Think.Innovate.Create

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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



(Annexure-IV)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar 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 22.09.2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 17.09.2022. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AEAPC0117Q
- 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 registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. 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 to Mr. R. B. Vinod Kumar from M/s. Wellworth Developers vide Agreement dated 28.08.2003.

2.	purpose of valuation and appointing authority	As per the request from Central Bank of India, SAM Branch, Nariman Point to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sameer Sutar – Valuation Engineer Vaishali Sarmalkar – Technical Manager
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 17.09.2022 Valuation Date – 22.09.2022 Date of Report – 22.09.2022
6.	inspections and/or investigations undertaken;	Physical Inspection done on 17.09.2022
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Commercial Unitsize, location, upswing in real estate prices, sustained demand for Commercial Unit, all round development of commercial and Commercial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **22nd September 2022** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Commercial Unit, admeasuring **Built Up Area in Sq. Ft. = 1,372.00 of Unit 1036 (pat), 1037, 1038, 1039 (part) and 1,248.00 of Unit Nos. 1040, 1041 & 1042 (part)** owned by **Mr. R. B. Vinod Kumar**. Further,

VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. R. B. Vinod Kumar**. 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 Unit, admeasuring **Built Up Area in Sq. Ft. = 1,372.00 of Unit 1036 (pat), 1037, 1038, 1039 (part) and 1,248.00 of Unit Nos. 1040, 1041 & 1042 (part).**

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 Highest and Best Use model is used for analysing development potential.

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 the client and site visit conducted, we understand that the subject property is Commercial Unit, admeasuring **Built Up Area in Sq. Ft. = 1,372.00 of Unit 1036 (pat), 1037, 1038, 1039 (part) and 1,248.00 of Unit Nos. 1040, 1041 & 1042 (part).**

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 - V)

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.

Think.Innovate.Create

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess of the property under reference as on **22nd September 2022**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded, 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 Fair Market Value for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at :

Unit Nos.	Fair Market Value (₹)	Realizable Value (₹)	Distress Sale Value (₹)
1036 (part), 1037, 1038, 1039 (part)	1,92,21,720.00	1,63,38,462.00	1,34,55,204.00
1040, 1041 & 1042 (part)	1,74,84,480.00	1,48,61,808.00	1,22,39,136.00
TOTAL	3,67,06,200.00	3,12,00,270.00	2,56,94,340.00

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt.
Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2022.09.22 15:18:42 +05'30'



C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



Vastukala Consultants (I) Pvt. Ltd.
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