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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **M/s. Brown Bull Logistics Pvt. Ltd.**

Commercial Unit No. 18 & 19, 5<sup>th</sup> Floor, Wing - B, "**Shree Nand-Dham**", Plot No. 59, Sector 11, CTS No. -, Village - CBD Belapur, Taluka - Thane, District - Thane, Navi Mumbai, PIN - 400 614, State - Maharashtra, India.

Latitude Longitude : 19°0'59.2"N 73°2'17.8"E

### Intended User:

**State Bank of India**

**SME Vashi Turbhe Branch (Sector 19)**

Sector No. 19, Vashi Branch, Central Facility Bldg., Phase - II, Market II, Vashi, Navi Mumbai, State - Maharashtra, Country - India.

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
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| Aurangabad | Pune   | Indore    | Jaipur    |

### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

**+91 2247495919**

**mumbai@vastukala.co.in**

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## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Unit No. 18 & 19, 5<sup>th</sup> Floor, Wing - B, "Shree Nand-Dham", Plot No. 59, Sector 11, CTS No. -, Village - CBD Belapur, Taluka - Thane, District - Thane, Navi Mumbai, PIN - 400 614, State - Maharashtra, India belongs to **M/s. Brown Bull Logistics Pvt. Ltd.**

Boundaries of the property

North : NBC Complex  
South : Internal Road / Sakal Bhavan Road  
East : Internal Road / Sakal Bhavan Road  
West : A Wing of Shree Nand-Dham

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 **₹ 2,52,66,978.00 (Rupees Two Crore Fifty Two Lakh Sixty Six Thousand Nine Hundred Seventy Eight 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.**

Director

Auth. Sign.



Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No.  
State Bank of India Empanelment No.:

Encl.: Valuation report

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**Vastukala Consultants India Pvt. Ltd.**

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

To,  
**The Branch Manager,**  
**State Bank of India**  
**SME Vashi Turbhe Branch (Sector 19)**  
Sector No. 19, Vashi Branch, Central Facility Bldg., Phase -  
II, Market II, Vashi, Navi Mumbai, State - Maharashtra,  
Country - India.

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

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 : 20.06.2024
	b) Date of which the valuation is made : 21.06.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale Registration No.5329/2018 Dated 07.05.2018 between M/s. Pharma Serv Solutions Pvt. Ltd. (formerly known as M/s. Enaltec Technologies Pvt. Ltd.(The Vendor) And M/s. Brown Bull Logistics Pvt. Ltd.(The Purchasers). II) Copy of Occupancy Certificate No.NRV / BP / Case No. B-2553/1420/5 Dated 03.05.2005 issued by Navi Mumbai 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) : <b>M/s. Brown Bull Logistics Pvt. Ltd.</b> Commercial Unit No. 18 & 19, 5 <sup>th</sup> Floor, Wing - B, " <b>Shree Nand-Dham</b> ", Plot No. 59, Sector 11, CTS No. -, Village - CBD Belapur, Taluka - Thane, District - Thane, Navi Mumbai, PIN - 400 614, State - Maharashtra, India.  <u>Contact Person :</u> M/s. Brown Bull Logistics Pvt. Ltd. (Owner) Mobile No. 7208770006  Pvt. Ltd. Company Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Commercial Unit located on 5 <sup>th</sup> Floor. The composition of Commercial Unit is Reception + Working Area + Cabins + Pantry + Toilets. The property is at 650m distance from Belapur Railway Station.
6	Location of property
a)	Plot No. / Survey No. : Plot No - 59
b)	Door No. : Commercial Unit No. 18 & 19
c)	C.T.S. No. / Village : CTS No - -, Village - CBD Belapur



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d)	Ward / Taluka	:	Taluka - Thane	
e)	Mandal / District	:	District - Thane	
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.	
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	:	No	
7	Postal address of the property	:	Commercial Unit No. 18 & 19, 5 <sup>th</sup> Floor, Wing - B, "Shree Nand-Dham", Plot No. 59, Sector 11, CTS No. -, Village - CBD Belapur, Taluka - Thane, District - Thane, Navi Mumbai, PIN - 400 614, State - Maharashtra, India.	
8	City / Town	:	City - Navi Mumbai	
	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	:	Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - CBD Belapur Navi Mumbai 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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	NBC Complex	Plot No. 42
	South	:	Internal Road / Sakal Bhavan Road	Road
	East	:	Internal Road / Sakal Bhavan Road	30 Mtrs. Wide Road
	West	:	A Wing of Shree Nand-Dham	Plot No. 60
13	Dimensions of the site	:	N. A. as property under consideration is a Commercial Unit in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-

