

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owners: **Vimalaben Vallabhbbhai Vaghasiya and
Pinkiben alias Krishnaben Vanditbhai Vaghasiya**

Commercial Office Nos. 5, 6 and 7, 4th Floor, "**Kamla Estate**", R.S. No. 369 paiki, T.P.S No. 4, F. P. No. 52/B paiki, S.P. No. 52/B-1, City Survey Nos. 1623 to 1652 Paiki, Kohinoor Road, Mouje Katargam, Taluka and District - Surat, Pin Code – 395 006, State – Gujarat, Country - India

Longitude Latitude: 18°57'11.9"N 72°49'04.3"E

Valuation Done for:

**State Bank of India
Bharat Diamond Branch (BKC)**
D/3, West Core, Bharat Diamond Bourse, Bandra-Kurla Complex, Bandra (East),
Mumbai - 400 051, State - Maharashtra, Country - India.

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Delhi NCR • Aurangabad • Nanded





Vastu/Mumbai/01/2020/16151/32230

21/12-230-VS

Date: 21.01.2020

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office Nos. 5, 6 and 7, 4th Floor, "**Kamla Estate**", R.S. No. 369 paiki, T.P.S No. 4, F. P. No. 52/B paiki, S.P. No. 52/B-1, City Survey Nos. 1623 to 1652 Paiki, Kohinoor Road, Mouje Katargam, Taluka and District - Surat, Pin Code – 395 006, State – Gujarat, Country - India belongs to **Vimalaben Vallabhkhai Vaghasiya and Pinkiben alias Krishnaben Vanditbhai Vaghasiya**.

Boundaries of the property.

North : Internal Road and Open Plot
 South : Kohinoor Road and M.K. Chambers
 East : Kohinoor society
 West : Internal Road and Sarvani Apartment

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 7,72,75,050.00 (Rupees Seven Crore Seventy Two Lakh Seventy Five Thousand Fifty Only)**

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

Hence certified

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

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou, email=sharad@vastukala.org, c=IN
Date: 2020.01.21 16:40:49 +05'30'

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/2017-18/942/178
Encl: Valuation report.



www.vastukala.org

Mumbai

121, 1st Floor, Acruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324

mumbai@vastukala.org

Delhi NCR

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

Mobile : +91 9216912225
+91 9819670183

delhincr@vastukala.org

Nanded

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

Tel. : +91 2462 244288
+91 2462 239909

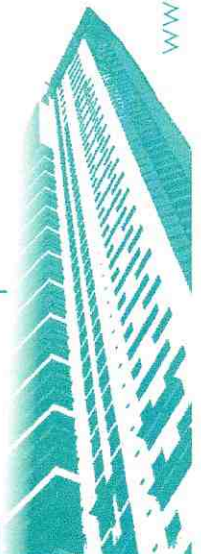
nanded@vastukala.org

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****Bharat Diamond Branch (BKC)**

D/3, West Core, Bharat Diamond Bourse,

Bandra-Kurla Complex,

Bandra (East), Mumbai - 400 051,

State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF COMMERCIAL OFFICE)

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Loan Purpose.
2.	a)	Date of inspection : 21.11.2019
	b)	Date on which the valuation is Made : 21.01.2020
3.	List of documents produced for perusal	:
	i) Copy of TIR Report dated 18.04.2015 issued by Sujit B. Ramoliya – Advocate ii) Copy of Sale Deed dated 31.08.2012 iii) Copy of Location Plan of 4 th Floor dated 25.01.1999 issued by Surat Municipal Corporation. iv) Copy of Electricity Bill vide Service No. 501109712 for the month of September 2019 – Office Nos. 3, 4 and 5 v) Copy of Electricity Bill vide Service No. 501109713 for the month of September 2019 – Office Nos. 6, 7 and 8 vi) Copy of Property Tax Bill No. 3314 dated 03.06.2019 for the period of 01.04.2019 to 31.03.2020 issued by Surat Municipal Corporation. vii) Copy of Tax Receipt Scroll No. 500/86 dated 21.06.2019 for issued by Surat Municipal Corporation.	
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)	Vimalaben Vallabhnbhai Vaghasiya and Pinkiben alias Krishnaben Vanditbhai Vaghasiya Commercial Office Nos. 5, 6 and 7, 4th Floor, "Kamla Estate", R.S. No. 369 paiki, T.P.S No. 4, F. P. No. 52/B paiki, S.P. No. 52/B-1, City Survey Nos. 1623 to 1652 Paiki, Kohinoor Road, Mouje Katargam, Taluka and District - Surat, Pin Code – 395 006, State – Gujarat, Country - India <u>Contact Person :</u> Mr. Bharatbhai Kaswala (Accountant) Contact No.: 9825209531 Joint Ownership Details of ownership of shares are not available.



