

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **M/s. Sharmili Spices Pvt. Ltd.**

Commercial Office No. 638, 6<sup>th</sup> Floor, "**Avior Corporate Park**", Nirmal Galaxy, CTS No. 548A, L.B.S. Road, Opp. Johnson & Johnson, Village - Nahur, Mulund (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai Suburban, PIN - 400 080, State - Maharashtra, Country - India.

Latitude Longitude : 19°10'22.5"N 72°56'30.4"E

### Intended User

**Union Bank of India**

**Nariman Point branch**

4c, Mittal Court, Ground Floor, Opp Vidhan Bhawan Nariman Point, Mumbai  
400021



### Our Pan India Presence at :

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

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

## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 638, 6<sup>th</sup> Floor, "Avior Corporate Park", Nirmal Galaxy, CTS No. 548A, L.B.S. Road, Opp. Johnson & Johnson, Village - Nahur, Mulund (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai Suburban, PIN - 400 080, State - Maharashtra, Country - India belongs to **M/s. Sharmili Spices Pvt. Ltd.**

### Boundaries of the property

North	: Open Plot
South	: Madan Mohan Malviya Road
East	: Open Plot
West	: L.B.S. Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,50,15,824.00 (Rupees One Crore Fifty Lakh Fifteen Thousand Eight Hundred Twenty Four 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 report.

Hence certified

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

**Sharadkumar**

**B. Chalikwar**  
Director

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: 2024.03.15 17:31:11 +05'30'

Auth. Sign.



**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Union Bank of India Empanelment No.: RO(S):ADV:VAL:012: 2018-19

ROS:ADV:Valuer/033:008:2021-22

Encl.: Valuation report



### Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
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Delhi NCR	Nashik	Ahmedabad	Jaipur

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

**Vastukala Consultants India Pvt. Ltd.**

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.

To,

**The Branch Manager,****Union Bank of India****Nariman Point branch**

4c, Mittal Court, Ground Floor, Opp Vidhan Bhawan Nariman Point, Mumbai 400021

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

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
2	a) Date of inspection : 12.03.2024
	b) Date of which the valuation is made : 15.03.2024
3	List of documents produced for perusal: I) Copy of Agreement For Sale No.4552 / 2013 Dated 24.05.2013 between Mr. Navinchandra G. Galaiya & Mrs. Jayshree N. Galaiya (The Seller) And M/s. Sharmili Spices Pvt. Ltd. (The Purchaser). II) Copy of Previous Valuation Report Dated 01.09.2020 in the name of M/s. Sharmili Spices Pvt. Ltd. issued by Diwanji & Associates (Govt. Approved Valuers) .
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>M/s. Sharmili Spices Pvt. Ltd.</b>  Commercial Office No. 638, 6 <sup>th</sup> Floor, "Avior Corporate Park", Nirmal Galaxy, CTS No. 548A, L.B.S. Road, Opp. Johnson & Johnson, Village - Nahur, Mulund (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai Suburban, PIN - 400 080, State - Maharashtra, Country - India.  Contact Person : Mr. Naveen (Manager ) Mobile No. 9869626364  company ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Commercial Office located on 6 <sup>th</sup> Floor. The composition of Commercial Office is Reception + Toilet + Passage + 2 Cabin + Store Room. The property is at 3.7 Km. distance from Mulund Railway Station.
6	Location of property
a)	Plot No. / Survey No. :
b)	Door No. : Commercial Office No. 638
c)	C.T.S. No. / Village : CTS No - 548A, Village - Nahur

d)	Ward / Taluka	:	Taluka - Kurla	
e)	Mandal / District	:	District - Mumbai Suburban	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of approved Building plans were not provided and not verified.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A	
7	Postal address of the property	:	Commercial Office No. 638, 6 <sup>th</sup> Floor, "Avior Corporate Park", Nirmal Galaxy, CTS No. 548A, L.B.S. Road, Opp. Johnson & Johnson, Village - Nahur, Mulund (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai Suburban, PIN - 400 080, State - Maharashtra, Country - India.	
8	City / Town	:	City - 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 / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Nahur Municipal Corporation of Greater Mumbai (MCGM)	
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 site</b>	<b>As per Document</b>
	North	:	Open Plot	Details not available
	South	:	Madan Mohan Malviya Road	Details not available
	East	:	Open Plot	Details not available
	West	:	L.B.S. Road	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Commercial Office in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-