	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 1164.58 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 1089.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 1306.80 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Unit	:	19°0'59.2"N 73°2'17.8"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 1089.00</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 - -	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - CBD Belapur, Navi Mumbai Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Commercial Unit No. 18 & 19, 5 <sup>th</sup> Floor, Wing - B, " <b>Shree Nand-Dham</b> ", Plot No. 59, Sector 11, CTS No. -, Village - CBD Belapur, Taluka - Thane, District - Thane, Navi Mumbai, PIN - 400 614, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Commercial	
4.	Year of Construction	:	2005 (As per occupancy certificate)	
5.	Number of Floors	:	Ground + 7 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	5 <sup>th</sup> Floor is having 11 Units	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	

11.	Facilities Available		
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Three Open Car Parking & Generator Set
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Commercial Unit</b>		
1.	The floor in which the Unit is situated	:	5 <sup>th</sup> Floor
2.	Door No. of the Unit	:	Commercial Unit No. 18 & 19
3.	Specifications of the Unit		
	Roof	:	R.C.C. slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teal wood door frame with flush shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed Electrical wiring
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Information not available
	Tax paid in the name of	:	Information not available
	Tax amount	:	Information not available
5.	Electricity Service connection No.	:	Information not available
	Meter Card is in the name of	:	Information not available
6.	How is the maintenance of the Unit?	:	Good
7.	Sale Deed executed in the name of	:	<b>M/s. Brown Bull Logistics Pvt. Ltd.</b>
8.	What is the undivided area of land as per Sale Deed?	:	Information not available
9.	What is the plinth area of the Unit?	:	Built Up Area in Sq. Ft. = 1307.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per NMMC norms

11.	What is the Carpet area of the Unit?	:	<b>Carpet Area in Sq. Ft. = 1164.58</b> <b>(As per Area actual site measurement)</b> <b>Carpet Area in Sq. Ft. = 1089.00</b> <b>(As Per Area Agreement for sale)</b> <b>Unit No.   Carpet Area in Sq. Ft.</b> <b>18   634.00</b> <b>19   455.00</b> <b>Total   1,089.00</b>
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?	:	84,200/- (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 Unit with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 18877/- to ₹ 28226/- per Sq. Ft. on Carpet Area ₹ 15731/- to ₹ 23522/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details).	:	₹ 24,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 21,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,36,200/- per Sq. M. i.e. ₹ 12,653/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,19,993/- per Sq. M. i.e. ₹ 11,148/- per Sq. Ft.

5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differ.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Unit with Services (v(3)i)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	19 years
	Life of the building estimated	:	41 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	28.50%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,002/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 21,200/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 23,202/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Unit	1089.00 Sq. Ft.	23,202.00	<b>2,52,66,978.00</b>
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>2,52,66,978.00</b>
	<b>Realizable value of the property</b>			<b>2,27,40,280.00</b>



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	<b>Distress value of the property</b>	<b>2,02,13,582.00</b>
	<b>Insurable value of the property (1306.80 X 2,800.00)</b>	<b>36,59,040.00</b>
	<b>Guideline value of the property (1306.80 X 11,148.00)</b>	<b>1,45,68,206.00</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.