5.	Brief description of the property (Including Leasehold / freehold etc.)	:	
	<p>The property is located in a developed area having good infrastructure, well connected by road and local train. It is located at 1.4 Km. distance from Surat Railway Station.</p> <p>The property is commercial Office Nos. 5, 6 and 7 on 4th floor in the building known as "Kamla Estate". As per site inspection Office Nos. 3, 4, 5, 6 and 7 are internally amalgamated with single entrance and separate office can not be identified easily. The said valuation is only for Office Nos. 5, 6 and 7.</p> <p>The building is of Basement (Part) + Ground (Part) + Stilt (Part) + 4 upper floors. The commercial property is used as mainly processing area of diamond hence measurement of property was not allowed.</p> <p>The composition of office is Processing and Manufacturing area, passage, Director's Cabin and toilet blocks.</p>		
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot bearing R.S. No. 369, paiki T.P.S. No. 4 (Ashwanikumar Navagam), Final Plot No. 52/B paiki S. P. No. 52/B/1, City Survey Nondh Nos. 1623 to 1652 paiki
	b) Door No.	:	Office Nos. 5, 6 and 7
	c) T.S. No. / Village	:	Village Katargam
	d) Ward / Taluka	:	Taluka Surat City
	e) Mandal / District	:	Surat
	f) Date of issue and validity of layout of approved map / plan	:	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 Office Nos. 5, 6 and 7, 4 th Floor, " Kamla Estate ", R.S. No. 369 paiki, T.P.S No. 4, F. P. No. 52/B paiki, S.P. No. 52/B-1, City Survey Nos. 1623 to 1652 Paiki, Kohinoor Road, Mouje Katargam, Taluka and District - Surat, Pin Code – 395 006, State – Gujarat, Country - India.
8.	City / Town	:	Surat
	Residential area	:	No
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban



10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Surat Municipal Corporation															
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No															
12.	Boundaries of the property																	
	North	:	Internal Road and Open Plot															
	South	:	Kohinoor Road and M. K. Chambers															
	East	:	Kohinoor society															
	West	:	Internal Road and Sarvani Apartment															
13	Dimensions of the site		N. A. as property under consideration is an amalgamated office in the 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 Actuals</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 Actuals	North	-	-	South	-	-	East	-	-	West	-	-
	A As per the Deed	B Actuals																
North	-	-																
South	-	-																
East	-	-																
West	-	-																
14.	Extent of the site	:	Carpet area of Office Nos. 5, 6 & 7 – 9133.9029 say 9134.00 Sq. Ft. (Area as per Sale Deed) Built up Area = 10961.00 Sq. Ft. Office Nos. 3, 4, 5, 6 and 7 are internally amalgamated with single entrance.															
14.1	Latitude, Longitude & Co-ordinates of office	:	18°57'11.9"N 72°49'04.3"E															
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up Area = 10961.00 Sq. Ft.															
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner occupied															
II APARTMENT BUILDING																		
1.	Nature of the Apartment	:	Commercial															
2.	Location	:																
	C.T.S. No.	:	R.S. No. 369 paiki, T.P.S No. 4, F. P. No. 52/B paiki, S.P. No. 52/B-1, City Survey No. 1623 to 1652 Paiki															
	Block No.	:	-															
	Ward No.	:	-															
	Village / Municipality / Corporation	:	Village Katargam, Surat Municipal Corporation															
	Door No., Street or Road (Pin Code)	:	Commercial Office Nos. 5, 6 and 7, 4 th Floor, Kohinoor Road															
3.	Description of the locality Residential / Commercial / Mixed	:	Commercial															



