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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

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

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Chemtrols Industries Private Limited.**

Commercial Office Premises No. 401, 4<sup>th</sup> Floor, “**Glacier Complex.**”, Anupam Corporative Housing Society Ltd.  
Opp. Anupam Naka, Near Kashi Vishweshwar Mahadev, Jetalpur Road, Village – Jetalpur, Taluka & District –  
Vadodara, PIN Code – 390 007, State – Gujarat, Country – India.

Longitude Latitude: 22°18'26.5"N 73°10'22.0"E

### Intended User:

**Central Bank of India**

**Corporate Finance Branch (Fort)**

Central Bank Bldg., 1st Floor, M. G. Road, Fort, Mumbai - 400 023,  
State - Maharashtra, Country - India

### Our Pan India Presence at :

- |            |        |           |           |
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### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office Premises No. 401, 4<sup>th</sup> Floor, “**Glacier Complex.**”, Anupam Corporative Housing Society Ltd, Opp. Anupam Naka, Near Kashi Vishweshwar Mahadev, Jetalpur Road, Village – Jetalpur, Taluka & District – Vadodara, PIN Code – 390 007, State – Gujarat, Country – India belongs to **Chemtrols Industries Private Limited.**

Boundaries of the property.

North : Jetalpur Road & Kesar Tower  
South : Anupam Society  
East : Aadhar Hospital  
West : Midtown Heights

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹1,06,18,933.00 (Rupees One Crore Six Lakh Eighteen Thousand Nine Hundred Thirty-Three 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.**

**Director**

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Central Bank of India Empanelment No.: SMRO /CREDIT/2017-18/1311

Encl: Valuation report.

**Auth. Sign.**




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- |  |  |   |   |
|--|--|---|---|
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|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai - 400 072.

To,  
**The Branch Manager,**  
**Central Bank of India**  
**Corporate Finance Branch (Fort)**  
 Central Bank Bldg., 1<sup>st</sup> Floor,  
 M. G. Road, Fort, Mumbai - 400 023,  
 State - Maharashtra, Country - India.

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

I	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 : 03.07.2024
	b)	Date on which the valuation is made : 06.07.2024
3.	List of documents produced for perusal:	
	1)	Copy of Sale Deed dated 20.07.2006 between Chemtrols Engineering Ltd. AND Shri Shashikant Rasiklal Patel, Shri. Satishbhai Rasiklal Patel & M/s. Shiv Associates.
	2)	Copy of Electricity Bill No. not visible for the year April – May 2024 in the name of Chemtrols Engineering Ltd issued by MGVCCL.
	3)	Copy of Property Tax Bill No. 208000281 for the Year 2022 – 2023 issued by Vadodara Municipality.
	4)	True Copy of Approved Plan No. 839 / 98-99 dated 05.02.1999 issued by Dy .Town Development officer at Baroda 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>Chemtrols Industries Private Limited.</b>  <b>Address:</b> Commercial Office Premises No. 401, 4 <sup>th</sup> Floor, “ <b>Glacier Complex.</b> ”, Anupam Corporative Housing Society Ltd, Opp. Anupam Naka, Near Kashi Vishweshwar Mahadev, Jetalpur Road, Village – Jetalpur, Taluka & District – Vadodara, PIN Code – 390 007, State – Gujarat, Country – India.  <b>Contact Person:</b> Mr. Lalit (Society Manager) Contact No. 9879806628
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Commercial Office Premises located on 4 <sup>th</sup> Floor. The composition of Commercial Office Premises is as Reception Area + Working Area + Conference Room + Store Room + Pantry + 2 Toilets. The property is at 1.7 Km Mtrs. travelling distance from nearest Vadodara Railway station.
6.	Location of property	:
	a)	Plot No. / Survey No. : Plot No. B-1 & B-2 of Plot B