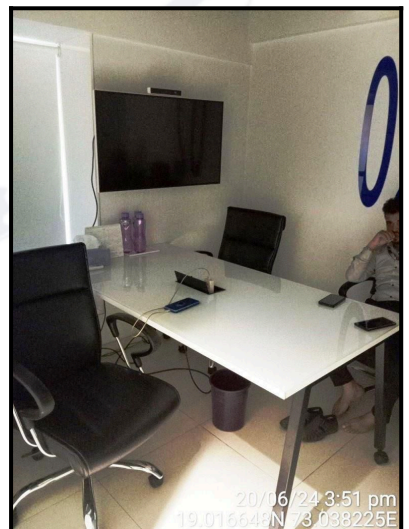
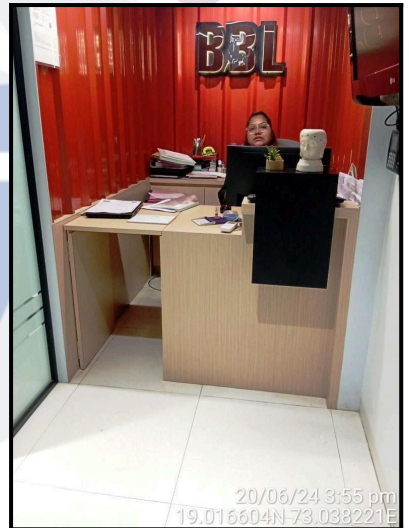
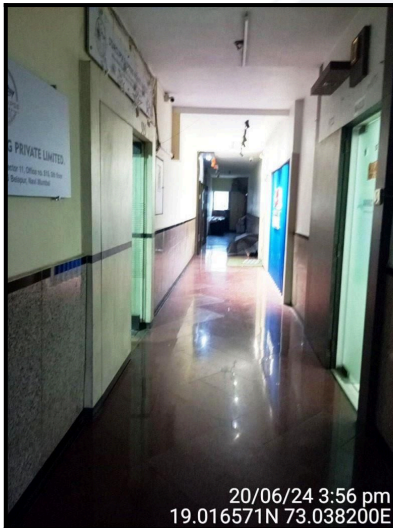
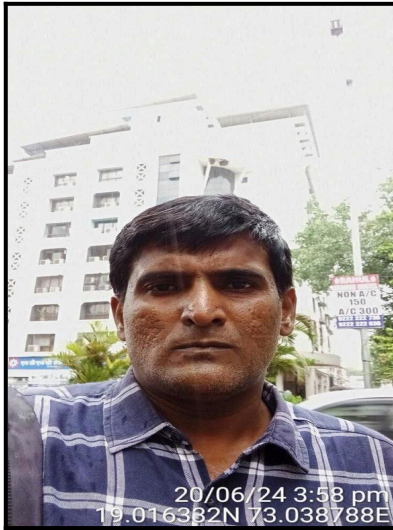
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

### Method of Valuation / Approach

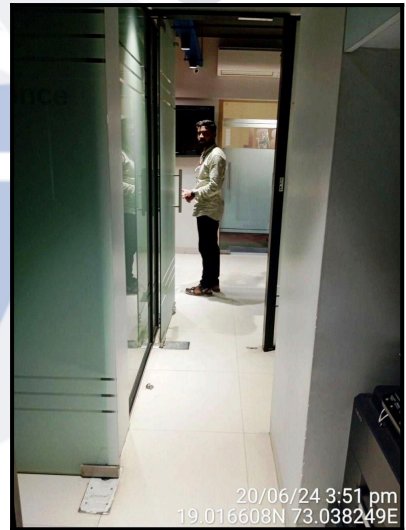
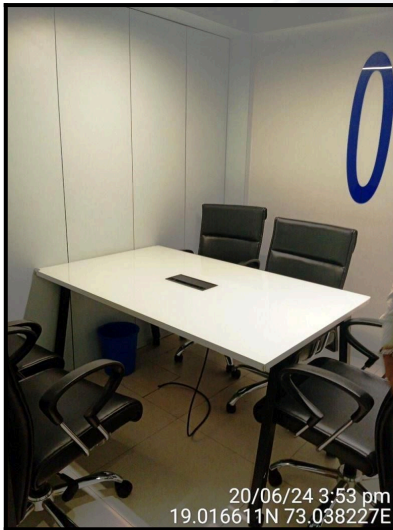
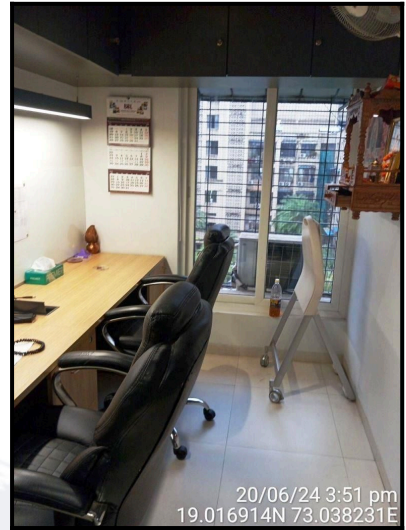
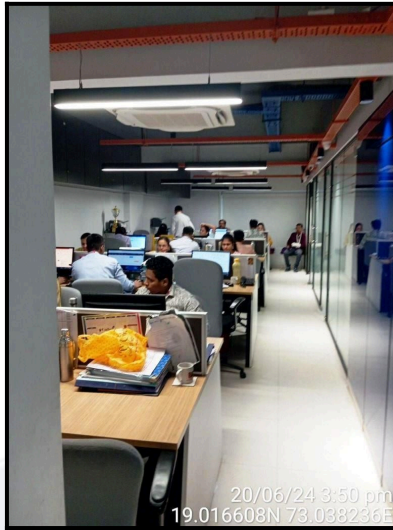
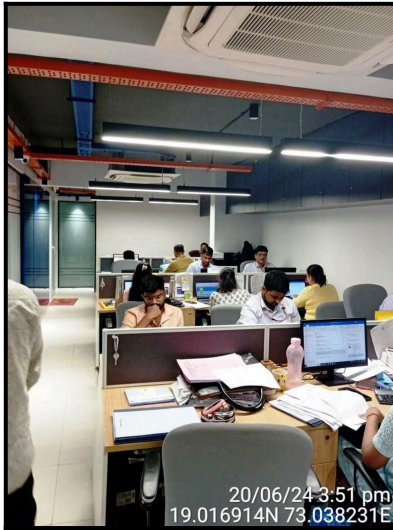
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 Unit, where there are typically many comparables available to analyze. As the property is a Commercial Unit, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 18,877/- to ₹ 28,226/- per Sq. Ft. on Carpet Area / ₹ 15,731/- to ₹ 23,522/- per Sq. Ft. on BuiltUp Area. Considering the rate with attached report , current market conditions , demand and supply position, Unit size, location, upswing in real estate prices , sustained demand for Commercial Unit, all round development of Residential and Commercial application in the locality etc. We estimate ₹23,202.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / publics 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	84,200/- (Expected rental income per month)
Any likely income it may generate	Rental Income

