

PROFORMA INVOICE

(ORIGINAL FOR RECIPIENT)

Vastukala Consultants (I) Pvt Ltd

Ackruti Star, 1st Floor, 121,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093
GSTIN/UIN: 27AADCV4303R1ZX
State Name : Maharashtra, Code : 27
Contact : Dial +91 22 28371325 Fax +91 22 28371324
E-Mail : accounts@vastukala.org

Buyer (Bill to)

STATE BANK OF INDIA

SMECCC Borivali Branch, 101, 1st Floor, Landmark
Building, S. V. Road, Near Petrol Pump, Borivali (West),
Mumbai - 400 092

GSTIN/UIN : 27AAACS8577K2ZO
State Name : Maharashtra, Code : 27
E-Mail : sbi.15521@sbi.co.in

Invoice No.

PG-593/21-22

Delivery Note

Dated

9-Jul-21

Mode/Terms of Payment

Reference No. & Date.

Other References

Dispatch Doc No.

35792/20417

Dispatched through

Delivery Note Date

Destination

Terms of Delivery

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	2,500.00
				CGST
				225.00
				SGST
				225.00
				Total
				2,950.00

Amount Chargeable (in words)

Indian Rupee Two Thousand Nine Hundred Fifty Only

2,950.00
E. & O.E

HSN/SAC	Taxable Value		Central Tax		State Tax		Total
	Value	Rate	Amount	Rate	Amount	Tax Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00	
Total	2,500.00		225.00		225.00	450.00	

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:

Smt. Ekta Sanjay Ganguly & Shri. Sanjay Sukhendra Ganguly -
Commercial Office No. 329, 3rd Floor, "Neo Corporate Plaza Co
-Op. Premises Soc. Ltd.", Ramchandra Lane Extension, Malad (West),
Mumbai - 400064, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE
CLEARED WITHIN 45 DAYS OR INTEREST CHARGES
APPLICABLE AS PER THE RULE.
MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **State Bank of India**
A/c No. : **32632562114**
Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**

for Vastukala Consultants (I) Pvt Ltd



Authorised Signatory

This is a Computer Generated Invoice

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Smt. Ekta Sanjay Ganguly & Shri. Sanjay Sukhendra Ganguly**

Commercial Office No. 329, 3rd Floor, "**Neo Corporate Plaza Co-Op. Premises Soc. Ltd.**",
Ramchandra Lane Extension, Malad (West), Mumbai – 400064, State - Maharashtra, Country - India

Longitude Latitude: 19°11'22.6"N 72°50'24.7"E

Valuation Done for:

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State Bank of India

SME Centre Borivali (West)

SME Centre Borivali (15521) 101, 1st floor, Landmark Building, S. V. Road, Near Petrol Pump,
Borivali (West), Mumbai – 400 092, State - Maharashtra, Country - India.

Vastukala Consultants (I) Pvt. Ltd.

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

Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report Prepared For: State Bank of India / SME Centre Borivali (West) / Smt. Ekta Sanjay Ganguly (20417/35792) Page 2 of 29

Vastu/Mumbai/07/2021/20417/35792
09/10-118-SKSH
Date: 09.07.2021**VALUATION OPINION REPORT**

This is to certify that the property bearing Commercial Office No. 329, 3rd Floor, "**Neo Corporate Plaza Co-Op. Premises Soc. Ltd.**", Ramchandra Lane Extension, Malad (West), Mumbai – 400064, State - Maharashtra, Country – India belongs to **Smt. Ekta Sanjay Ganguly & Shri. Sanjay Sukhendra Ganguly**.

Boundaries of the property.

North : Ramchandra Lane
South : BMC Ground
East : Open Plot
West : Sprinkle Spices Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Value for this particular purpose at **₹ 80,45,492.00 (Rupees Eighty Lakh Forty Five Thousand Four Hundred Ninety Two 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 B Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

SBI Empanelment No. – SME/TCC/2021-22/86/3

Encl: Valuation report.



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Mumbai121, 1st Floor, Ackruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIATel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org**Delhi NCR**L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIAMobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org**Nanded**28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIATel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org**Aurangabad**Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIATel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

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

To,

The Branch Manager,

SME Centre Borivali (West)

SME Centre Borivali (15521) 101, 1st floor,

Landmark Building, S. V. Road, Near Petrol Pump,

Borivali (West), Mumbai – 400 092,

State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF OFFICE)