4.	Year of Construction	:	1999 (Approx.)
5.	Number of Floors	:	Basement (Part) + Ground (Part) + Stilt (Part) + 4 upper floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	-
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	No lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open and stilt parking
	Is Compound wall existing?	:	No
	Is pavement laid around the Building	:	N.A.
III	OFFICE		
1	The floor in which the office is situated	:	4 th Floor
2	Door No. of the Office	:	Commercial Office Nos. 5, 6 and 7
3	Specifications of the Office	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Kota flooring
	Doors	:	Teak wood door frame with flush doors and glass doors
	Windows	:	Alluminum sliding windows
	Fittings	:	Concealed plumbing. Casing Capping wiring
	Finishing	:	Cement Plastering
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. :	:	i) Copy of Electricity Bill vide Service No. 501109712 for the month of September 2019 – Office Nos. 3, 4 and 5 in the name of Kenil Bhavanbhai Vaghasiya
	Meter Card is in the name of :	:	ii) Copy of Electricity Bill vide Service No. 501109713 for the month of September 2019 – Office Nos. 6, 7 and 8 in the name of Kishoraben Manditbhai Vaghasiya



6	How is the maintenance of the Office?	:	Good
7	Sale Deed executed in the name of	:	Vimalaben Vallabhbai Vaghasiya and Pinkiben alias Krishnaben Vanditbhai Vaghasiya
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 = 10961.00 Sq. Ft.
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the office?	:	Carpet area of Office Nos. 5, 6 & 7 – 9133.9029 say 9134.00 Sq. Ft.(Area as Sale Deed)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Owner occupied
15	If rented, what is the monthly rent?	:	₹ 2,42,000.00 Expected Income from the property per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar 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)	:	₹ 7,000.00 to ₹ 8,000.00 per Sq. Ft. on Built up area
2	Assuming it is a new construction, what is the adopted basic composite rate of the office under valuation after comparing with the specifications and other factors with the office under comparison (give details).	:	₹ 7,500.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 1,500.00 per Sq. Ft.
	II. Land + others	:	₹ 6,000.00 per Sq. Ft.
4	Jantri rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 21,975.00 per Sq. M. i.e. ₹ 2,041.53 per Sq. Ft.
	Jantri rate obtained from the Registrar's office (After Depreciation)	:	₹ 18,740.00 per Sq. M. i.e. ₹ 1,740.00 per Sq. Ft.



VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of office with Services (v(3)i)	: ₹ 1,500.00 per Sq. Ft.
	Age of the building	: 20 years
	Life of the building estimated	: 40 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 30%
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,050.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 6,000.00 per Sq. Ft.
	Total Composite Rate	: ₹ 7,050.00 per Sq. Ft.
	Price Indicators	:
	Indicator - 1	
	Property : Office at Katargam, Surat Source : 99acres.com Carpet Area : 525.00 Sq. Ft. Expected Price : ₹ 62,00,000.00 Expected Rate /Sq. . Ft: ₹ 11, 8100 .00 per Sq. . . Ft. on Carpet area i.e. ₹ 9,841.00 per Sq. Ft. on Built up area	
	Indicator - 2	
	Property : Office at Katargam, Surat Source : 99acres.com Built up Area : 400.00 Sq. Ft. Expected Price : ₹ 40,00,000.00 Expected Rate /Sq . Ft: ₹ 10,000.00 per Sq . Ft. on Built up area	
	Indicator - 3	
	Property : Office at Katargam, Surat Source : 99acres.com Carpet Area : 333.00 Sq. Ft. Expected Price : ₹ 26,00,000.00 Expected Rate /Sq . Ft: ₹ 7,808 .00 per Sq . Ft. on Carpet area i.e. ₹ 6,507.00 per Sq. Ft. on Built up area	
	Indicator - 4	
	Property : Office at Katargam, Surat Source : 99acres.com Built up Area : 575-600.00 Sq. Ft. Expected Price : ₹ 31,63,000.00 to ₹ 33,00,000.00 Expected Rate /Sq . Ft: ₹ 5,500 .00 per Sq . Ft. on Built up area	



Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the office (incl. car parking, if provided)	10961.00 Sq. Ft.	7,050	7,72,75,050.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total			7,72,75,050.00
	The realizable value of the property			6,95,47,545.00
	Distress value of the property			6,18,20,040.00
	Insurable value of the property			1,64,41,500.00

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 ₹ 7,000.00 to ₹ 8,000.00 per Sq. Ft. on Built up area. Considering the rate with attached report, current market conditions, demand and supply position, Office size, location, upswing in real estate prices, sustained demand for commercial office, all round development of commercial and residential application in the locality etc. We estimate ₹ 7,050.00 per Sq. Ft. for valuation.



Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Normal
ii) Likely rental values in future in	₹ 2,42,000.00 Expected Income from the property 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,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou, email=sharad@vastukala.org, c=IN
Date: 2020.01.21 16:40:56 +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/2017-18/942/178

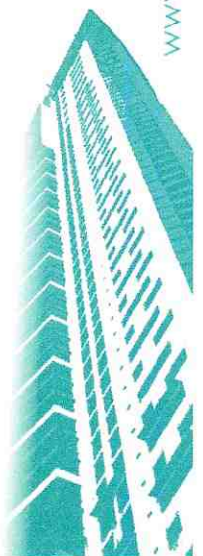
Place : Mumbai

Date : 21.01.2020

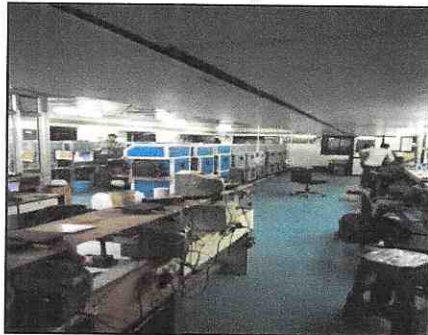
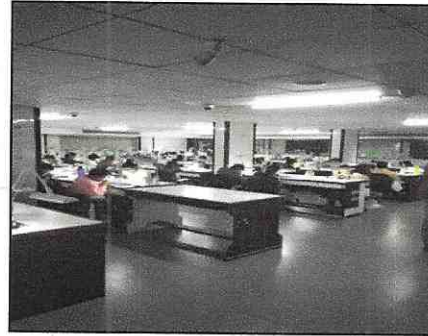
Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

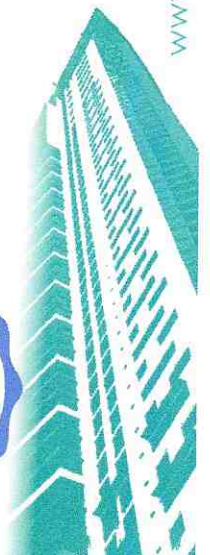
An ISO 9001:2015 Certified Company



Actual Site Photographs



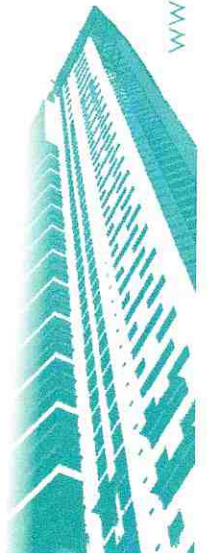
Think. Innovate. Create



Actual Site Photographs



Think. Innovate. Create



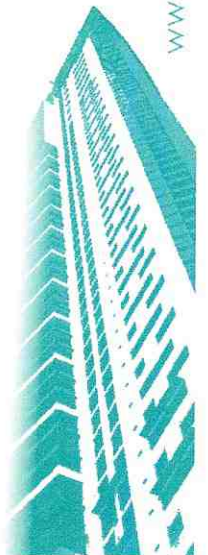
Route Map of the property

Site u/r



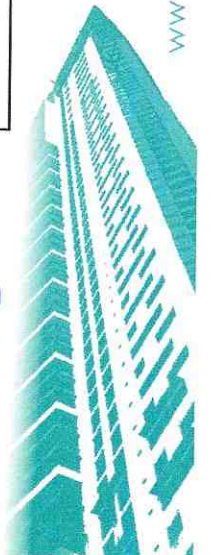
Longitude Latitude: 18°57'11.9"N 72°49'04.3"E

Note: The Blue line shows the route to site from nearest railway station (Surat – 1.4 kms.)