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	b)	Door No.	:	Commercial Office Premises No. 401
	c)	C.T.S. No. / Village	:	CTS No. 1062, 1063 of Village - Jetalpur
	d)	Ward / Taluka	:	Taluka – Vadodara
	e)	Mandal / District	:	District – Vadodara
	f)	Date of issue and validity of layout of approved map / plan	:	True Copy of Approved Plan No. 839 / 98-99 dated 05.02.1999 issued by Dy.Town Development officer at Baroda Municipal corporation.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Commercial Office Premises No. 401, 4 <sup>th</sup> Floor, “ <b>Glacier Complex.</b> ”, Anupam Corporative Housing Society Ltd , Opp. Anupam Naka, Near Kashi Vishweshwar Mahadev, Jetalpur Road, Village – Jetalpur, Taluka & District – Vadodara, PIN Code – 390 007, State – Gujarat, Country – India
8.		City / Town	:	Village – Jetalpur, Vadodara
		Residential area	:	No
		Commercial area	:	Yes
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Jetalpur Vadodara Municipality
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		<b>As per Site</b> <b>As per Documents</b>
		North	:	Jetalpur Road & Kesar Tower                      Building Marginal Space
		South	:	Anupam Society                      Stair Passage and Open Terrace of Office No. 402
		East	:	Aadhar Hospital                      Building Marginal Space
		West	:	Midtown Heights                      Office No. 404
13		Dimensions of the site		N. A. as property under consideration is a Commercial Office Premises in a building.
				A                                      B



		As per the Deed	Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 1,670.00 Terrace Area in Sq. Ft. = 1,135.00 Total Area in Sq. Ft. = 2,806.00 (Area as per actual site measurement)  <b>Built Up Area in Sq. Ft. = 1,313.00</b> <b>Terrace Area in Sq. Ft. = 2,056.00</b> <b>Total Area in Sq. Ft. = 3,369.00</b> <b>(Area as per Agreement for Sale)</b>
14.1	Latitude, Longitude & Co-ordinates of Gala	:	22°18'26.5"N 73°10'22.0"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up Area in Sq. Ft. = 1,313.00</b> <b>Terrace Area in Sq. Ft. = 2,056.00</b> <b>Total Area in Sq. Ft. = 3,369.00</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. 1062, 1063 of Village - Jetalpur
	Block No.	:	-
	Ward No.	:	--
	Village / Municipality / Corporation	:	Village – Jetalpur Vadodara Municipality
	Door No., Street or Road (Pin Code)	:	Commercial Office Premises No. 401, 4 <sup>th</sup> Floor, “ <b>Glacier Complex.</b> ”, Anupam Corporative Housing Society Ltd , Opp. Anupam Naka, Near Kashi Vishweshwar Mahadev, Jetalpur Road, Village – Jetalpur, Taluka & District – Vadodara, PIN Code – 390 007, State – Gujarat, Country – India
3.	Description of the locality Commercial / Commercial / Mixed	:	Commercial
4.	Year of Construction	:	2005 (As per site information)
5.	Number of Floors	:	Basement + Ground + 4 <sup>th</sup> Upper Floor
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 offices on Fourth Floor
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 sewer
	Car parking - Open / Covered	:	Open parking space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>Commercial Office Premises</b>		
1	The floor in which the Gala is situated	:	Fourth Floor
2	Door No. of the Gala	:	Commercial Office Premises No. 401
3	Specifications of the Gala	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles in 4 <sup>th</sup> Floor & Ceramic tiles in Terrace area
	Doors	:	Wooden & Glass doors at entrance
	Windows	:	Powder coated aluminium Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering with POP false ceiling
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Gala?	:	Normal
7	Sale Deed executed in the name of	:	<b>Chemtrols Industries Private Limited</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Gala?	:	<b>Built Up Area in Sq. Ft. = 1,313.00</b> <b>Terrace Area in Sq. Ft. = 2,056.00</b> <b>Total Area in Sq. Ft. = 3,369.00</b> <b>(Area as per Agreement for Sale)</b>
10	What is the floor space index (app.)	:	As per Local norms
11	What is the Carpet Area of the Gala?	:	Carpet Area in Sq. Ft. = 1,670.00 Terrace Area in Sq. Ft. = 1,135.00 Total Area in Sq. Ft. = 2,806.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Commercial or Commercial purpose?	:	Commercial Purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	Details of Present rental income not available.
<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 Gala 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)	:	₹ 4,000.00 to ₹ 6,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Gala under valuation after comparing with the specifications and other factors with the Gala under comparison (give details).	:	₹ 5,600.00 per Sq. Ft. on Built Up Area ₹ 4,973.00 per Sq. Ft. (After Depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,200.00 per Sq. Ft.
	II. Land + others	:	₹ 2,773.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 36,750.00 per Sq. M. i.e., ₹ 3,414.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 35,753.00 per Sq. M. i.e., ₹ 3,322.00 per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Gala with Services (v(3)i)	:	₹ 2,200.00 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%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,200.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 2,773.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 4,973.00 per Sq. Ft.</b>
	<b>Remark:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Gala	1,313.00 Sq. Ft.	4,973.00	<b>65,29,549.00</b>
2	Terrace Area	1,989.00 Sq. Ft.	2,056.00	<b>40,89,384.00</b>
3	Wardrobes			
4	Showcases /			
5	Kitchen arrangements			
6	Superfine finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.			
9	Extra collapsible gates / grill works etc.			
10	Potential value, if any			
11	Others			
<b>Total value of the property</b>				<b>1,06,18,933.00</b>
<b>Realizable value of the property</b>				<b>95,57,040.00</b>
<b>Distress Value of the property</b>				<b>84,95,146.00</b>
<b>Insurable value of the property (1,313.00 X 2,200.00)</b>				<b>28,88,600.00</b>
<b>Guideline value of the property (2,109.00 X 3,322.00)</b>				<b>70,06,098.00</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