I		General	
1.	Purpose for which the valuation is made	:	To assess Value of the property for Banking Purpose.
2.	a)	Date of inspection	: 26.06.2021
	b)	Date on which the valuation is made	: 09.07.2021
3.	List of documents produced for perusal :		
	i) Copy of Agreement for Sale dated 25.12.2013.		
	ii) Copy of Commencement Certificate No. CHE / 9348 / BP(WS) / AP dated 27.09.2007 issued by Municipal Corporation of Greater Mumbai.		
	iii) Copy of Share Certificate No. 150 dated 15.07.2017 issued by Neo Corporate Plaza Co-Op. Premises Soc. Ltd.		
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)	:	<p>Smt. Ekta Sanjay Ganguly & Shri. Sanjay Sukhendra Ganguly</p> <p>Address : Commercial Office No. 329, 3rd Floor, "Neo Corporate Plaza Co-Op. Premises Soc. Ltd.", Ramchandra Lane Extension, Malad (West), Mumbai – 400064, State - Maharashtra, Country – India</p> <p>Contact Person : Shri. Sanjay Sukhendra Ganguly (Owner) Contact No.: 9824294119</p> <p>Joint Ownership (Details of ownership share not available)</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Commercial Office located on 3 rd Floor. The composition of Office is having 1 Cabin + Working Area + Toilet + Loft Area + Pantry. The property is at 1.4Km. walkable distance from nearest railway station Malad.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: C.T.S. No. 602, 602/1 to 602/14 of Village Valnai
	b)	Door No.	: Commercial Office No. 329
	c)	C.T.S. No. / Village	: Village – Valnai
	d)	Ward / Taluka	: Taluka – Borivali



Vastukala Consultants (I) Pvt. Ltd.

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e)	Mandal / District	:	District – Mumbai Suburban
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan were not provided and not verified
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.	Postal address of the property	:	Commercial Office No. 329, 3 rd Floor, “Neo Corporate Plaza Co-Op. Premises Soc. Ltd.” , Ramchandra Lane Extension, Malad (West), Mumbai – 400064, State - Maharashtra, Country – India
8.	City / Town	:	Malad (West), Mumbai Suburban
	Residential area	:	No
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Valnai Municipal Corporation of Greater Mumbai
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		
			As per Site
			As per Document
	North	:	Ramchandra Lane Details not available
	South	:	BMC Ground Details not available
	East	:	Open Plot Details not available
	West	:	Sprinkle Spices Building Details not available
13.	Dimensions of the site		N. A. as property under consideration is a Commercial Office in a building.
			A As per the Deed
			B Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.	Extent of the site	:	Carpet area in Sq. Ft. = 282.00 Loft Area in Sq. Ft. = 131.00 (Area as per actual site measurement)



		<p>Carpet area in Sq. Ft. = 276.00 Loft Area in Sq. Ft. = 67.00 Flower Bed Area in Sq. Ft. = 19.00 (Area as per Agreement for Sale)</p> <p>Built Up Area in Sq. Ft. = 354.00 Loft Area in Sq. Ft. = 80.00 Total Built Up Area in Sq. Ft. = 434.00 (Area as per Index II)</p>
14.1	Latitude, Longitude & Co-ordinates of Office	: 19°11'22.6"N 72°50'24.7"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Built Up Area in Sq. Ft. = 354.00 Loft Area in Sq. Ft. = 80.00 Total Built Up Area in Sq. Ft. = 434.00 (Area as per Index II)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
II APARTMENT BUILDING		
1.	Nature of the Apartment	: Commercial
2.	Location	:
	C.T.S. No.	: C.T.S. No. 602, 602/1 to 602/14 of Village Valnai
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village - Valnai Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	: Commercial Office No. 329, 3 rd Floor, " Neo Corporate Plaza Co-Op. Premises Soc. Ltd. ", Ramchandra Lane Extension, Malad (West), Mumbai – 400064, State - Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	: Commercial
4.	Year of Construction	: 2010 (As per site information)
5.	Number of Floors	: Basement + Ground + 1 st to 5 th upper floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling Offices in the building	: 41 Offices on 3 rd Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 4 lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal sewer
	Car parking - Open / Covered	: Basement + Open parking
	Is Compound wall existing?	: Yes



	Is pavement laid around the Building	:	Yes
III	Commercial Office		
1	The floor in which the Office is situated	:	3 rd Floor
2	Door No. of the Office	:	Commercial Office No. 329
3	Specifications of the Office	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Wooden + Vitrified tiles flooring
	Doors	:	Teak Wood door frame with flush door with glass door
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed.
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of :	:	Details not available
	Tax amount :	:	Details not available
5	Electricity Service connection No. :	:	Details not available
	Meter Card is in the name of :	:	Details not available
6	How is the maintenance of the Office?	:	Good
7	Sale Deed executed in the name of	:	Smt. Ekta Sanjay Ganguly & Shri. Sanjay Sukhendra Ganguly
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the Office?	:	Built Up Area in Sq. Ft. = 354.00 Loft Area in Sq. Ft. = 80.00 Total Built Up Area in Sq. Ft. = 434.00 (Area as per Index II)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Office?	:	Carpet area in Sq. Ft. = 282.00 Loft Area in Sq. Ft. = 131.00 (Area as per actual site measurement) Carpet area in Sq. Ft. = 276.00 Loft Area in Sq. Ft. = 67.00 Flower Bed Area in Sq. Ft. = 19.00 (Area as per Agreement for Sale)
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?	:	₹ 27,000.00 expected rental income per month
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No