Ready Reckoner Rate

સુપ્રિટેન્ડન્ટ ઓફ સ્ટેમ્પ્સ, ગાંધીનગર, ગુજરાત રાજ્ય.					CORPORATION / AUTHORITY		
A5R - 2011 Final					તા.૧૮/૦૪/૨૦૧૧ ના સરકારીના પત્રોસુધા વિભાગના ઠરાવ અન્વયે અમલમાં આવેલ જોડી		
જિલ્લો : SURAT					શહેર : SURAT CITY		
વિભાગ નામ : NAVAGAM					TPS-04		1 of 2 (ભાવ પ્રતિ ચો.મી.)
વેલ્યુએશન	પુસ્તા પ્લોટનો ભાવ	જમીન - બાંધકામનો ભાવ			પુસ્તા પ્લોટનો ભાવ (ઓફીસીયલ)	મેટીની જમીનનો ભાવ	
		રહેણાંક ફ્લોટ/એપાર્ટમેન્ટ	ઓફીસ	કુશન		પીપલ	બીન પીપલ
૧	૨	૩	૪	૫	૬	૭	૮
4/1	12750	17250	23775	26125	14250		
FP.No. TPS-04 84/A, 84/B, 89/A, 89/C, 89/B, 90, 91, 92, 93, 94, 95, 96, 97, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127/A, and all other plots included in the zone boundary.							
4/10	14250	18750	22225	28375	15250		
FP.No. TPS-04 4, 5, 6, 7/A, 7/B/1, 8, 9/A, 10, 11, 12, 19, 20/A, 20/B, 21/A, 21/B, 41/A, 42, and all other plots included in the zone boundary.							
4/11	15500	20250	24225	29575	16250		
FP.No. TPS-04 45, 46/A, 47/A, 48, 49, 50, 160, 161, 162, 163/A, 163/B, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174/A, 174/B, 175, 186, 187, 197, 198/A, 199, 200, 201/A, 202, 203, 204, and all other plots included in the zone boundary.							
4/2	10500	15250	18300	20250	14250		
FP.No. TPS-04 1, 2, 3, 4, 5, 7/B/2, 66/A, 66/B, 69, 70, 71, 72, 73, 74, -67-68, and all other plots included in the zone boundary.							
4/3	13250	17750	21975	24875	17250		
FP.No. TPS-04 15, 16, 17, 18, 22/A, 22/B, 23/A, 23/B, 23/C, 25/A, 25/B, 26, 29, 30, 33, 38, 38/A, 38/B, 39/A, 39/B, 40, 46/B, 51, 52/A, 52/B, 53, 54/B, 54/E, 54/F, 54/A, 54/C, 54/D, 55/A, 55/B, 65/B, 156, 256/B, 257/B, 261, and all other plots included in the zone boundary.							
4/4	15000	19250	24700	28500	18000		
FP.No. TPS-04 149/B, 214, 216/A, 216/B, 217, 218, 219, 220, 221, 222, 233, 224, 235, 236, 237, 238, 239, 240, 241/1, 241/2, 244, 245, 246, 247, 248, 250, and all other plots included in the zone boundary.							




Price Indicators

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

Home Commercial Property in Surat > Katargam > Offices/Space > 60 to 75 Lac > 1000 to 1100 Sq.Ft.

Commercial Office/Space for Sale in Ruchi Zircon Plus, Katargam, Surat
Address: 305-306, Katargam, Surat, Gujarat Posted on: Apr 30, 2019

Overview Photos & Videos Map Owner Details About Ruchi Zircon Plus



Sale Price: ₹ 62 Lac @ ₹ 5905 per Sq.Ft.

- Washroom : Shared
- Built-up area : 1050.00 Sq.Ft.
- Carpet area : 525.00 Sq.Ft.

Property : 1 Property Photo
Ruchi Zircon Plus
Photos (3)

Posted by Heet Bhingradiya
[Contact Owner Now](#) [Shortlist](#)

Property Description
I have 2 office but both attached and want to sell both at a time. 1 individual office has area of 525 sq.ft.

[Found a problem with this listing? Report it.](#)

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

Home Commercial Property in Surat > Katargam > Shops > 30 to 40 Lac > 400 to 500 Sq.Ft.

Commercial Shops for Sale in Katargam, Surat
Address: Near Kiran Hospital, Sumul Dairy Nazimewari Katargam, Surat, Katargam, Surat, Gujarat Posted on: May 09, 2019

Overview Map Owner Details

Sale Price: ₹ 40 Lac @ ₹ 10000 per Sq.Ft.

- Washroom : None
- Built-up area : 400.00 Sq.Ft.