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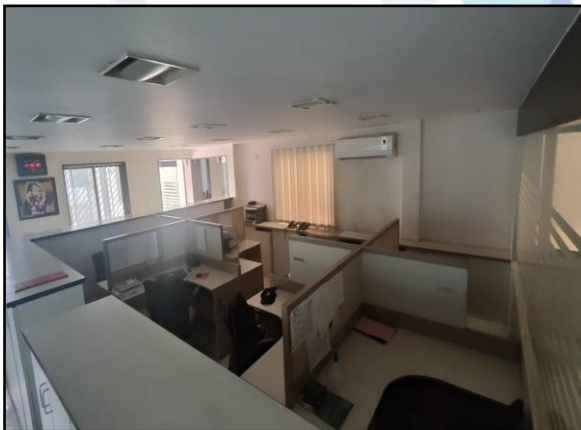
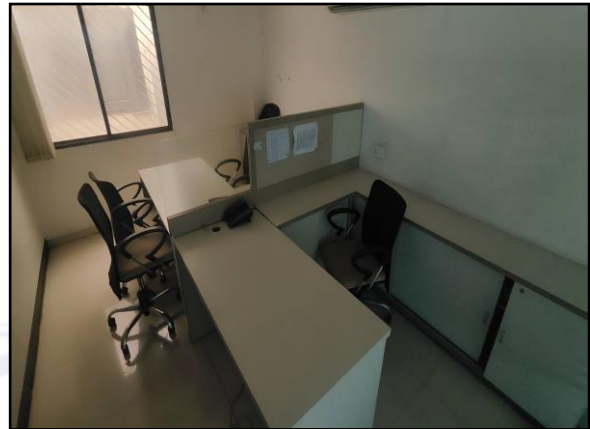




properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial Office Premises, where there are typically many comparables available to analyze. As the property is a Commercial Office Premises, 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 ₹ 4,000.00 to ₹ 6,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Gala size, location, upswing in real estate prices, sustained demand for Commercial Office Premises, all round development of commercial and Commercial application in the locality etc. We estimate ₹ 4,973.00 per Sq. Ft. on Built Up Area & for Terrace Area ₹ 2,056 .00 for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Saleability	Good
ii) Likely rental values in future in	Details of Present rental income not available.
iii) Any likely income it may generate	Rental Income