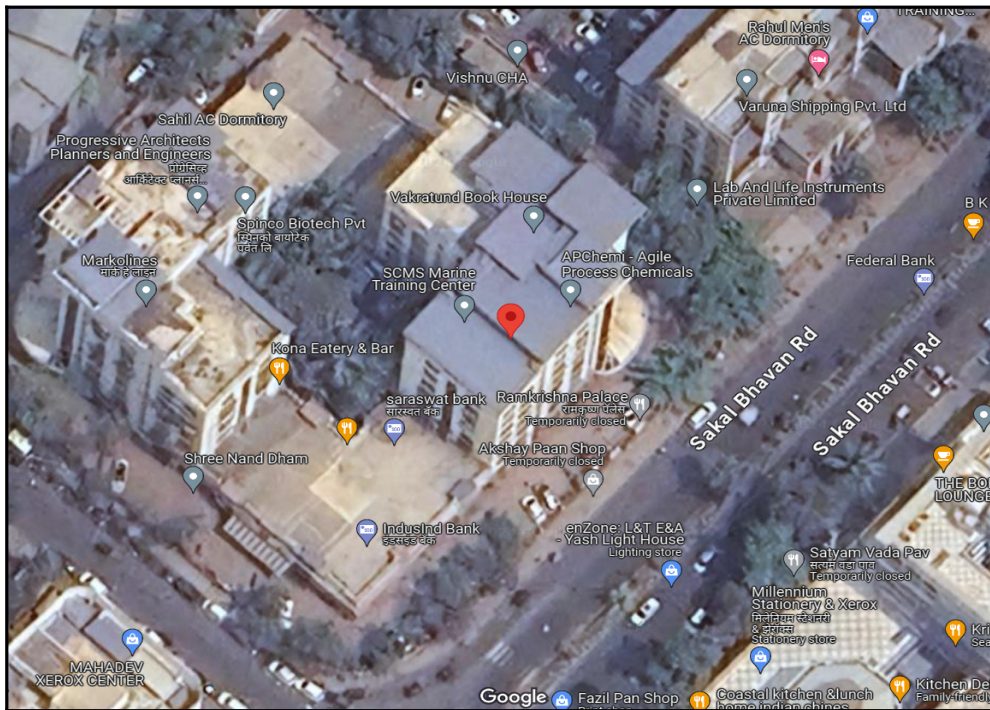
# Actual Site Photographs



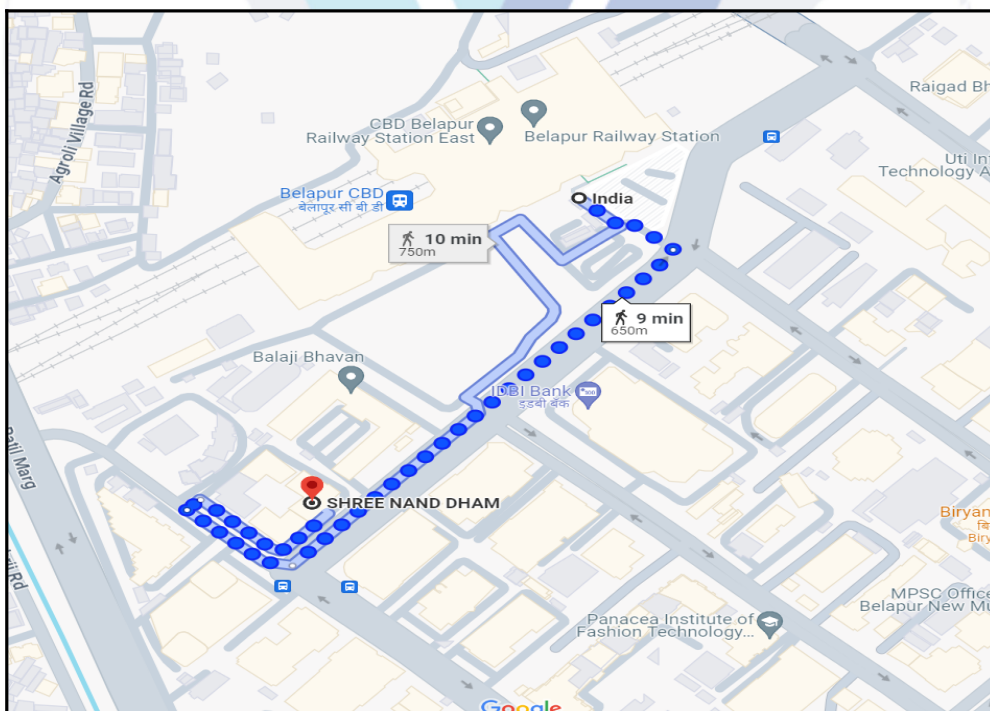
## Actual Site Photographs



## Route Map of the property




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



**Longitude Latitude: 19°0'59.2"N 73°2'17.8"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Belapur - 650m).

## Ready Reckoner Rate


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

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 वाजारमूल्य दर पत्रक

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Year: 20242025 Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : वेलापूर

Search By:  Survey No  Location

Select	उपविभाग	बुली जमीन	निवासी सदनिका	बॉफीस	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	27 /340-वेलापूर नोड सेक्टर क्रं. 11	50900	118400	136200	148000	136200	चौ. मीटर
SurveyNo	27 /341-वेलापूर नोड सेक्टर क्रं. 12	21000	55300	73400	100400	73400	चौ. मीटर
SurveyNo	27 /342-वेलापूर नोड सेक्टर क्रं. 13	22100	64700	74400	100400	74400	चौ. मीटर
SurveyNo	27 /343-वेलापूर नोड सेक्टर क्रं. 14 (देवळपाडा गावठाण)	24400	77500	89100	120100	89100	चौ. मीटर
SurveyNo	27 /344-वेलापूर नोड सेक्टर क्रं. 15	71900	129000	148400	161200	148400	चौ. मीटर