	East	:	-	-
	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 523.99 (Area as per Site measurement)	
			Carpet Area in Sq. Ft. = 502.00 (Area As Per Agreement For Sale)	
			Built Up Area in Sq. Ft. = 602.40 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Office	:	19°10'22.5"N 72°56'30.4"E	
15	Extent of the site considered for Valuation	:	<b>Carpet Area in Sq. Ft. = 502.00</b> <b>( Area As Per Agreement For Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Commercial	
2.	Location			
	C.T.S. No.	:	CTS No - 548A	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Nahur, Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Commercial Office No. 638, 6 <sup>th</sup> Floor, " <b>Avior Corporate Park</b> ", Nirmal Galaxy, CTS No. 548A, L.B.S. Road, Opp. Johnson & Johnson, Village - Nahur, Mulund (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai Suburban, PIN - 400 080, State - Maharashtra, Country - India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2010 (As Per Prevoius valuation Report)	
5.	Number of Floors	:	1 Basement + Ground + 6 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	6 <sup>th</sup> Floor is having 39 Office	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available			

	Lift	:	10 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered / Open Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Commercial Office</b>		
1.	The floor in which the Office is situated	:	6 <sup>th</sup> Floor
2.	Door No. of the Office	:	Commercial Office No. 638
3.	Specifications of the Office		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood / Glass Door
	Windows	:	Glass Facade Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Office?	:	Good
7.	Sale Deed executed in the name of	:	<b>M/s. Sharmili Spices Pvt. Ltd.</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Office?	:	Built Up Area in Sq. Ft. = 602.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Office?	:	<b>Carpet Area in Sq. Ft. = 523.99</b> <b>(As per Area actual site measurement)</b> <b>Carpet Area in Sq. Ft. = 502.00</b> <b>(As Per Area Agreement For Sale)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium

13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 50,100/- (Expected rental income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
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?	:	No
<b>V</b>	<b>Rate</b>		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Office with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 26,900/- to ₹ 30,600/- per Sq. Ft. on Carpet Area ₹ 22,400/- to ₹ 25,500/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Office under valuation after comparing with the specifications and other factors with the Office under comparison (give details).	:	₹ 30,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 27,700/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,89,683/- per Sq. M. i.e. ₹ 17,622/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,73,490/- per Sq. M. i.e. ₹ 16,118/- per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Office with Services (v(3)i)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	14 years
	Life of the building estimated	:	46 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	21.00%

	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,212/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 27,700/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 29,912/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Office	502.00 Sq. Ft.	29,912.00	1,50,15,824.00
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 / Car Parking			
	<b>Total value of the property</b>			<b>1,50,15,824.00</b>
	<b>Realizable value of the property</b>			<b>1,35,14,242.00</b>
	<b>Distress value of the property</b>			<b>1,20,12,659.00</b>
	<b>Insurable value of the property (602.40 X 2,800.00)</b>			<b>16,86,720.00</b>
	<b>Guideline value of the property (602.40 X 16,118.00)</b>			<b>97,09,483.00</b>