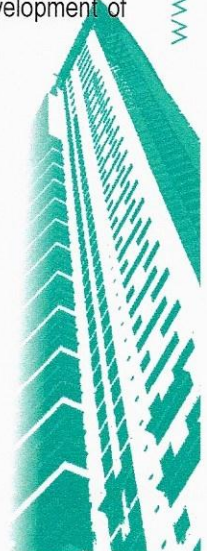
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Office with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 18,000.00 to ₹ 20,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Office under valuation after comparing with the specifications and other factors with the Office under comparison (give details).	:	₹ 19,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 16,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 1,75,770.00 per Sq. M. i.e. ₹ 16,329.00 per Sq. Ft.
	Guideline rate after depreciate	:	₹ 1,69,742.00 per Sq. M. i.e. ₹ 15,769.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Office with Services (v(3)i)	:	₹ 2,800.00 per Sq. Ft.
	Age of the building	:	11 years
	Life of the building estimated	:	49 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	16.50%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,338.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 16,200.00 per Sq. Ft.
	Total Composite Rate	:	₹ 18,538.00 per Sq. Ft.
	Remarks	:	



Details of Valuation:

Sr. No.	Description	Qty.	Rate per Office (₹)	Estimated Value (₹)
1	Present value of the Office (incl. car parking, if provided)	434.00 Sq. Ft.	18,538.00	80,45,492.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total Value of the property			80,45,492.00
	The realizable value of the property			72,40,943.00
	Distress value of the property			64,36,393.00
	Insurable value of the property (434.00 X 2,800.00)			12,15,200.00
	Guideline value of the property (434.00 X 15,769.00)			68,43,746.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial Office, where there are typically many comparables available to analyze. As the property is a Commercial Office, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 18,000.00 to ₹ 20,000.00 per Sq. Ft. on Built Up Area Considering the rate with attached report, current market conditions, demand and supply position, Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of Residential and Commercial application in the locality etc. We estimate ₹ 18,538.00 per Sq. Ft. for valuation.



Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 27,000.00 expected rental income per month
iii) Any likely income it may generate	Rental Income

For VASTUKALA CONSULTANTS (I) PVT. LTD.


Director

Manoj B Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
SBI Empanelment No. – SME/TCC/2021-22/86/3

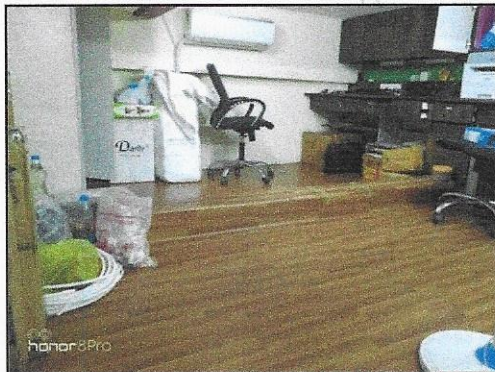
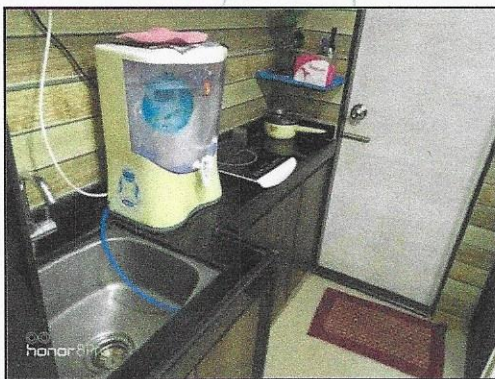
Place : Mumbai
Date : 09.07.2021