1 2 3 4 5 6 7 8

Stamp Duty Ready Reckoner Market Value Rate for Unit	136200			
Unit Located on 5 <sup>th</sup> Floor	136200			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,36,200.00</b>	<b>Sq. Mtr.</b>	<b>12,653.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	50900			
The difference between land rate and building rate(A-B=C)	85,300.00			
Percentage after Depreciation as per table(D)	19%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,19,993.00</b>	<b>Sq. Mtr.</b>	<b>11,148.00</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
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## Price Indicators

Property	Office		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	1,100.00	1,320.00	1,584.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹24,091.00	₹20,076.00	₹16,730.00

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

Home > Office Space for sale in Navi Mumbai > Ready to move Office Space for sale in Navi Mumbai > Ready to move Office Space for sale in Belapur > Ready to move Office Space for sale in Sector 11 Belapur, Navi Mumbai

Posted on Apr 02, 2024

₹2.65 Cr

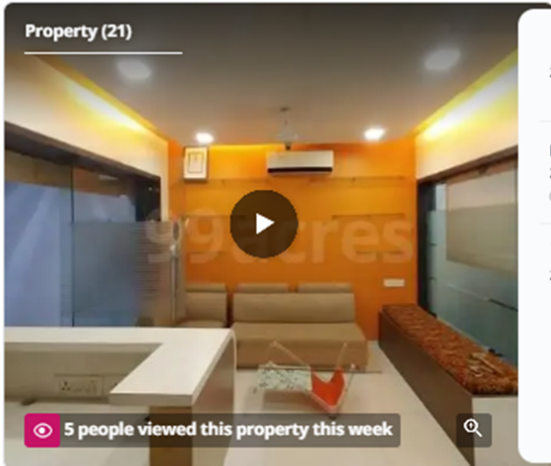
@ 24,090 per sq.ft.

