

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: Mrs. Charanjit Kaur Saini

Commercial Shop No. 299, 1<sup>st</sup> Floor, Wing - D, "Vashi Plaza", Vashi Plaza Commercial Premises Co-op. Soc. Ltd., Plot No. 80 & 81, Sector – 17, Vashi, Navi Mumbai, Taluka & District - Thane, PIN Code – 400 703, State - Maharashtra, Country - India

Latitude Longitude: 19°04'09.6"N 72°59'54.8"E

## Valuation Done for:

**State Bank of India**

**Wagle Industrial Estate Branch Thane**

State Bank of India Building, Plot No. B-35, Road No. 22, Near Wagle Circle, Wagle Industrial Estate, Thane (West) – 400 604, State – Maharashtra, Country – India

**Vastukala Consultants (I) Pvt. Ltd.**

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

**VALUATION OPINION REPORT**

This is to certify that the property bearing Commercial Shop No. 299, 1<sup>st</sup> Floor, Wing - D, "**Vashi Plaza**", Vashi Plaza Commercial Premises Co-op. Soc. Ltd., Plot No. 80 & 81, Sector - 17, Vashi, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 703, State - Maharashtra, Country - India belongs to **Mrs. Charanjit Kaur Saini**.

Boundaries of the property.

North : Jai Jawan Market  
 South : Mumbai Pune Highway  
 East : National Institute of Securities Markets (NISM)  
 West : Vashi Station 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 **₹ 42,66,000.00 (Rupees Forty Two Lakh Sixty Six Thousand Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

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.,  
 email=cmd@vastukala.org, c=IN  
 Date: 2021.11.19 11:19:41 +05'30'

*Sharadkumar B. Chalikwar*  
 Director

C.M.D.



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.

**Mumbai**

121, 1<sup>st</sup> Floor, Akruti Star,  
 Central Road, MIDC,  
 Andheri (E), Mumbai - 400 093,  
 (M.S.), INDIA

Tel. : +91 22 28371325  
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 mumbai@vastukala.org

**Delhi NCR**

L-306, Sispal Vihar,  
 AWHO Society, Sohna Road,  
 Sector - 49, Gurgaon,  
 Haryana - 122018, INDIA

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 +91 9819670183  
 delhincr@vastukala.org

**Nanded**

28, S.G.G.S. -  
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 Gokul Nagar,  
 Nanded - 431 602, (M.S.), INDIA

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 +91 2462 239909  
 nanded@vastukala.org

**Aurangabad**

Plot No. 106, N-3, CIDCO,  
 Aurangabad - 431 005,  
 (M.S), INDIA

Tel. : +91 240 2485151  
 Mobile : +91 9167204062  
 +91 9860863601  
 aurangabad@vastukala.org



**Vastukala Consultants (I) Pvt. Ltd.**

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

To,  
**The Branch Manager,**  
**State Bank of India**  
**Wagle Industrial Estate Branch Thane**  
 State Bank of India Building, Plot No. B-35, Road No. 22,  
 Near Wagle Circle, Wagle Industrial Estate,  
 Thane (West) – 400 604,  
 State – Maharashtra, Country – India

**VALUATION REPORT (IN RESPECT OF FLAT)**

I General	
1.	Purpose for which the valuation is made : To assess value of the property for MSME Loan Purpose.
2.	a) Date of inspection : 15.11.2021
	b) Date on which the valuation is made : 18.11.2021
3.	List of documents produced for perusal :
	i) Copy of Gift Deed dated 16.09.2020 b/w Mr. Harjinder Singh Saini (Donor) and Mrs. Charanjit Kaur Saini (Donee)
	ii) Copy of Part Occupancy Certificate Document Number. B.P. (N) / V / 17 / 80 – 81 / 505 dated 26.10.1989 issued by CIDCO
	iii) Copy of Possession Letter dated 16.09.2020
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <b>Mrs. Charanjit Kaur Saini</b>  <b>Address:</b> Commercial Shop No. 299, 1 <sup>st</sup> Floor, Wing - D, "Vashi Plaza", Vashi Plaza Commercial Premises Co-op. Soc. Ltd., Plot No. 80 & 81, Sector – 17, Vashi, Navi Mumbai, Taluka & District - Thane, PIN Code – 400 703, State - Maharashtra, Country - India  <b>Contact Person:</b> Mr. Chandru (Tenant) Contact No.: 9222058022  Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Commercial Shop No. 299 is located on 1 <sup>st</sup> Floor. As per Site Inspection, Commercial Shop is used as Commercial Office premises. The composition of Commercial Shop is Working Area + 1 Cabin.