## Actual Site Photographs



## Actual Site Photographs





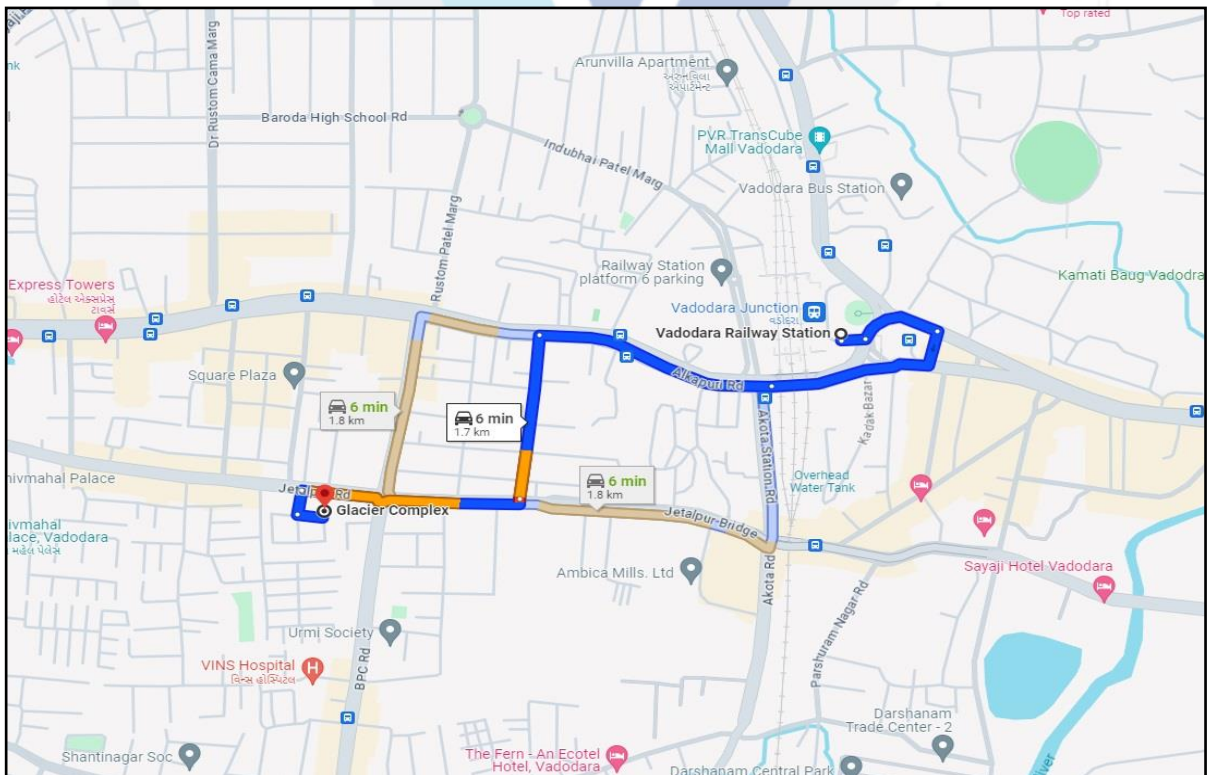
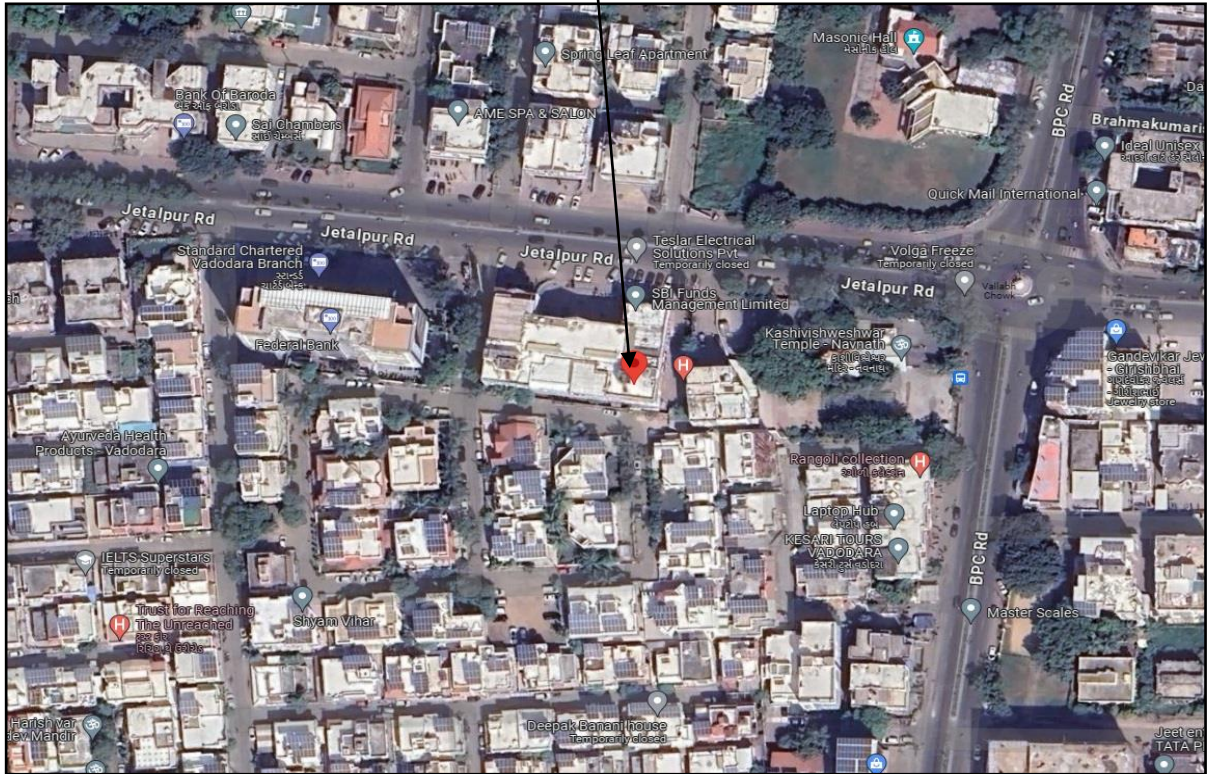
## Actual Site Photographs