Estimated EMI ₹2,11,657

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

Ready to move Office Space for sale in Hilton Tower, Sector 11 Belapur, Navi Mumbai

Overview
Owner Details
Recommendations
Articles



Property (21)

5 people viewed this property this week

- Number of seats  
25 - 32 seats
- Super Builtup Area  
2200 sq.ft. (204.39 sq.m.)
- Meeting rooms & cabins  
2 meeting rooms and 5 cabins available
- Carpet Area  
1100 sq.ft. (102.19 sq.m.)
- Area spread over  
1 floor (4th / 6 floors building)
- Washrooms  
2 private washrooms available

**Places nearby** Sector 11 Belapur, Navi Mumbai

Iqra the Truth Masjid
Ganesh Mandir
Sai Baba Mandir
Suyash Hospital
Dr. Jairaj's Hospital
Army M

**Why you should consider this property?**

**Key Highlights**  
of the property

- ✓ Power Back-up
- ✓ Visitor Parking Available

Transaction Type: Resale | Property Ownership: Freehold | Property Code: R74453677



Since 1989

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Property	Office		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	620.00	744.00	892.80
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹28,226.00	₹23,522.00	₹19,601.00

99acres
Post property FREE

Home > Office Space for sale in Navi Mumbai > Ready to move Office Space for sale in Navi Mumbai > Ready to move Office Space for sale in Belapur > Ready to move Office Space for sale in Sector 11 Belapur

₹1.75 Cr

@ 28,225 per sq.ft.

Estimated EMI ₹ 1,39,773

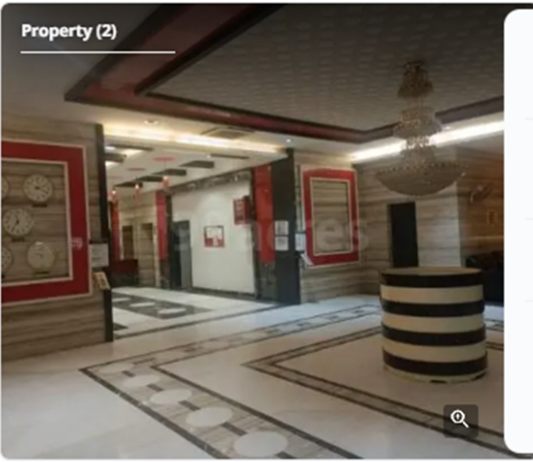
RERA STATUS NOT AVAILABLE | Website: https://maharera.mahaonline.gov.in/

MAXX ASSOCIATES  
**Prabhakar**  
FEATURED DEALER | Member Since Oct, 2013

Contact Dealer FREE

Ready to move Property | Posted on Jun 03, 2024

**Property (2)**



**Number of seats**  
12 - 15 seats

**Carpet Area**  
620 sq.ft. (57.6 sq.m.)

**Super Builtup Area**  
1100 sq.ft. (102.19 sq.m.)

**Area spread over**  
1 floor (4th / 11 floors building)

**Car parking**  
1 private parking spots in basement

**Meeting rooms & cabins**  
2 cabins available

**Washrooms**  
1 private washroom available

**Places nearby** View All (46)

Sector 11 Belapur, Navi Mumbai

Iqra the Truth Masjid

Ganesh Mandir

Sai Baba Mandir

Dr. Jairaj's Hospital

Suyash Hospital

Army Medical

**Why you should consider this property?**

**Key Highlights**  
of the property

- ✓ Power Back-up

Transaction Type: Resale Property Ownership: Co-operative S... Property Code: Z74773081

[www.99acres.com/Z74773081](https://www.99acres.com/Z74773081)



Property	Office		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	1,500.00	1,800.00	2,160.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹24,000.00	₹20,000.00	₹16,667.00

**99acres** Commercial Buy | Enter Locality / Project / Society / Landmark | Post property

Home > Office Space for sale in Navi Mumbai > Ready to move Office Space for sale in Navi Mumbai > Ready to move Office Space for sale in Belapur > Ready to move Office Space for sale in Sector 11 Belapur, Navi Mumbai  
Posted on May 22, 2024

**₹3.6 Cr** @ 24,000 per sq.ft. | Ready to move Office Space for sale in on request, Sector 11 Belapur, Navi Mumbai  
Estimated EMI ₹2,87,533

RERA STATUS: NOT AVAILABLE | Website: https://maharera.t.mahaonline.gov.in/

Overview | Dealer Details | Recommendations | Articles

**Property (19)**

- Number of seats: 6 seats
- Carpet Area: 1500 sq.ft. (139.35 sq.m.)
- Super Builtup Area: 2131 sq.ft. (197.98 sq.m.)
- Area spread over: 1 floor (2nd / 6 floors building)
- Car parking: 2 private parking spots in basement
- Meeting rooms & cabins: 1 meeting room and 7 cabins available
- Washrooms: 2 private washrooms available
- Pantry: Private pantry (20.0 sqft)