**Justification for Price / Rate**

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

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



## Method of Valuation / Approach

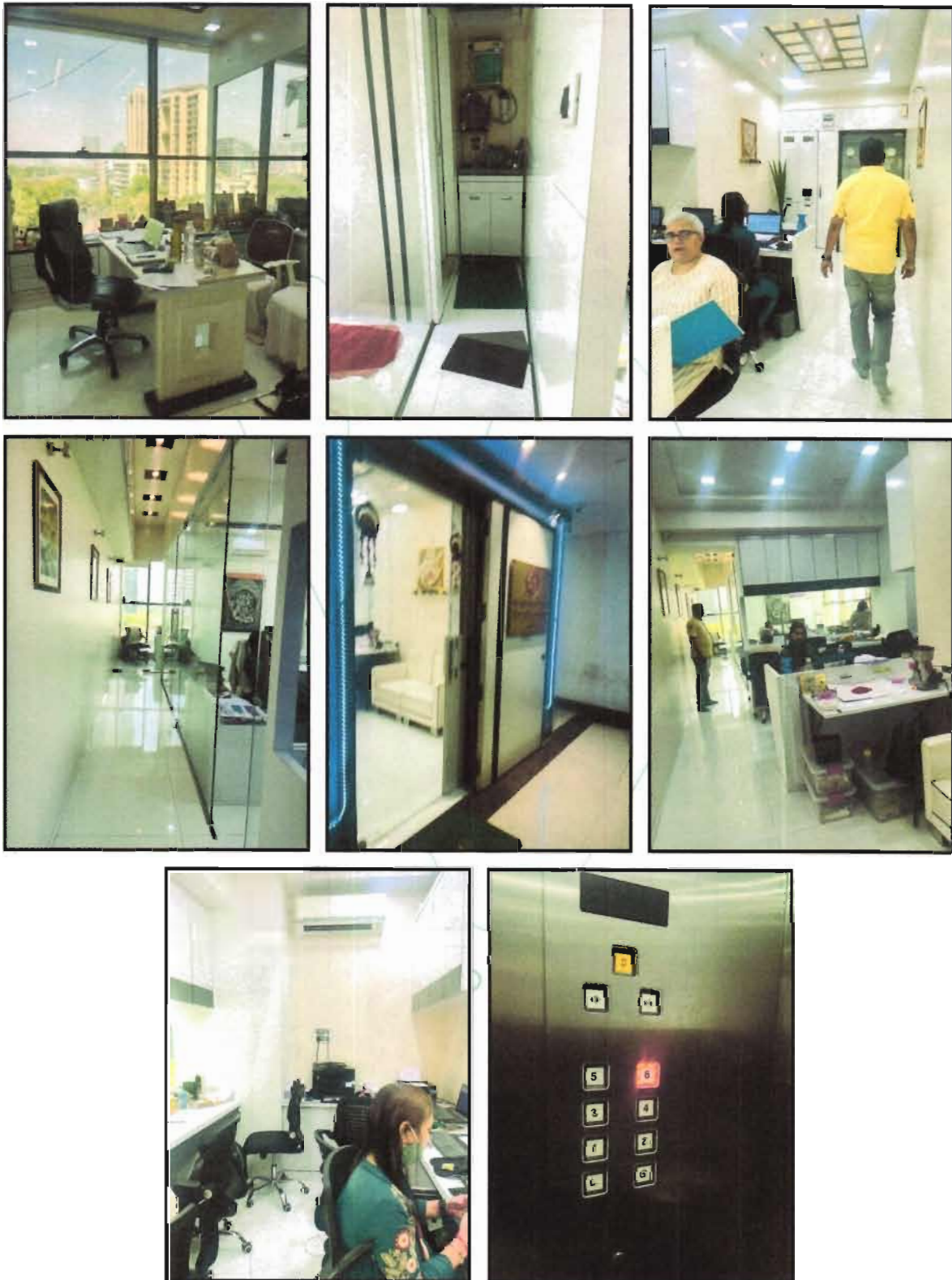
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial Office, where there are typically many comparables available to analyze. As the property is a Commercial Office, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 26,900.00 to ₹ 30,600.00 per Sq. Ft. on Carpet Area / ₹ 22,400.00 to ₹ 25,500.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report, current market conditions, demand and supply position, Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of Residential and Commercial application in the locality etc. We estimate ₹29,912.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	₹ 50,100/- (Expected rental income per month)
Any likely income it may generate	Rental Income