			The property is at 950 M. walking distance from nearest railway station Vashi.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 80 & 81, Sector – 17, Vashi
	b) Door No.	:	Commercial Shop No. 299
	c) C. T.S. No. / Village	:	Village – Vashi
	d) Ward / Taluka	:	Taluka – Thane
	e) Mandal / District	:	District – Thane
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building plan were not provided and not verified
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.	Postal address of the property	:	Commercial Shop No. 299, 1 <sup>st</sup> Floor, Wing - D, " <b>Vashi Plaza</b> ", Vashi Plaza Commercial Premises Co-op. Soc. Ltd., Plot No. 80 & 81, Sector – 17, Vashi, Navi Mumbai, Taluka & District - Thane, PIN Code – 400 703, State - Maharashtra, Country - India
8.	City / Town	:	Village – Vashi, Navi Mumbai
	Residential area	:	Yes
	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 - Vashi CIDCO
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.	<b>Boundaries of the property</b>		<b>As per actual site</b> <b>As per document</b>
	North	:	Jai Jawan Market      Plot Nos. 20 & Partly by Plot No. 1
	South	:	Mumbai Pune Highway      Sion Panvel Road
	East	:	National Institute of Securities Markets (NISM)      Plot No. 82 & Road
	West	:	Vashi Station Road      Road

13	Dimensions of the site	N. A. as property under consideration is a Commercial Shop in an apartment building.															
		<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;"></th> <th style="width: 25%; text-align: center;">A As per the Deed</th> <th style="width: 25%; text-align: center;">B Actual</th> </tr> </thead> <tbody> <tr> <td>North</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> </tr> <tr> <td>South</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> </tr> <tr> <td>East</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> </tr> <tr> <td>West</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> </tr> </tbody> </table>		A As per the Deed	B Actual	North	-	-	South	-	-	East	-	-	West	-	-
	A As per the Deed	B Actual															
North	-	-															
South	-	-															
East	-	-															
West	-	-															
14.	Extent of the site	: Carpet Area in Sq. Ft. = 152.00 (Area as per Actual Site Measurement)  <b>Built up Area in Sq. Ft. = 270.00</b> <b>(Area as per Gift Deed)</b>															
14.	Latitude, Longitude & Co-ordinates of flat	: 19°04'09.6"N 72°59'54.8"E															
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Built up Area in Sq. Ft. = 270.00</b> <b>(Area as per Gift Deed)</b>															
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Tenant Occupied Occupied since year 1997 Details about the present rental income is not available															
<b>II APARTMENT BUILDING</b>																	
1.	Nature of the Apartment	: Commercial Shop															
2.	Location	:															
	C.T.S. No.	: Plot No. 80 & 81, Sector – 17, Vashi															
	Block No.	: -															
	Ward No.	: -															
	Village / Municipality / Corporation	: Village – Vashi CIDCO															
	Door No., Street or Road (Pin Code)	: Commercial Shop No. 299, 1 <sup>st</sup> Floor, Wing - D, " <b>Vashi Plaza</b> ", Vashi Plaza Commercial Premises Co-op. Soc. Ltd., Plot No. 80 & 81, Sector – 17, Vashi, Navi Mumbai, Taluka & District - Thane, PIN Code – 400 703, State - Maharashtra, Country - India															
3.	Description of the locality Residential / Commercial / Mixed	: Commercial															
4.	Year of Construction	: 1989 (As per Part Occupancy Certificate)															
5.	Number of Floors	: Ground + 4 upper floors															
6.	Type of Structure	: R.C.C. Framed Structure															
7.	Number of Dwelling units in the building	: 100 Commercial Shops on 1 <sup>st</sup> 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 Sewerage System
	Car parking - Open / Covered	:	Open Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>Commercial Shop</b>		
1	The floor in which the flat is situated	:	1 <sup>st</sup> Floor
2	Door No. of the flat	:	Commercial Shop No. 299
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Marble tile flooring
	Doors	:	Teak wood door, M.S. Rolling shutter
	Windows	:	Not provided
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with casing capping
	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 Shop?	:	Good
7	Sale Deed executed in the name of	:	<b>Mrs. Charanjit Kaur Saini</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	<b>Built up Area in Sq. Ft. = 270.00 (Area as per Gift Deed)</b>
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 152.00 (Area as per Actual Site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Tenant Occupied
15	If rented, what is the monthly rent?	:	Details about the present rental income is not available ₹ 14,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	