## Route Map of the property

(Site ur)



**Longitude Latitude: 22°18'26.5"N 73°10'22.0"E**

**Note:** The Blue line shows the route to site from nearest Railway Station (Vadodra – 1.7 Km)



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## Ready Reckoner Rate

<b>સુપ્રિટેન્ડન્ટ ઓફ સ્ટેમ્પ્સ, ગાંધીનગર, ગુજરાત રાજ્ય.</b>					<b>CORPORATION / AUTHORITY</b>		
ASR - 2011 Final		તા.૧૮/૦૪/૨૦૧૧ ના સરકારશ્રીના મહેસુલ વિભાગના ઠરાવ અન્વયે અમલ માં આવેલ જંદી					
જીલ્લો : VADODARA		તાલુકા : VADODARA CITY				2 of 4 (ભાવ પ્રતિ ચો.મી.)	
વિસ્તાર નામ : JATELPUR							
વેલ્યુએશન	પુલ્લા પ્લોટનો ભાવ	જમીન - બાંધકામનો ભાવ			પુલ્લા પ્લોટનો ભાવ (ઓથોગિક)	ખેતીની જમીનનો ભાવ	
		રહેણાંક ફ્લેટ/ એપાર્ટમેન્ટ	ઓફિસ	દુકાન		પીયત	બીન પીયત
૧	૨	૩	૪	૫	૬	૭	૮
10/0/1	32500	25000	35500	70000	24000		
Survey No 20, 21, 22, 23, 27/A/1/1, 27, 28, 30/A, 30/B, 31, 32, 33, 34, 41/1, 44/1/A, 44/1/B, 44/2, 46, 47, 48, 50, 51, 53, 54, 55, 59, 60, 61/A, 61/B, 61, 62, 63/A, 63/B, 63, 64, 64/1, 64/A, 64/2, 65, 66, 67, 68, 69, 70, 74, 75, 76, and all other plots included in the zone boundary.							
10/0/1/A	31600	22750	37750	80000	23500		
Survey No 24, 25, 26, 29, 30, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 49, 51/1, 52, 71, 72, 73, and all other plots included in the zone boundary.							
10/0/2	31500	21750	36750	67500	22500		
Survey No							



## Price Indicators

99acres
Commercial Buy ▾ Enter Locality / Project / Society / Landmark 
Post property FREE

Home > Office Space for sale in Vadodara > Ready to move Office Space for sale in Vadodara > Ready to move Office Space for sale in Jetalpur Posted on Mar 20, 2024 | Ready to move

Verified Platinum

**₹ 1.4 Cr** @ 7,650 per sq.ft.  
Estimated EMI ₹ 1,11,819

RERA STATUS NOT AVAILABLE Website: <https://gujraera.gujarat.gov.in/> | <https://gujrerar1.gujarat.gov.in/>

Ready to move Office Space for sale in ANAND COMPLEX, Jetalpur, Vadodara, Gujarat


[Contact Owner FREE](#)

[Shortlist](#)

**Overview**

[Owner Details](#)

[Recommendations](#)



- Number of seats  
20 - 44 seats
- Super Builtup Area  
2630 sq.ft. (244.33 sq.m.)
- Car parking  
2 private parking spots in basement
- Washrooms  
2 private washrooms available