Think.Innovate.Create



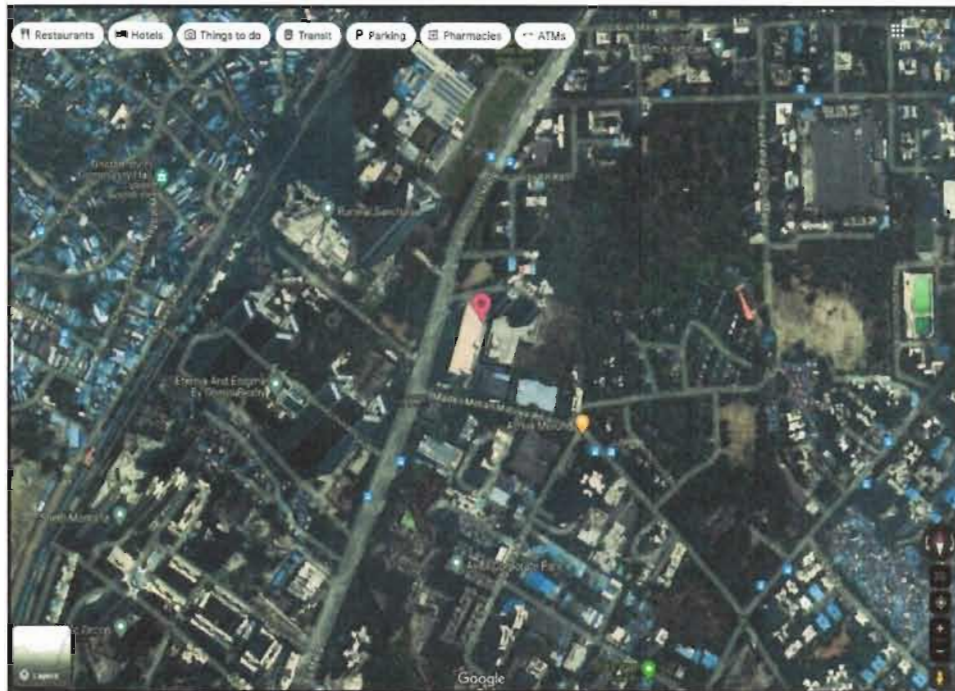
## Actual Site Photographs



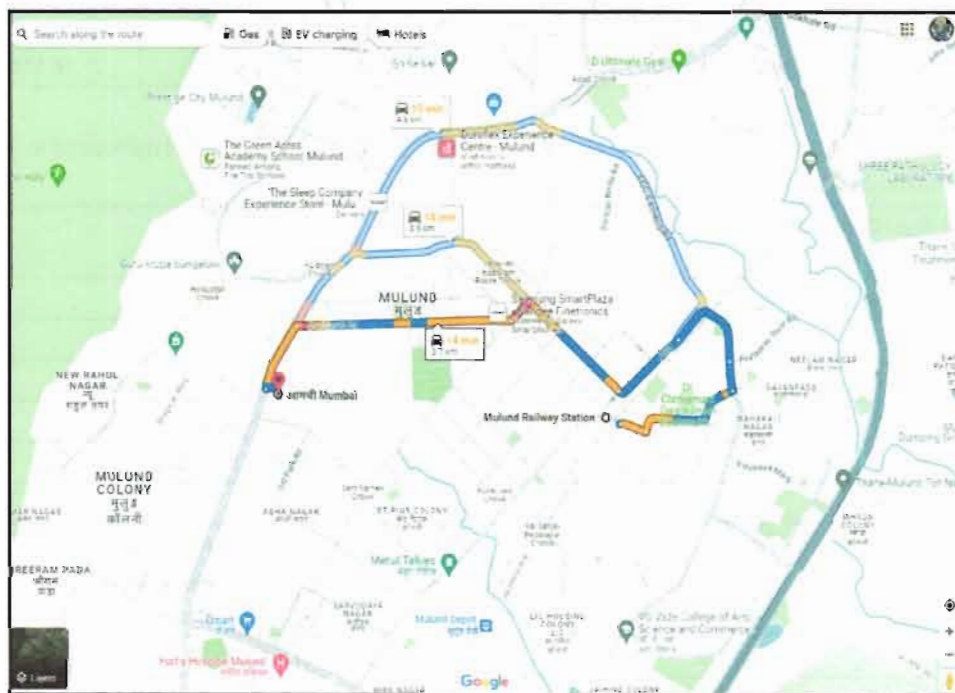
## Actual Site Photographs



## Route Map of the property




**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 19°10'22.5"N 72°56'30.4"E**


**Note:** The Blue line shows the route to site distance from nearest Railway Station (Mulund - 3.7 Km. ).

## Ready Reckoner Rate



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

**नोंदणी व मुद्रांक  
विभाग**  
महाराष्ट्र शासन



**Valuation For Urban Area**

\*\*\* welcome to valuation of properties in Maharashtra \*\*\*

**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name: Mumbai Help on Division

District Name: मुंबई(उपनगर) Zone Name: 122-नाथूर - कुली

Attribute: सि.टी.एस. नंबर 548 SubZone Name: रस्ता: शासक बहादुर बाळी

Open Land	Residence	Office	Shop	Industry	Unit
74020	157099	180650	196360	157099	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Office	180650			
Office Located on 6 <sup>th</sup> Floor	180650			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,80,650.00</b>	<b>Sq. Mtr.</b>	<b>16,783.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	74020			
The difference between land rate and building rate(A-B=C)	106,630.00			
Percentage after Depreciation as per table(D)	14%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,73,490.00</b>	<b>Sq. Mtr.</b>	<b>16,118.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

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

### Depreciation Percentage Table

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

## Price Indicator

Property	Office
Source	https://www.99acres.com/
Area Type	Carpet
Area	865 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 24,085/-
Floor	-

The screenshot displays a property listing on the 99acres website. The main heading is "₹2.5 Cr" with a sub-heading "20% (865 Sq. Ft.) on built up". Below this, it states "Get Rental income starting @ ₹8,500 / month". There are several call-to-action buttons: "View Details", "Add to Favorites", and "View this property on map".