Property : 0
Balcony Facing : North

Posted by Krupesh
[Contact Owner Now](#) [Shortlist](#)

Property Description
Commercial shops available for sell. The property comes with a good construction quality which ages 10 years old located in katargam. Built in the area of 400.00 sq.ft. (Builtup area) equipped with none. Available at a price of 40 lac. Near kiran hospital

[Found a problem with this listing? Report it.](#)
[Broker posing as Owner. Property already sold out.](#)

Home Commercial Property in Surat > Katargam > Offices/Space > 30 to 40 Lac > 400 to 500 Sq.Ft. Posted on: Oct 16, 2019

₹ 31.63 Lac to 33 Lac
₹ 5,500 per sq.ft.

REBA STATUS NOT AVAILABLE Website: <https://gopura.gujarat.gov.in/>

Overview Location Owner Details Recommendations

Area
Built-up Area: 575 - 600 sq.ft.
₹ 55.40 - ₹ 55.74 per sq.ft.

Price
Price on Request
@ 5,500 per sq.ft. (Negotiable)

Property Age
10+ Year Old

Location
Katargam, Surat


Home Commercial Property in Surat > Katargam > Offices/Space > 20 to 30 Lac > 300 to 400 Sq.Ft. Posted on: Dec 03, 2019 Ready to move

₹ 26 Lac
₹ 7,807 per sq.ft.
Estimated EMR ₹ 20,748

REBA STATUS NOT AVAILABLE Website: <https://gopura.gujarat.gov.in/>

Overview Location Owner Details Recommendations

PROPERTY (2)

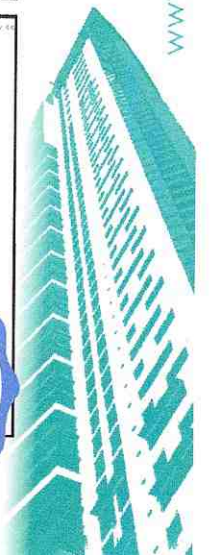


Area
Carpet area: 333 sq.ft.
₹ 78.07 per sq.ft.

Price
₹ 26 Lac+ Govt Charges & Tax
@ 7,807 per sq.ft.

Property Age
1 to 5 Year Old

Location
Katargam, Surat



Justification for price /rate

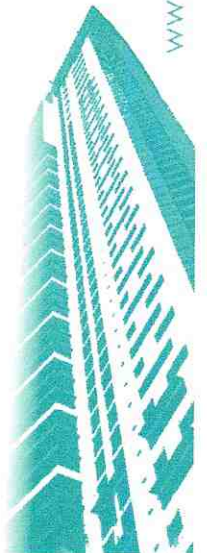
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property 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.

We hope this will satisfy your requirements.



Think.Innovate.Create



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 **₹ 7,72,75,050.00 (Rupees Seven Crore Seventy Two Lakh Seventy Five Thousand Fifty Only)**. The Realizable Value of the above property is **₹ 6,95,47,545.00 (Rupees Six Crore Ninety Five Lakh Forty Seven Thousand Five Hundred Forty Five Only)**. The book value (purchase price) of Office Nos. 5, 6 and 7 as of 31.08.2012 is **₹ 2,42,00,000.00 (Rupees Two Crore Forty Two Lakh only)** and the distress value **₹ 6,18,20,040.00.00 (Rupees Six Crore Eighteen Lakh Twenty Thousand Forty only)**.

Place : Mumbai

Date : 21.01.2020

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. ChalikwarDigitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou,
email=sharad@vastukala.org, c=IN
Date: 2020.01.21 16:40:59 +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/2017-18/942/178

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

Think.Innovate.Create

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



(Annexure-IV)

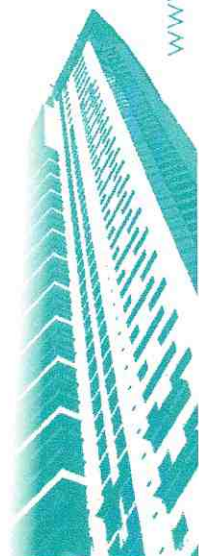
DECLARATION-CUM-UNDERTAKING

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

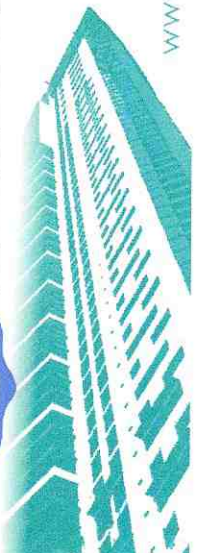
- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 21.01.2020 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 21.11.2019 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.