- Carpet Area  
1830 sq.ft. (170.01 sq.m.)
- Area spread over  
1 floor (3rd / 4 floors building)
- Meeting rooms & cabins  
2 meeting rooms and 5 cabins available
- Pantry  
Private pantry (100.0 sqft)

Transaction Type: **Resale** | Property Ownership: **Freehold** | Property Code: **C72578073**  
[www.99acres.com/C72578073](http://www.99acres.com/C72578073)

**Property facilities**

<input type="checkbox"/> Reception area	<input type="checkbox"/> Conference room	<input type="checkbox"/> Furnished	<input type="checkbox"/> No Central Air Conditioning	<input type="checkbox"/> No Oxygen Duct	<input type="checkbox"/> No UPS
<input type="checkbox"/> No Fire extinguisher	<input type="checkbox"/> No Fire sensors	<input type="checkbox"/> No Sprinklers	<input type="checkbox"/> No Fire hose		

99acres
Commercial Buy ▾ Enter Locality / Project / Society / Landmark 
Post property FREE

Home > Office Space for sale in Vadodara > Ready to move Office Space for sale in Vadodara > Ready to move Office Space for sale in Jetalpur Posted on May 14, 2024 | Ready to move

**₹ 45 Lac** @ 5,294 per sq.ft.  
Estimated EMI ₹ 35,942

RERA STATUS NOT AVAILABLE Website: <https://gujraera.gujarat.gov.in/> | <https://gujrerar1.gujarat.gov.in/>

Ready to move Office Space for sale in Jetalpur, Vadodara, Gujarat

[Contact Owner FREE](#)

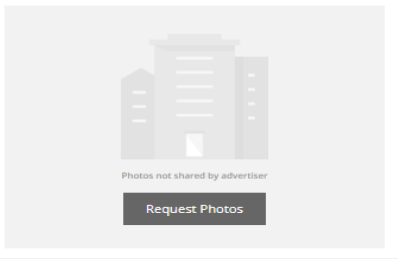
[Shortlist](#)

**Overview**

[Owner Details](#)

[Recommendations](#)

Property (0)



Photos not shared by advertiser

Request Photos

- Area  
Carpet area: 850 sq.ft. (78.97 sq.m.)
- Price  
₹ 45 Lac @ 5,294 per sq.ft.
- Floor Number  
1<sup>st</sup> of undefined Floors


- Configuration  
Ready to move Office Space with Shared Washroom
- Address  
Jetalpur, Vadodara
- Property Age  
5 to 10 Year Old

Transaction Type: **Resale** | Property Ownership: **Freehold** | Property Code: **H72673015**  
[www.99acres.com/H72673015](http://www.99acres.com/H72673015)

**About Property**

Address: Jetalpur, Vadodara, Gujarat

Looking for buyer to purchase our commercial office available for sale in Jetalpur, vadodara. Available at price of rs 45 lacs. It has plot area of 850 sq ft. It is a freehold property




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Unlocking Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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VASTUKALA CONSULTANTS (I) PVT. LTD.  
Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
UJ 1/20 MH2010 PTC20780

## Price Indicators

**magicbricks**
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**₹ 75.0 Lac** ₹ 7995/sqft [EMI - ₹ 34k](#) | [Get pre-approved loan](#)

938 Sq-ft Commercial Office Space For Sale in [Jetalpur, Vadodara](#)

Grade A- | 20 Seats | 1 Cabins | Furnished

<p>Super Area <b>938 sqft</b> ₹ 7,995/sqft</p>	<p>Carpet Area <b>853 sqft</b> ₹ 8,792/sqft</p>	<p>Floor <b>2 (Out of 4 Floors)</b></p>
<p>Units On Floor <b>4</b></p>	<p>Pantry <b>Wet Pantry</b></p>	<p>Washroom <b>1</b></p>
<p>Overlooking <b>Main Road Facing</b></p>	<p>Facing <b>East</b></p>	<p>LEED Certification <b>Not Applicable</b></p>

✔ Wet Pantry/Cafeteria Available   
 ✔ 1 Open Parking(s) Available

Contact Agent
Get Phone No.

👤 Last contact made 9 days ago

**Contact Agent**

**Arun** -91-98XXXXXXX

Get Phone No.