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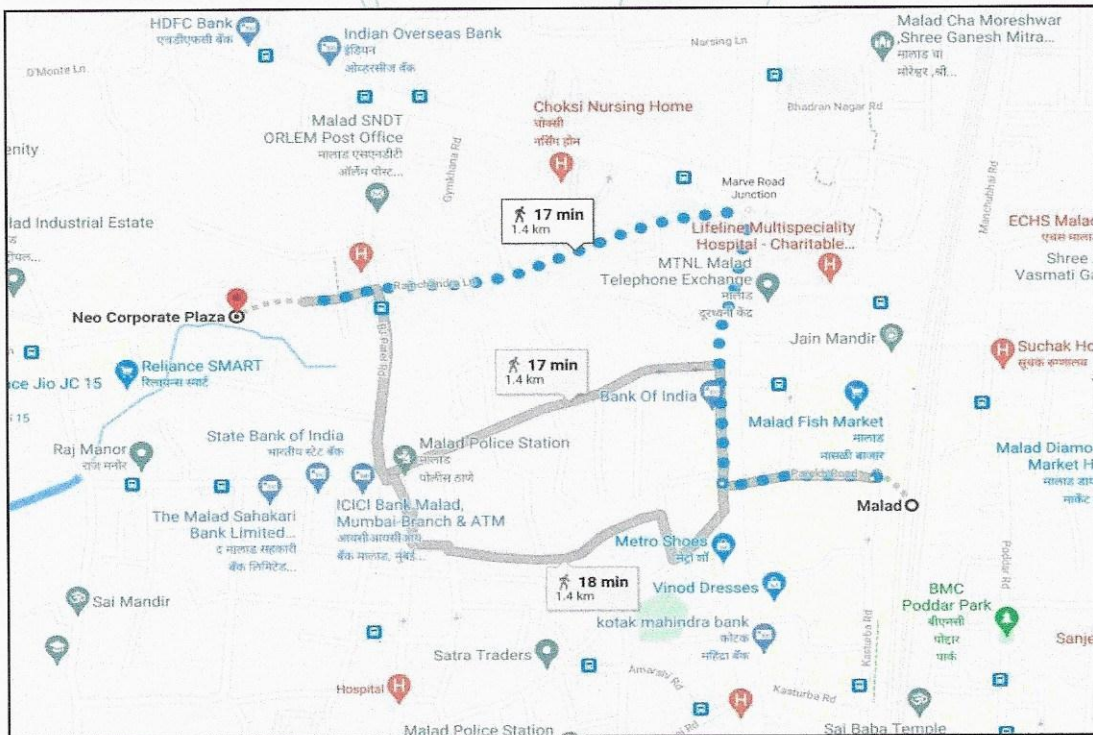
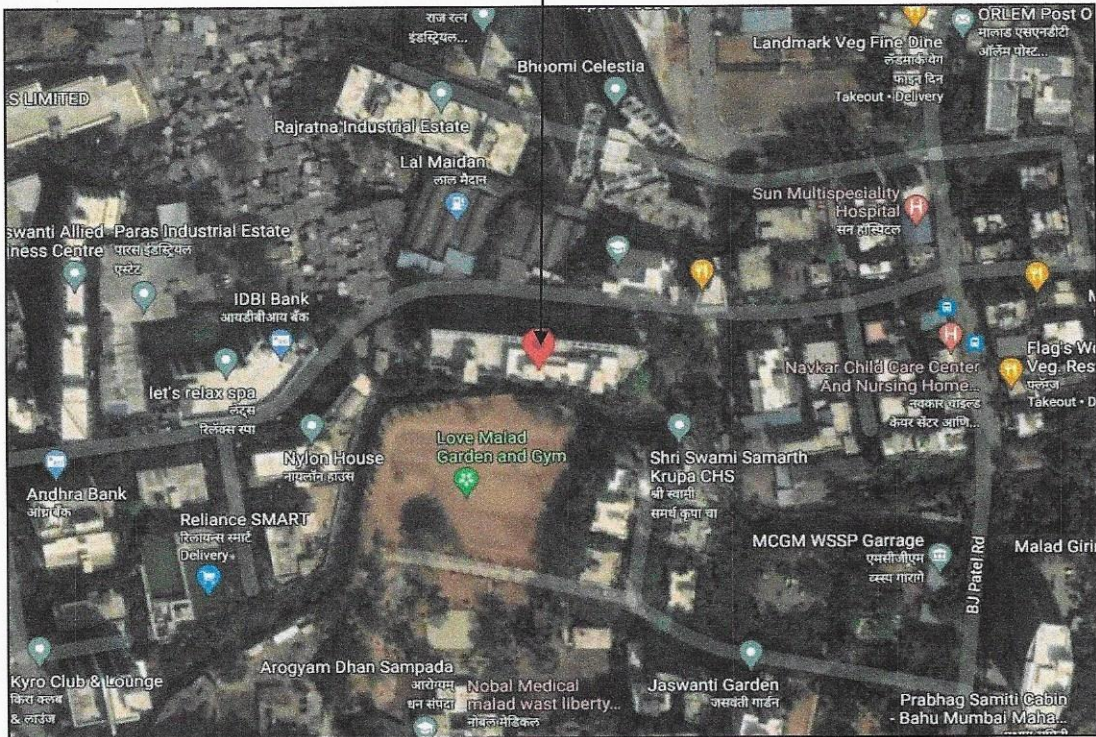