The listing includes a photo of the office interior and several key features:

- Number of Seats:** 21 seats
- Meeting Rooms:** 1 meeting room and 2 cabins available
- Private Washroom:** 1 private washroom available

Below the photo, there is a section titled "Why you should consider this property?" with "Key Highlights" including:

- 4.04% ROI
- ₹8,50,000 Rental Income

At the bottom, it mentions "Transaction by Resale" and "Property Details: Co-operative S..." with a "Property ID: 999114891".

Property	Flat
Source	https://www.99acres.com/
Area Type	Carpet
Area	651 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 22,401/-
Floor	-

The screenshot shows a property listing on the 99acres website. The main heading is '₹1.75 Cr' for a 'Ready to move Office Space'. The listing includes a video thumbnail showing an office desk and chair, and a list of features: 12-15 seats, 1 floor (out of 14 floors building), 1 meeting room and 1 cabin available, 2 washrooms available (1 private, 1 shared), and 7 private parking spots in the basement. The location is listed as 'L20 Road, Nariman West, Central Mumbai, Mumbai'. Nearby places include Fire Brigade Ganapati Temple, Shiva Temple, Sai Darbar Sai Mandir, Saibaba Mandir, Ambaji Dharm, and Nisar.

Property	Office
Source	https://www.99acres.com/
Area Type	Built Up
Area	600 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 25,500/- per Sq. Ft.
Floor	-

The screenshot displays a property listing on the 99acres website. At the top, the price is listed as ₹1.53 Cr, with a note that it is ₹25,500 per sq ft. Below this, there are tabs for 'Overview', 'Society', 'Dealer Details', 'Recommendations', and 'Articles'. A central image shows a modern office building. To the right of the image, key details are listed: 'Built Up area: 600 sq ft', 'Carpet area: 2900 sq ft', '₹ 1.53 Cr (incl. Govt Charges & Tax) @ 25,500 per sq ft', and '0 to 1 Year Old'. Below the image, a section titled 'Why you should consider this property?' lists several highlights: 'Grade A Building', 'Visitor Parking Available', 'Fresh Construction', and 'On Call Maintenance Staff'.



## Sale Instances

Property	office
Source	Index_no.2
Area Type	Carpet
Area	533 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 24,561/-
Floor	