**More Details**


Price	₹ 75 Lac
Booking Amount	₹ 11.0 Lac
Facilities	Lift, Reserved Parking, Security, Water Storage, Service/Goods Lift, Visitor Parking
Address	Beside Gandevikar Jewelers, Jetalpur, Vadodara, Gujarat
Lifts	1
Water Availability	24 Hours Available
Pre Leased Property	No

[View all details ▾](#)



## Copy of Fresh Certificate

**Certificate of Incorporation Consequent upon Conversion to  
Private Limited Company**



**GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Mumbai**


**Everest , 100 , Marine Drive Mumbai - 400002, Maharashtra, INDIA**

Corporate Identity Number : U29299MH1981PTC024757.

Fresh Certificate of Incorporation Consequent upon Conversion from Public Company to Private Company .  
IN THE MATTER OF CHEMTROLS INDUSTRIES LIMITED

I hereby certify that CHEMTROLS INDUSTRIES LIMITED which was originally incorporated on Eighth day of July Nineteen Hundred Eighty One under any previous company law as CHEMTROLS ENGINEERING PRIVATE LIMITED and upon an intimation made for conversion into Private limited by shares Company under Section 18 of the Companies Act, 2013; and approval of Central Government signified in writing having been accorded thereto by the Maharashtra, Mumbai vide SRN C82444571 dated 29/03/2016 the name of the said company is this day changed to CHEMTROLS INDUSTRIES Private Limited.

Given under my hand at Mumbai this Twenty Ninth day of March Two Thousand Sixteen.

Signature valid  
  
Dipankar Kumar  
Jharkhand, 23/03/2016  
Date: 29/03/16  
11:42:31 AM (+05:30)

**SATYA PARKASH KUMAR**  
Registrar of Companies  
Registrar of Companies  
Mumbai

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Mailing Address as per record available in Registrar of Companies office:

CHEMTROLS INDUSTRIES Private Limited  
910 TULSIANI CHAMBERSNARIMAN POINT, MUMBAI - 400021,  
Maharashtra, INDIA

As a result of my appraisal and analysis, it is my considered opinion that the fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 1,06,18,933.00 (Rupees One Crore Six Lakh Eighteen Thousand Nine Hundred Thirty-Three Only). The Realizable Value of the above property is ₹ 95,57,040.00 (Rupees Ninety-Five Lakh Fifty-Seven Thousand Forty Only). The Distress Value is ₹ 84,95,146.00 (Rupees Eighty-Four Lakh Ninety-Five Thousand One Hundred Forty-Six Only).

Place: Mumbai

Date: 06.07.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Central Bank of India Empanelment No.: SMRO /CREDIT/2017-18/1311

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 – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

(Annexure – I)

## DECLARATION-CUM-UNDERTAKING

I, Manoj 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 06.07.2024 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. I/ my authorized representative have personally inspected the property on 03.06.2024. 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 AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer



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- 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. 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.



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Chemtrols Engineering Ltd from Shri Shashikant Rasiklal Patel, Shri. Satishbhai Rasiklal Patel & M/s. Shiv Associates vide Sale Deed dated 20.07.2006.
2.	purpose of valuation and appointing authority	As per the request from Central Bank of India, Corporate Finance Branch (Fort) to assess value of the property for Bank Loan Purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Patel – Valuation Engineer Vaishali Sarmalkar – Technical Manager Pratibha Shilvanta – 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 – 03.07.2024 Valuation Date – 06.07.2024 Date of Report – 06.07.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 03.07.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Commercial Office Premises size, location, upswing in real estate prices, sustained demand for Commercial Office Premises, all round development of commercial and Commercial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **03<sup>rd</sup> July 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. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Commercial Office Premises, admeasuring **Built Up Area in Sq. Ft. = 1,313.00 & Terrace Area in Sq. Ft. 2,056.00** in the name of **Chemtrols Industries Private Limited**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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## Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Chemtrols Industries Private Limited**. 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 Premises, admeasuring **Built Up Area in Sq. Ft. = 1,313.00 & Terrace Area in Sq. Ft. 2,056.00**.

## Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

## Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Exiting use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Gala 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 Premises, admeasuring **Built Up Area in Sq. Ft. = 1,313.00 & Terrace Area in Sq. Ft. 2,056.00.**

## **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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



(Annexure – II)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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



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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).



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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.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Central Bank of India Empanelment No.: SMRO /CREDIT/2017-18/1311