Actual Site Photographs



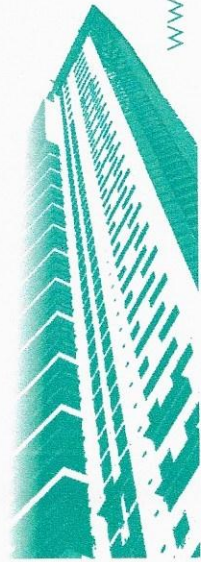
Route Map of the property

Site/ur




Longitude Latitude: 19°11'22.6"N 72°50'24.7"E

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



Ready Reckoner Rate

**Department of Registration & Stamps**
Government of Maharashtra
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year 2021/2022 **Language** English

Selected District मुंबई(उपनगर) **Select Village** वळणई (बारीवली)

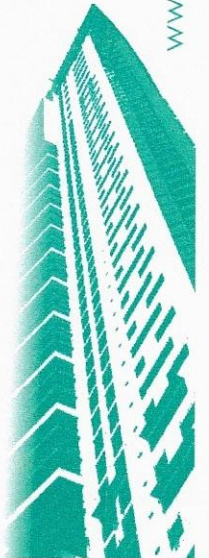
Search By Survey No Location

Enter Survey No 602

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
70/327 -भुभाग: उत्तर, पूर्व व दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड.	74490	158380	175770	197030	158380	चौरस मीटर	सि.टी.एस. नंबर



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Price Indicator

magicbricks
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Home > Commercial Property for Sale in Mumbai > Office Space for Rent in Mumbai > Office Space for Rent in Khandeega, Mumbai > 1400 Sq-ft

2.10 Cr

[See Other Charges](#)


1400 Sq-ft Commercial Office Space

For sale in Neo Corporate Plaza, Khandeega, Mumbai

Agent: **2500+ Buyers Served**
Pramod Gupta

[Contact Now](#)

PROPERTY DETAILS



1 photo

Project Name	Floor	Overlooking	Virtual Space Available
Neo Corporate Plaza	4 (Out of 7 Floors)	Main Road	Available
Super area 1400 sqft - 0.16 0000/sqft	Carpet area 900 sqft - 0.13 333/sqft	Loading 35%	Plot area 70,000 sqft -
Furnished status Furnished	Cabins 2	Seats 15	Pantry Wet Pantry
Car parking 1 Covered	Parking Ratio 0.1000 sq ft	Construction Status Ready to Move	Building Class Grade B

VSP Virtual Space Option Available

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Save Property

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Agent: Pramod Gupta
+91-80XXXXXX00

[Contact Agent](#)

Description

Neo Corporate Plaza is a commercial complex for sale which presents you an area worth 540 Sq.ft To 5500 Sq.ft. The complex provides you ground space with 4 Floors. Neo Corporate Plaza developed by one of the well known developers of the town

magicbricks
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Home > Commercial Property for Sale in Mumbai > Office Space for Rent in Mumbai > Office Space for Rent in Malad West, Mumbai > 680 sq-ft

95.0 Lac

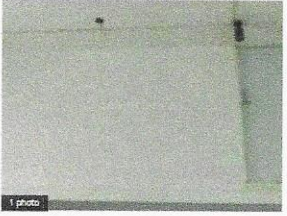
680 Sq-ft Commercial Office Space

for sale in Neo Corporate Plaza, Malad West, Mumbai

Owner: kenil sanghvi choreographer...

[Contact Now](#)

PROPERTY DETAILS



1 photo

Project Name	Floor	Loading	Washroom
Neo Corporate Plaza	1 (Out of 5 Floors)	30%	1
Super area 680 sqft - 0.18 971/sqft	Carpet area 470 sqft - 0.20 213/sqft		
Furnished status Unfurnished	Seats Suiteable for 6-10 seats		
Car parking None	Construction Status Ready to Move		

[Contact Owner](#)
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Save Property

Don't want to share your details with the agent right now?

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Owner: kenil sanghvi choreographer in Bollywood
+91-81XXXXXX58

[Save for Later](#)

Description

Commercial office space is available for sale. It covered area of 680 sq-ft, it is a good location property. Please contact for more details.