1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 15,500.00 to ₹ 18,500.00 per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 17,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 14,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,54,900.00 per Sq. M. i.e. ₹ 14,391.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 1,18,220.00 per Sq. M. i.e. ₹ 10,983.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	32 Years
	Life of the building estimated	:	28 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	48.00%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,300.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 14,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 15,800.00 per Sq. Ft.</b>
	<b>Remark:</b> <i>As per Site Inspection, Commercial Shop is used as Commercial Office premises.</i>		









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	Details about the present rental income is not available ₹ 14,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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.,  
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Date: 2021.11.19 11:19:49 +0530



C.M.D.

Director



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

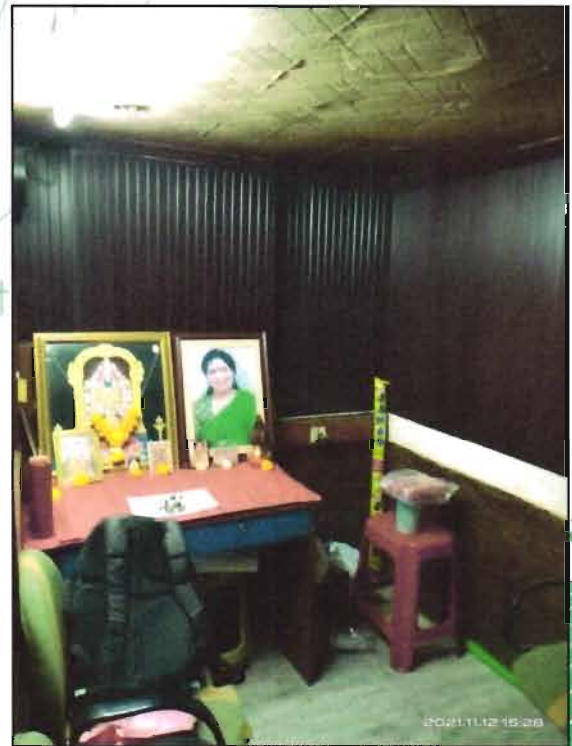
Place: Mumbai

Date : 18.11.2021

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### Actual Site Photographs



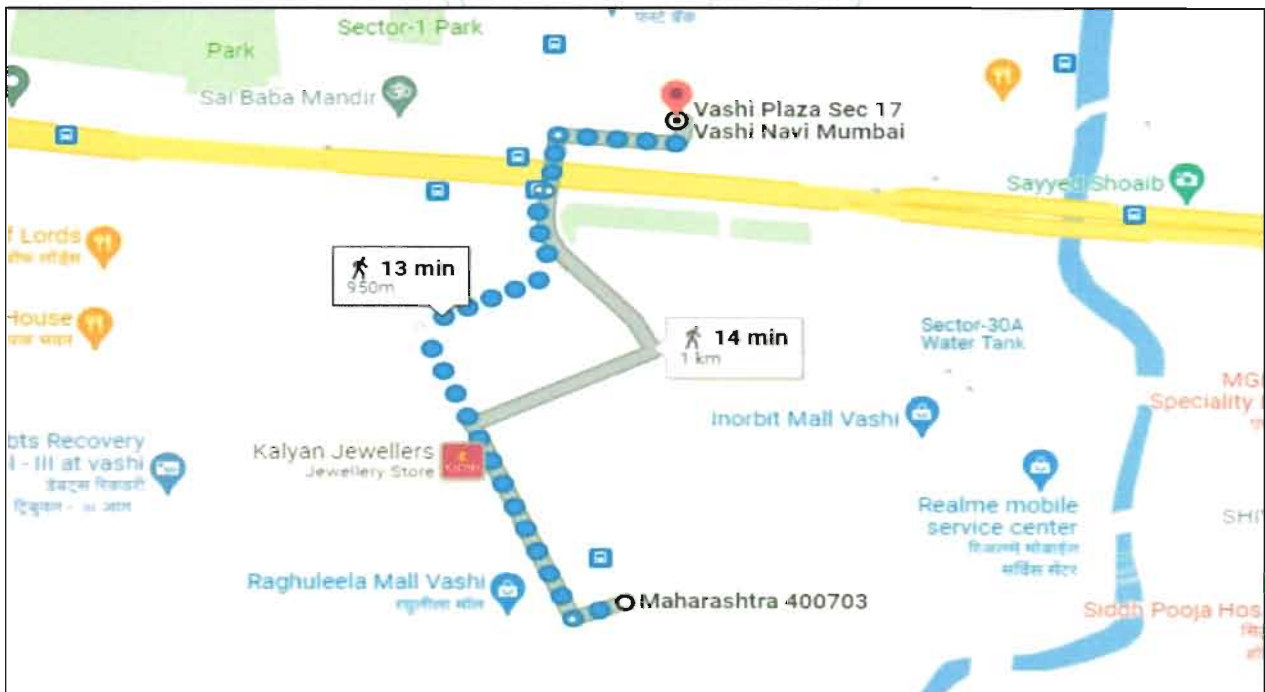


### Actual Site Photographs



### Route Map of the property

Site u/r




**Latitude Longitude: 19°04'09.6"N 72°59'54.8"E**

**Note:** The Blue line shows the route to site from nearest railway station (Vashi – 950 M.)





## 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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Feedback

Year