**Places nearby** Sector 11 Cbd Belapur Navi Mumbai, Sector 11 Belapur, Navi Mumbai | View All (48)

- Iqra the Truth Masjid
- Ganesh Mandir
- Sai Baba Mandir
- Dr. Jairaj's Hospital
- Suyash Hospital
- Army Me

**Why you should consider this property?**

**Key Highlights of the property**

- ✓ Power Back-up
- ✓ On-Call Maintenance Staff
- ✓ cbd belapur Nearby

Transaction Type: Resale | Property Ownership: Co-operative S | Property Code: H67836160

## Sale Instances

Property	Office		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	414.00	496.80	596.16
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹19,324.00	₹16,103.00	₹13,419.00

<p>9268336 16-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.</p>	<p><b>सूची क्र.2</b></p>	<p>दुय्यम निबंधक : सह दु.नि.ठाणे 6 दस्त क्रमांक : 9268/2024 नोंदणी : Regn:63m</p>
<b>गावाचे नाव : बेलापूर</b>		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	8000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5923370.06	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : इतर माहिती: ऑफिस क्र 1101,11 वा मजला मयुरेश कॉसमॉस प्रिमायसेस को ऑपिराटीव्ह सोसायटी लि.,प्लॉट क्र 37,सेक्टर 11 सी बी डी बेलापूर नवी मुंबई(क्षेत्रफळ 414 चौ फुट कारपेट आणि 497 चौ फुटबिल्ट अप)( ( SECTOR NUMBER : 11 ; ) )	
(5) क्षेत्रफळ	497 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-तामिलसेलवी सुब्रमणियन वय:-60 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए -0१, जानकी अपार्टमेंट्स, सेक्टर १७, वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ACTPT1652L 2): नाव:-कार्तिक सुब्रमणियन तर्फे कु मु दंडो सुब्रमणियन वय:-36 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए -0१, जानकी अपार्टमेंट्स, सेक्टर १७, वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-BIMPS6570E 3): नाव:-कारण सुब्रमणियन वय:-32 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए -0१, जानकी अपार्टमेंट्स, सेक्टर १७, वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-CJLPS1512B 4): नाव:-सितारबा एस बंगेरा वय:-70 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: संजीव बंगेरा, गरोडिया नगर, १८/१४८, कोटमहाल को ऑप हौ सोसायटी, घाटकोपर ईस्ट राजावाडी स ओ मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400077 पॅन नं:-AAJPB6064G	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. रिलाबिलिटी हेल्थकेयर प्रा लि., तर्फे डायरेक्टर आलेख शर्मा वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप क्र १३, तळ मजला मयुरेश कॉसमॉस प्रिमायसेस को ऑपिराटीव्ह सोसायटी लि.,प्लॉट क्र 37,सेक्टर 11 सी बी डी बेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AAJCR8875L	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	07/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	9268/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	480000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)खेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Property	Office		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	222.50	267.00	320.40
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹18,876.00	₹15,730.00	₹13,109.00

7724394

04-05-2024

Note:-Generated Through eSearch Module.For  
original report please contact concern SRO  
office.

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

दस्त क्रमांक : 7724/2024

नोटणी :

Regn:63m

## गावाचे नाव : बेलापूर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3826129.71
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :सदनिका नं: ऑफिस नं 101,आ-वीणा, माळा नं: 1 ला मजला,कुकरेजा प्लाझा, इमारतीचे नाव: प्रिमाईसेस ओनर्स कॉ-ऑप सो लि., ब्लॉक नं: प्लॉट नं 46,47 आणि 55, रोड : सेक्टर - 11,सीबीडी बेलापूर,नवी मुंबई - 400614( ( C.T.S. Number : OPT ; ) )
(5) क्षेत्रफळ	267 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. गंगा डेव्हलपर्स तर्फे पार्टनर मोहन टी कुकरेजा तर्फे कु. मु. म्हणून रोनाल्ड जाकॅब दास वय:-62 पत्ता:- प्लॉट नं: प्लॉट नं 219 , माळा नं: ., इमारतीचे नाव: लालासिस, ब्लॉक नं: अकरवा रोड , रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAAAG8230C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-उनिका कुमारी वय:-37; पत्ता:-प्लॉट नं: ब-502, माळा नं: ., इमारतीचे नाव: प्लॉट न. 27,एलोरा, ब्लॉक नं: एम टी एन एल बिल्डिंग समोर . सेक्टर 11 सी बी डी बेलापूर , रोड नं: नवी मुंबई,रायगड , . पिन कोड:-400614 पॅन नं:-CJDPK8909G 2): नाव:-नवीन कुमार वय:-46; पत्ता:-प्लॉट नं: बी 502, माळा नं: ., इमारतीचे नाव: एलोरा, ब्लॉक नं: एम टी एन एल बिल्डिंग समोर, सी बी डी बेलापूर , रोड नं: सेक्टर - 11,नवी मुंबई,रायगड , महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-BWBPK1540F
(9) दस्तऐवज करून दिल्याचा दिनांक	02/05/2024
(10)दस्त नोंदणी केत्याचा दिनांक	02/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	7724/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	252000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)सोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Property	Office		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	873.92	1,048.70	1,258.44
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹17,164.00	₹14,303.00	₹11,920.00