Price Breakup = 95.0 Lac



Sale Instance

7/7/2021	https://freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx	
2606389 08/07/2021 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 6 दस्त क्रमांक : 2606/2021 नोदणी : Regn:63m
गावाचे नाव : वळणई		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6318000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6264442.8	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: ऑफिस नं.418, माळा नं: 4 था मजला, इमारतीचे नाव: नीओ कोर्पोरेट प्लाझा को ऑप प्री सो लि, ब्लॉक नं: काचपाडा,मालाड पश्चिम मुंबई 400064, रोड : रामचंद्र लेन एकसटेशन, इतर माहिती:ऑफिस चे क्षेत्रफळ 32.18 चौ मी बांधीव व फ्लॉवर बेड चे क्षेत्रफळ 3.45 एकूण 35.64 चौ मी बांधीव आणि लॉफ्ट चे क्षेत्रफळ 9.42 चौ मी बांधीव .((C.T.S. Number : 602, 602/1 to 602/14 ;))	
(5) क्षेत्रफळ	35.64 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:-जिग्नेश रसिकलाल वसाणी वय:-32 पत्ता:-प्लॉट नं: ए-001, माळा नं: -, इमारतीचे नाव: न्यू त्रिनिटी बिल्डिंग, ब्लॉक नं: ओर्लेम, मालाड पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AHAPV3624L 2): नाव:-नेहा रसिकलाल वसाणी वय:-50 पत्ता:-प्लॉट नं: ए-001, माळा नं: -, इमारतीचे नाव: न्यू त्रिनिटी बिल्डिंग, ब्लॉक नं: ओर्लेम, मालाड पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AAFPV8281P	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अल्पेश असोसिएट्स चार्टर्ड अकाउंटंट्स चे प्रोप्रायटर अल्पेश मनसुखलाल मुखला वय:-50, पत्ता:-प्लॉट नं: 101, माळा नं: 1, इमारतीचे नाव: मिलन मंदिर, ब्लॉक नं: रामचंद्र लेन, मालाड पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-ACZPM3848B 2): नाव:-हेतल अल्पेश मुखला वय:-47, पत्ता:-प्लॉट नं: 101, माळा नं: 1, इमारतीचे नाव: मिलन मंदिर, ब्लॉक नं: रामचंद्र लेन, मालाड पश्चिम, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AFCPM6769B	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	16/02/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	2606/2021	
https://freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx		
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4452387 08/07/2021 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 4 दस्त क्रमांक : 4452/2021 नोदंणी : Regn:63m
गावाचे नाव : वळणई		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	6500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	6310200	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: ऑफिस नं - 16(बॅकसाईड), माळा नं: तळमजला, इमारतीचे नाव: निओ कॉर्पोरेट प्लाझा, ब्लॉक नं: रामचंद्र लेन एक्सटेंशन रोड, रोड : मालाड पश्चिम मुंबई - 400064. इतर माहिती: ऑफिस चे एकूण क्षेत्र - 280.73 चौ फूट कारपेट + 82.55 चौ फूट(लॉफ्ट एरिया)((C.T.S. Number : 602, 602/1 TO 14 ;))	
(5) क्षेत्रफळ	31.30 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:-अशोक भट्ट वय:-45 पत्ता:-डी - 204 अँड 205 , -, एकता मॅडोस को ऑप हौ सोसा लि, ऑप गुंडेचा ट्रिनिडम सिध्दार्थ नगर , गोरेगाव पश्चिम मुंबई, बंगूर नागर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400104 पॅन नं:-AEJPB9052N	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स एस 2 एम केमिकल्स तर्फे चे पार्टनर संजय नगीनभाई राठोड वय:-37; पत्ता:- ऑफिस नं - 13 (बॅकसाईड), तळमजला, निओ कॉर्पोरेट प्लाझा, रामचंद्र लेन एक्सटेंशन रोड , मालाड पश्चिम मुंबई , लिबर्टी गार्डन, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400064 पॅन नं:-ADUFS4705R 2): नाव:-मेसर्स एस 2 एम केमिकल्स तर्फे चे पार्टनर संकेत कोटाडिया वय:-35; पत्ता:-प्लॉट नं: ऑफिस नं - 13 (बॅकसाईड), माळा नं: तळमजला, इमारतीचे नाव: निओ कॉर्पोरेट प्लाझा, ब्लॉक नं: रामचंद्र लेन एक्सटेंशन रोड , रोड नं: मालाड पश्चिम मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-ADUFS4705R 3): नाव:-मेसर्स एस 2 एम केमिकल्स तर्फे चे पार्टनर मिनल सावंत वय:-45; पत्ता:-प्लॉट नं: ऑफिस नं - 13 (बॅकसाईड), माळा नं: तळमजला, इमारतीचे नाव: निओ कॉर्पोरेट प्लाझा, ब्लॉक नं: रामचंद्र लेन एक्सटेंशन रोड , रोड नं: मालाड पश्चिम मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-ADUFS4705R	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/03/2021	