Annual Statement of Rates
Language

20212022
English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : वाशी

Search By:  Survey No  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	नोंदिस	दुकाने	औद्योगिक	एरर (Rs.)
SurveyNo	5/158-वाशी नोड सेक्टर क्रं. 16अ	55800	109000	135500	196700	135500	चौ. मीटर
SurveyNo	5/159-वाशी नोड सेक्टर क्रं. 17	63200	128100	154900	239500	154900	चौ. मीटर
SurveyNo	5/160- वाशी नोड हायवे ते शिवाजी चौक ( विप स्पॅश	53300	105900	132000	190300	132000	चौ. मीटर
SurveyNo	5/161-वाशी नोड शिवाजी चौक ते सेक्टर नंबर 16 व 19 व्या उत्तर वृहीपर्यंत	43800	91700	125400	173000	125400	चौ. मीटर
SurveyNo	5/162 - वाशी नोड सेक्टर क्रं.18 टिप - गोडाउनसाठी कार्यालयाचे दर बापरण्यात यावेत	39900	88800	101100	129000	101100	चौ. मीटर

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## Price Indicators

**99acres** Buy ▾ All Commer... Type Location or Project/Society or Keyword SEARCH

Commercial Property in Mumbai, New & Upcoming Ready to Move Office Space for sale  
 Posted on Sep 14, 2021 | Ready to move

**₹95 Lac** @ 11,379 per sq.ft. Ready to move office space for sale  
 Estimated EMI ₹28,000 / month

REAR STATUS: NOT AVAILABLE Website: <http://maharashtra.mahonline.gov.in>

Overview Pre Leased Details Owner Details Recommendations

**Property (2)**

Photos (1/2)

- Number of seats: 10 - 15 seats
- Carpet Area: 553 sq.ft. (51.58 sq.m.)
- Area covered: 1 floor (4th / 5 floors building)
- Meeting Rooms & Cabins: 2 meeting rooms and 5 cabins available
- Washrooms: 5 washrooms available (1 private, 4 shared)

Transaction Type: Resale Property Ownership: Co-operative S... Property Code: R56402694  
[www.99acres.com/R56402694](http://www.99acres.com/R56402694)