15385391	<b>स्वी क्र. 2</b>	दुग्ध निवास - 108 टु नि कुर्वा 4
13-03-2024		दस्ता क्रमांक: 15385 2023
Note - Generated Through eSearch Module For original report please contact concern SRO office		
		पेट्रोल प्रिप्ल 5.5km
<b>गावाचे नाव : नाहूर</b>		
(1) शेणिक्या अकार	करारनामा	
(2) मॅगेरान	14400000	
(3) वाड्या-शेत-दोंडोरडपट्ट्या वाडीतलपट्टीकारा अकाराई देते की बटोराम ते न्यूर कपारी	11274698.06	
(4) भूमालम पोटॅशिया व सडकपांक अकारनाम	1) पारिकेचे नार मुंबई मनापदार वर्णन सडकनाम ते ओफिस ते सो 620, माला न 4 व मजला एडिअर द्यातीचे नार एडिअर कोर्पोरेट पार्क कां ओप सोसायटी लिमिटेड, लॉक न २१,वाडीरु नार,मुंबई पश्चि मुंबई, 400080, रोड. निर्मित गॅरवसी जॅनन अंड जॅनसलबा लसेर, इडल सादिति, सडर मिडिकार्ती ते मोंरें नाहूर, सी टी एए नं 548 ए/ते/ची, नदर ओफिसचे क्षेत्रमस 527 चौ फुट कारपेट;( C.T.S. Number : 348 (R) ते (बी) )	
(5) क्षेत्रमात	59.44 चौ मीटर	
(6) अकाराची किच कुछे देणार अदोर तेंक		
(7) सल्लेरुड अकर तेक ता सल्लेरुड देणार ता सल्लेरुडचे नार किच देणार ता सल्लेरुडचे वृणनमात किच अदोर अकारनाम प्रतिकाते नार व पार	1) नार शिवा वर्ड नार सड 54 पार नार ते नार ते 542, अकार ते 144 मलार ए डीए, इकरातेचे नार नारकर हाकरन, लॉक नं मुंबई पश्चि, मुंबई, रोड ते सल्लेरुड नार, ते नार देणार नार, पार नार 400080 पिन नं 4418075348	
(8) सल्लेरुड अकर तेक ता सल्लेरुडचे नार किच देणार ता सल्लेरुडचे वृणनमात किच अदोर अकारनाम प्रतिकाते नार व पार	1) नार शिवा वर्ड नार सड 54 पार नार ते नार ते 542, अकार ते 144 मलार ए डीए, इकरातेचे नार नारकर हाकरन, लॉक नं मुंबई पश्चि, मुंबई, रोड ते सल्लेरुड नार, ते नार देणार नार, पार नार 400080 पिन नं 4418075348	
(9) सल्लेरुड अकर तेक ता सल्लेरुडचे नार किच देणार ता सल्लेरुडचे वृणनमात किच अदोर अकारनाम प्रतिकाते नार व पार	306 07 2023	
(10) सल्लेरुड अकर तेक ता सल्लेरुडचे नार किच देणार ता सल्लेरुडचे वृणनमात किच अदोर अकारनाम प्रतिकाते नार व पार	31 07 2023	
(11) अकारनाम अकर व पार	15385 2023	
(12) अकारनाम अकर व पार	864000	
(13) अकारनाम अकर व पार	3000	
(14) अकर		
दुग्ध निवास किच देणार ता सल्लेरुडचे नार किच देणार ता सल्लेरुडचे वृणनमात किच अदोर अकारनाम प्रतिकाते नार व पार		
दुग्ध निवास अकारनाम अकर व पार	(1) within the limits of any Municipal Corporation or any Government rates assessed to it.	



As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **₹1,50,15,824.00 (Rupees One Crore Fifty Lakh Fifteen Thousand Eight Hundred Twenty Four Only)**. The **Realizable Value** of the above property is **₹1,35,14,242.00 (Rupees One Crore Thirty Five Lakh Fourteen Thousand Two Hundred Forty Two Only)**. The **Distress Value** is **₹1,20,12,659.00 (Rupees One Crore Twenty Lakh Twelve Thousand Six Hundred Fifty Nine Only)**.

Place : Mumbai

Date : 15.03.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar

B. Chalikwar

Director

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: 2024.03.15 17:31:26 +05'30'

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Union Bank of India Empanelment No.: RO(S):ADV:VAL:012: 2018-19

ROS:ADV:Valuer/033:008:2021-22

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

Date \_\_\_\_\_

Signature

Think.Innovate.Create (Name &amp; Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Enclosures	
Declaration From Valuer (Annexure-  )	Attached
Model code of conduct for valuer - (Annexure-   )	Attached

(Annexure-||)

## DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 15.03.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I / My engineer Suraj Zore has personally inspected the property on 12.03.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure ||| - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Think.Innovate.Create



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



No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by M/s. Sharmili Spices Pvt. Ltd. from Mr. Navinchandra G. Galaiya & Mrs. Jayshree N. Galaiya vide Agreement For Sale dated 24.05.2013.
2	purpose of valuation and appointing authority	As per the request from Union Bank of India, Nariman Point branch to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar - Regd. Valuer Suraj Zore - Valuation Engineer Binumon Moozhickal - Technical Manager Pradnya Rasam - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 12.03.2024 Valuation Date - 15.03.2024 Date of Report - 15.03.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 12.03.2024
7	nature and sources of the information used or relied upon;	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 Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Commercial Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	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 **15<sup>th</sup> March 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Mumbai (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 Office, admeasuring **502.00 Sq. Ft. Carpet Area** in the name of **M/s. Sharmili Spices Pvt. Ltd.** . . Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Sharmili Spices**

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

### **Environmental Conditions**

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

### **Area**

Based on the information provided by the Client's representative, we understand that the Commercial Office, admeasuring **502.00 Sq. Ft. Carpet Area**.

### **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 Office 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 Office**, admeasuring **502.00 Sq. Ft. Carpet Area**.

## ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure-III)

**MODEL CODE OF CONDUCT FOR VALUERS****{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}**

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

**Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



connected to the valuation assignment or not.

13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in 'mandate snatching' or offering 'convenience valuations' in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
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. 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.