8768336

30-05-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 6

दस्त क्रमांक : 8768/2024

नोंदणी :

Regn:63m

## गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	15000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14433302.38
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन ; इतर माहिती: विभाग क्र.27/344 दर 148400/- प्रति चौ. मी. ऑफिस नं.709,सातवा मजला,एन एम एस मिडास,प्लॉट नं.67,सेक्टर 15,सी. बी. डी. बेलापूर,नवी मुंबई,ता. व जि. ठाणे,(क्षेत्र 81.19 चौ. मी. कारपेट एरिया)1 रोबोटिक कार पार्किंग सह.( ( Plot Number : 67 ; SECTOR NUMBER : 15 ; ) )
(5) क्षेत्रफळ	81.19 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.धरती धन रियल्टी तर्फे भागीदार हिरेन शामजी रावरिया यांच्या तर्फे अख आरती विकास बालेकर वय:-34 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: प्लॉट नं.67, सेक्टर 15, सीबीडी बेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AASFD7143B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनिष सीताराम चड्ढा वय:-51; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: आर एच-आय प्लॅ, मरमेड-1, प्लॉट नं.32/33, बेलापूर स्टेशन जवळ, सेक्टर 11, सीबीडी बेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AFVPC6921J 2): नाव:-मान्या चड्ढा वय:-19; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: आर एच-आय प्लॅ, मरमेड-1, प्लॉट नं.32/33, बेलापूर स्टेशन जवळ, सेक्टर 11, सीबीडी बेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-DBPPC3868F
(9) दस्तऐवज करून दिल्याचा दिनांक	29/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	29/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	8768/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	900000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शौरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹2,52,66,978.00 (Rupees Two Crore Fifty Two Lakh Sixty Six Thousand Nine Hundred Seventy Eight Only)** .The **Realizable Value** of the above property is **₹2,27,40,280.00 (Rupees Two Crore Twenty Seven Lakh Forty Thousand Two Hundred Eighty Only)**. The **Distress Value** is **₹2,02,13,582.00 (Rupees Two Crore Two Lakh Thirteen Thousand Five Hundred Eighty Two Only)**.

Place : Mumbai

Date : 21.06.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No.  
State Bank of India Empanelment No.:

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

Date \_\_\_\_\_

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

Countersigned  
(BRANCH MANAGER)

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



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**(Annexure-IV)****DECLARATION-CUM-UNDERTAKING**

I, 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 21.06.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My engineer Rajesh Ghadi has personally inspected the property on 20.06.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is
- 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



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- 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. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by M/s. Brown Bull Logistics Pvt. Ltd. from M/s. Pharma Serv Solutions Pvt. Ltd. (formerly known as M/s. Enaltec Technologies Pvt. Ltd. vide Agreement for sale dated 07.05.2018.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, SME Vashi Turbhe Branch (Sector 19) 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;	Rajesh Ghadi - Valuation Engineer Jayaraja Acharya - 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 - 19.06.2024 Valuation Date - 21.06.2024 Date of Report - 21.06.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 20.06.2024
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 Unit size, location, upswing in real estate prices, sustained demand for Commercial Unit, 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 **21<sup>st</sup> June 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. Vastukala Consultants India Pvt. Ltd. adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### Information Supplied by Others

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

### Future Matters

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

### Map and Plans

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

### Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Commercial Unit, admeasuring **1089.00 Sq. Ft. Carpet Area** in the name of **M/s. Brown Bull Logistics 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



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Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Brown Bull Logistics 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 Unit, admeasuring **1089.00 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 Unit and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the



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valuation.

## Not a Structural Survey

We state that this is a valuation report and not a structural survey.

## Other

All measurements, areas and ages quoted in our report are approximate.

## Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise.

## Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Commercial Unit**, admeasuring **1089.00 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-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.



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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 otherthan 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.

Director

Auth. Sign.

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No.  
State Bank of India Empanelment No.:



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