**99acres** Buy ▾ All Commer... Type Location or Project/Society or Keyword SEARCH

Commercial Property in Mumbai, New & Upcoming Ready to Move Office Space for sale  
 Posted on Nov 17, 2021 | Ready to move

**₹70 Lac** @ 20,000 per sq.ft. Ready to move office space for sale  
 Estimated EMI ₹55,908

REAR STATUS: NOT AVAILABLE Website: <http://maharashtra.mahonline.gov.in>

Overview Owner Details Recommendations

**Property (3)**

Photos (1/9)

- Number of seats: 12 - 20 seats
- Carpet Area: 350 sq.ft. (32.52 sq.m.)
- Area covered: 1 floor (4th / 5 floors building)
- Washrooms: 1 private washroom available
- Pantries: Private pantry (50.0 sqft)

Transaction Type: Resale Property Ownership: Co-operative S... Property Code: Q55780518  
[www.99acres.com/Q55780518](http://www.99acres.com/Q55780518)



## Sale Instances

732675 18/11/2021 Note -Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुग्धम निबंधक सह दु.नि. ठाणे 3 दस्ता क्रमांक : 7326 2021 नेटवर्क: Regn 63m
<b>गावाचे नाव : वाशी</b>		
(1) विक्रीचा प्रकार	खरेदीखत	
(2) म्मोबदल	3700000	
(3) बाजारभावा/भट्टेपट्टयाचा बाबितापट्टयाकार आकारणी देतो की पट्टेदार ते मनुद करावे)	3177307.59	
(4) मू.मान, पेटव्हिसा व घरकामांक (असल्यास)	1) पारिकेचे नाव-नवी मुंबई मनापाहतर वर्णन- सदनिका नं: शॉप नं 249 ए विंग. माळा नं: 1. इमारतीचे नाव- वाशी प्लाजा कमर्शियल प्रीमाईसीस को.ऑप सोसायटी. ब्लॉक नं: प्लॉट नं 80 81, सेक्टर 17, रोड - वाशी, नवी मुंबई, 238 स्क फीट बिल्ड अप एरिआ. इतर माहिती: सदनिका नं: शॉप नं 249 ए विंग. माळा नं: 1. इमारतीचे नाव- वाशी प्लाजा कमर्शियल प्रीमाईसीस को.ऑप सोसायटी. ब्लॉक नं: प्लॉट नं 80 81, सेक्टर 17, रोड नं: वाशी, नवी मुंबई, 238 स्क फीट बिल्ड अप एरिआ ( Plot Number : 80 81 : SECTOR NUMBER : 17 : )	
(5) क्षेत्रफळ	238 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या तिकून ठेवणा-या पक्षकारांचे नाव किंवा दिवानी न्यायालयचा हुकुमनामा किंवा अर्देचा असल्यास, प्रतिकादिचे नाव व पत्ता	1) नाव- गोपाल धेंगावा नाठार वय-81 पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव - , ब्लॉक नं. , रोड नं. प्लॉट नं 801 गोविंद कॉम्प्लेक्स, प्लॉट नं 48, 4, 5, 6, सेक्टर -14 वाशी नवी मुंबई-400703, महाराष्ट्र, THANE पिन कोड-400703 पिन नं.-AAEPN2333F 2) नाव- केकेट्टरामन गोपाल नाठार वय-46 पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव - , ब्लॉक नं. , रोड नं. प्लॉट नं 801 गोविंद कॉम्प्लेक्स, प्लॉट नं 48, 4, 5, 6, सेक्टर -14 वाशी नवी मुंबई-400703, महाराष्ट्र, THANE पिन कोड-400703 पिन नं.-ABPPN9892B	
(8) दस्तऐवज करून देणा-या पक्षकारांचे व किंवा दिवानी न्यायालयचा हुकुमनामा किंवा अर्देचा असल्यास, प्रतिकादिचे नाव व पत्ता	1) नाव- विना कुमर देवासी वय-28, पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव - , ब्लॉक नं. , रोड नं. विलेज कुवा रूह साबरे, विलेज/वालेर, खोका, राजस्थान-343041, राजस्थान, JALOR पिन कोड-343041 पिन नं.-BMEPD731IQ	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/04/2021	
(10) दस्त नोंदणी केल्याचा दिनांक	09/04/2021	
(11) अनुक्रमीक खंड व पृष्ठ	7326 2021	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) श्रेय		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	मुल्यांकनाची आवश्यकता नाही कारण दस्ताप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्ताप्रकारानुसार आवश्यक नाही	
मुद्रांक शुल्क अकारणाताना निवडलेले अनुच्छेद :-	If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949	