Sl No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The Office No. 5, 6 and 7 was purchased by Vimalaben Vallabhbhai Vaghasiya and Pinkiben alias Krishnaben Vanditbhai Vaghasiya from Surat Textile Mills Ltd. vide Sale Deed dated 31.08.2012
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, Bharat Diamond Branch (BKC) 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 Parth Savsani– Valuation Engineer Akhilesh Yadav – Processing Head & Coordinator Vaishali Sarmalkar – 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 – 22.11.2019 Valuation Date – 21.01.2020 Date of Report - 21.01.2020
6.	inspections and/or investigations undertaken;	Physical Inspection done on 22.11.2019
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, office size, location, upswing in real estate prices, sustained demand for Office, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Date: 21.01.2020

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. ChalikwarDigitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt Ltd., ou,
email=sharad@vastukala.org, c=IN
Date: 2020.01.21 16:41:03 +05'30'

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

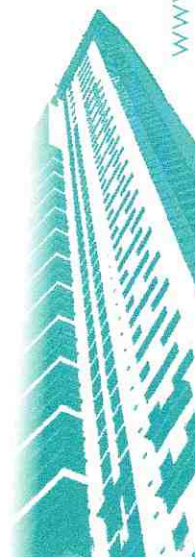
Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on 21st January 2020 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's representative and site visit conducted, we understand that the subject property is Commercial Office, admeasuring area 10961.00 Sq. Ft. (Built up Area) in the name of Vimalaben Vallabhbai Vaghasiya and Pinkiben alias Krishnaben Vanditbhai Vaghasiya. 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 Vimalaben Vallabhbai Vaghasiya and Pinkiben alias Krishnaben Vanditbhai Vaghasiya. 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 area 10961.00 Sq. Ft. (Built up Area).

Condition & Repair

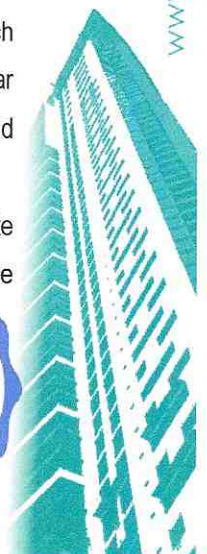
In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural 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 area 10961.00 Sq. Ft. (Built up Area).

Think.Innovate.Create



(Annexure - V)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



conduct the valuation independent of external influences.

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

Confidentiality

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

Information Management

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



Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou,
email=sharad@vastukala.org, c=IN
Date: 2020.01.21 16:41:07 +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/2017-18/942/178

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road,

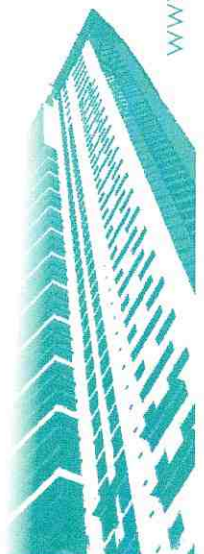
MIDC, Andheri (E), Mumbai - 400 093

Date: 21.01.2020

Place: Mumbai

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st January 2020**.

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 knowledgeable 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.

UNDER LYING ASSUMPTIONS

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.

Think.Innovate.Create

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

C.M.D.

SharadKumar B. Chalikwar

Govt. Reg. Valuer

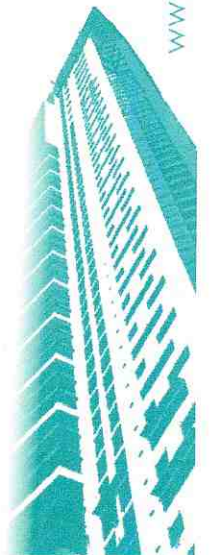
Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou,
email=sharad@vastukala.org, c=IN
Date: 2020.01.21 16:41:11 +05'30'

Director



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 and valued for this particular purpose at **₹ 7,72,75,050.00 (Rupees Seven Crore Seventy Two Lakh Seventy Five Thousand Fifty Only)**

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, email=sharad@vastukala.org, c=IN
Date: 2020.01.21 16:41:16 +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/2017-18/942/178

Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