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गावाचे नाव : वळणई	
4933389 08/07/2021 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2 दुय्यम निबंधक : सह दु.नि. बोरीवली 6 दस्त क्रमांक : 4933/2021 नोदंगी : Regn:63m
(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	25000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	24719042.481
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: ऑफिस नं. 503, माळा नं: 5वा मजला, इमारतीचे नाव: नीओ कॉर्पोरेट प्लाज़ा को ऑप प्रीमा.सोसा.लि. ब्लॉक नं: काचपाडा रामचंद्र लेन ईक्स्टेनशन रोड, रोड : मालाड पश्चिम मुंबई 400064, इतर माहिती: ऑफिस चे क्षेत्र - 1088 चौ फूट कारपेट + 85 चौ फूट - एलीव्हेशन ओपन टेरेस चे क्षेत्र - 473.88 चौ फूट,सोबत एक बेसमेन्ट कार पार्किंग स्पेस नं. 30 बी.एम.सी. ओ.सी. 2014 प्रमाणे घसारा 10% ((C.T.S. Number : 602, 602/1 to 602/14 ;))
(5) क्षेत्रफळ	121.33 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:-जोसेफ जगन्नाथन मुदलियार वय:-58 पत्ता:-प्लॉट नं: युनिट नं. 12, माळा नं: -, इमारतीचे नाव: क्रिस्टल पॅलेस, ब्लॉक नं: मुवी टाइमच्या जवळ, रोड नं: लिंक रोड मालाड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AASPM5300R 2): नाव:-जयमेरी मुदलियार जोसेफ वय:-50 पत्ता:-प्लॉट नं: युनिट नं.12, माळा नं: -, इमारतीचे नाव: क्रिस्टल पॅलेस, ब्लॉक नं: मुवी टाइमच्या जवळ, रोड नं: लिंक रोड मालाड पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AFAPM5862P 3): नाव:-साईमन जोसेफ मुदलियार वय:-32 पत्ता:-प्लॉट नं: युनिट नं.12, माळा नं: -, इमारतीचे नाव: क्रिस्टल पॅलेस, ब्लॉक नं: मुवी टाइमच्या जवळ, रोड नं: लिंक रोड मालाड पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AORPM6850M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शर्शाक चेतन अग्रवाल वय:-31; पत्ता:-प्लॉट नं: फ्लॉट नं. 601, माळा नं: -, इमारतीचे नाव: सरल अपार्टमेंट, ब्लॉक नं: सनफर्लावर लॅबोरेटरी वनश्री, कंपाउंडच्या समोर, रोड नं: मारवे रोड मालाड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-ALZPA4097R 2): नाव:-गौतम प्रदीप अग्रवाल वय:-39; पत्ता:-प्लॉट नं: फ्लॉट नं. 403, माळा नं: -, इमारतीचे नाव: सरल अपार्टमेंट, ब्लॉक नं: आदर्श बस स्टॉपच्या मागे, रोड नं: ऑपजिट आई.ओ.बी. वनश्री कंपाउंड मारवे रोड मालाड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-ADCPA7381F

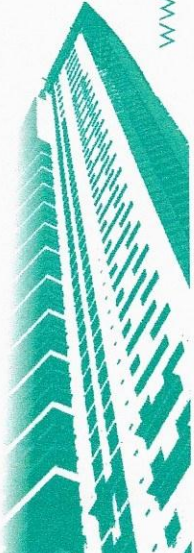
https://freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx

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3632324 08/07/2021 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 1 दस्त क्रमांक : 3632/2021 नोदंगी : Regn:63m	
गावाचे नाव : वळणई			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	7400000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6264442.8		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: ऑफिस नं.104,1 ला मजला,निओ कॉर्पोरेट प्लाझा,ऑफ निओ कॉर्पोरेट प्लाझा को-ऑप. प्रीमायसेस सोसायटी लिमिटेड,रामचंद्र लेन एक्सटेंशन,कांचपाडा,मालाड(पश्चिम),मुंबई - 400 064..... मिळकतीचे क्षेत्रफळ 288.58 चौ.फूट कार्पेट व लॉफ्ट चे क्षेत्रफळ 84.49 चौ.फूट व फ्लॉवर बेड चे क्षेत्रफळ 31.00 चौ.फूट.सी.टी.एस नं-602/अ,602/ब,602/क,मौजे- वळणई मध्ये आहे....((C.T.S. Number : 602/A, 602/B, 602/C ;))		
(5) क्षेत्रफळ	35.64 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:-राजेंद्र बालचंद जैन वय:-43 पत्ता:-प्लॉट नं: 603, माळा नं: 6 वा मजल, इमारतीचे नाव: चामुंडा ज्वेल , ब्लॉक नं: गोरेशाव (पश्चिम), मुंबई , रोड नं: तीन डोंगरी, यशवंत नगर, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AACPJ8257C 2): नाव:-हसमुख बालचंद जैन वय:-41 पत्ता:-प्लॉट नं: 804, माळा नं: 8 वा मजल, इमारतीचे नाव: चामुंडा ज्वेल, ब्लॉक नं: गोरेशाव (पश्चिम), मुंबई , रोड नं: तीन डोंगरी, यशवंत नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AAHPJ4703A 3): नाव:-अशोक बालचंद जैन वय:-39 पत्ता:-प्लॉट नं: ९/301, बी/302, माळा नं: 3 रा मजल, इमारतीचे नाव: तेजल रेसिडेन्सी, ब्लॉक नं: जोगेशवरी (पूर्व), मुंबई, रोड नं: स्टेट बँक ऑफ इंडियाच्या जवळ, स्टेशन रोड, महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-AEPFJ1481B		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिव्या अरुणाचलम वेलार वय:-25; पत्ता:-प्लॉट नं: 809, माळा नं: 8 वा मजल, इमारतीचे नाव: नीलांजना , ब्लॉक नं: मालाड (पश्चिम), मुंबई , रोड नं: मार्व रोड, चोकसी हॉस्पिटलच्या समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AURPV1153C 2): नाव:-रामलक्ष्मी अरुणाचलम वेलार वय:-51; पत्ता:-प्लॉट नं: 809, माळा नं: 8 वा मजला, इमारतीचे नाव: नीलांजना, ब्लॉक नं: मालाड (पश्चिम), मुंबई , रोड नं: मार्व रोड, चोकसी हॉस्पिटलच्या समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AEPUP6756L 3): नाव:-जी. अरुणाचलम वेलार वय:-54; पत्ता:-प्लॉट नं: 809, माळा नं: 8 वा मजल, इमारतीचे		
https://freesearchigservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx		1/2	



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 **₹ 80,45,492.00 (Rupees Eighty Lakh Forty Five Thousand Four Hundred Ninety Two Only).**

Place : Mumbai

Date : 09.07.2021

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


Director

Manoj B Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
SBI Empanelment No. – SME/TCC/2021-22/86/3



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)

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



(Annexure-IV)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 09.07.2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 26.06.2021. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind.
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

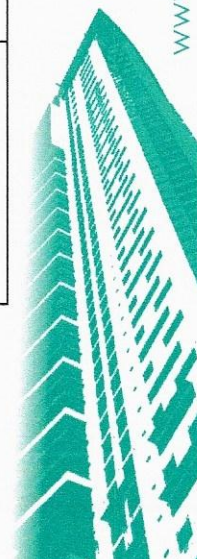


Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.



SI No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Smt. Ekta Sanjay Ganguly & Shri. Sanjay Sukhendra Ganguly from Shri. Sunil Dayanant Amin vide Agreement for Sale dated 25.12.2013
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, SMECC Centre Borivali (West) Branch to assess Realizable value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Mahesh Shinde – Valuation Engineer Shyam Kajvilkar – Processing officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 26.06.2021 Valuation Date – 09.07.2021 Date of Report – 09.07.2021
6.	inspections and/or investigations undertaken;	Physical Inspection done on 26.06.2021
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • 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 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 size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of commercial and Commercial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Date: 09.07.2021
Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.


Director

Manoj B Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
SBI Empanelment No. – SME/TCC/2021-22/86/3



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **09th July 2021** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Commercial Office admeasuring **Total Built Up Area in Sq. Ft. = 434.00** in the name of **Smt. Ekta Sanjay Ganguly & Shri. Sanjay Sukhendra Ganguly** further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Smt. Ekta Sanjay Ganguly & Shri. Sanjay Sukhendra Ganguly**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client's representative, we understand that the Commercial Office admeasuring **Total Built Up Area in Sq. Ft. = 434.00**

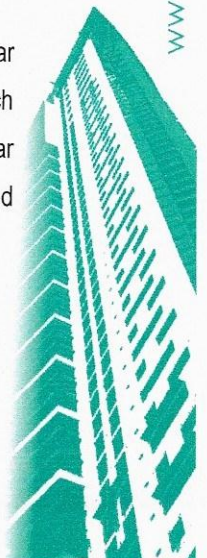
Condition & Repair

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 / Existing 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 Office and properties that are typically traded on a Office basis.



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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Commercial Office admeasuring **Total Built Up Area in Sq. Ft. = 434.00**

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 - V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



conduct the valuation independent of external influences.

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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



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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess value of the property under reference as on **09th July 2021**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are: R

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Value for this particular purpose at **₹ 80,45,492.00 (Rupees Eighty Lakh Forty Five Thousand Four Hundred Ninety Two Only)**.

Think.Innovate.Create
For VASTUKALA CONSULTANTS (I) PVT. LTD.


Director

Manoj B Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
SBI Empanelment No. – SME/TCC/2021-22/86/3