1796475 17/11/2021 Note -Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुग्धम निबंधक सह दु.नि. ठाणे 3 दस्ता क्रमांक : 17964 2021 नेटवर्क: Regn 63m
<b>गावाचे नाव : वाशी</b>		
(1) विक्रीचा प्रकार	खरेदीखत	
(2) म्मोबदल	8000000	
(3) बाजारभावा/भट्टेपट्टयाचा बाबितापट्टयाकार आकारणी देतो की पट्टेदार ते मनुद करावे)	7211245	
(4) मू.मान, पेटव्हिसा व घरकामांक (असल्यास)	1) पारिकेचे नाव-नवी मुंबई मनापाहतर वर्णन- सदनिका नं: शॉप नंबर 42 ए विंग. माळा नं: घाऊंड प्लॉट. इमारतीचे नाव- वाशी प्लाजा. ब्लॉक नं: प्लॉट नंबर 80-81, सेक्टर 17, रोड : वाशी, नवी मुंबई, 270 चौरस फीट कार्पेट एरिया. इतर माहिती: सदनिका नं: शॉप नंबर 42 ए विंग. माळा नं: घाऊंड प्लॉट. इमारतीचे नाव- वाशी प्लाजा. ब्लॉक नं: प्लॉट नंबर 80-81, सेक्टर 17, रोड नं: वाशी, नवी मुंबई, 270 चौरस फीट कार्पेट एरिया ( Plot Number : 80-81 : SECTOR NUMBER : 17 : )	
(5) क्षेत्रफळ	270 चौ फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या तिकून ठेवणा-या पक्षकारांचे नाव किंवा दिवानी न्यायालयचा हुकुमनामा किंवा अर्देचा असल्यास, प्रतिकादिचे नाव व पत्ता	1) नाव- सेंट्रल मुद्रा प्रसेसिंग इन्स्टिट्यूट लॉके सोबीत पुत्री लॉके कु मु न्हाणु सणु (समुद्रा गांधी) वय- पत्ता- प्लॉट नं. , माळा नं. , इमारतीचे नाव - , ब्लॉक नं. , रोड नं. पि 20 ब्लॉक पि, केनॉट प्लेस, नवी दिल्ली, दिल्ली, CENTRAL DELHI. पिन कोड-110001 पिन नं.-AAACC4233C	
(8) दस्तऐवज करून देणा-या पक्षकारांचे व किंवा दिवानी न्यायालयचा हुकुमनामा किंवा अर्देचा असल्यास, प्रतिकादिचे नाव व पत्ता	1) नाव- सातवी मेषजी कलावी . . वय- 32, पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव - , ब्लॉक नं. , रोड नं. प्लॉट नंबर 0001, सी बीड, प्लॉट नंबर 24, सेक्टर-49 ए, खेड (वेड), नेरळ, महाराष्ट्र, ठाणे. पिन कोड-400706 पिन नं.-BDCPS7382B 2) नाव- मिलीन मुताजी शबरेया . . वय- 30, पत्ता- प्लॉट नं. , माळा नं. , इमारतीचे नाव - , ब्लॉक नं. , रोड नं. प्लॉट नंबर 202, बट्टीगाव कॉ ऑप हौसिंग सोसायटी लिमिटेड, प्लॉट नंबर 89, सेक्टर-49 ए, नेरळ, महाराष्ट्र, ठाणे. पिन कोड-400706 पिन नं.-BTQPS4988L 3) नाव- प्रदीपकुमार मल्लिकार्जुन वय- . वय- 30, पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव - , ब्लॉक नं. , रोड नं. विलेज नंबर सी 84 942, शुविट नंबर 0023, प्लॉट नंबर 5, सेक्टर - 4, सी बी डी, नेवापूर, महाराष्ट्र, ठाणे. पिन कोड-400614 पिन नं.-CNP55827F 4) नाव- शिखरी देवकार वेद . . वय- 37, पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव - , ब्लॉक नं. , रोड नं. वॉ 2, 20 ए, सेक्टर-4, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड-400703 पिन नं.-AJZPV0444B	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/10/2021	
(10) दस्त नोंदणी केल्याचा दिनांक	27/10/2021	
(11) अनुक्रमीक खंड व पृष्ठ	17964 2021	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) श्रेय		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	मुल्यांकनाची आवश्यकता नाही कारण दस्ताप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्ताप्रकारानुसार आवश्यक नाही	





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 at ₹ 42,66,000.00 (Rupees Forty Two Lakh Sixty Six Thousand Only).

Place: Mumbai  
Date: 18.11.2021

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: 2021.11.19 11:19:58 +05'30'



C.M.D.

Director



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

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

only).

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Date

Signature

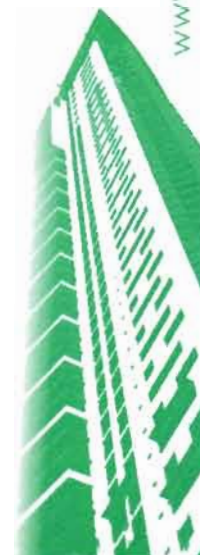
(Name & Designation of the Inspecting Official/s)

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





(Annexure-I)

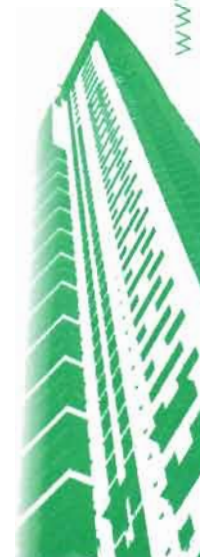
### DECLARATION-CUM-UNDERTAKING

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

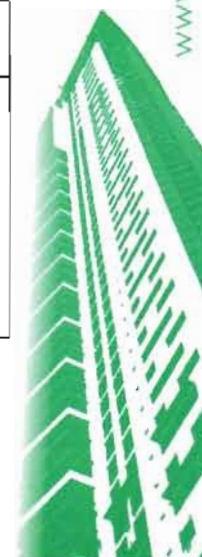
- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 18.11.2021 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 15.11.2021. 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 gifted to Mrs. Charanjit Kaur Saini from Mr. Harjinder Singh Saini vide Gift Deed dated 16.09.2020 b/w Mr. Harjinder Singh Saini (Donor) and Mrs. Charanjit Kaur Saini (Donee)
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, Wagle Industrial Estate Branch to assess Fair market 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 Manoj B. Chalikwar – Regd. Valuer Dashrath – Valuation Engineer Prajakta Patil – Processing Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 15.11.2021 Valuation Date – 18.11.2021 Date of Report – 18.11.2021
6.	inspections and/or investigations undertaken;	Physical Inspection done on 15.11.2021
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.



10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Commercial Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, 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

Date: 18.11.2021  
Place: Mumbai

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: 2021.11.19 11:20:25 +05'30'



C.M.D.

Director



**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
SBI Empanelment No.: SME/TCC/2021-22/85/13

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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **18<sup>th</sup> November 2021** 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 advise 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 and site visit conducted, we understand that the subject property is Commercial Shop, admeasuring **Built up Area in Sq. Ft. = 270.00** in the name of **Mrs. Charanjit Kaur Saini**. 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 **Mrs. Charanjit Kaur Saini**. 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, we understand that the Commercial Shop, admeasuring **Built up Area in Sq. Ft. = 270.00**

### 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 / Exiting use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the flat 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 Shop, admeasuring **Built up Area in Sq. Ft. = 270.00**

#### **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.



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### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess of the property under reference as on **18<sup>th</sup> November 2021**.

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 herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 42,66,000.00 (Rupees Forty Two Lakh Sixty Six Thousand Only)**.

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

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
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Director

C.M.D.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
SBI Empanelment No.: SME/TCC/2021-22/85/13

