


**PROFORMA INVOICE**

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	<b>PG-498/20-21</b>	<b>16-Oct-2020</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Supplier's Ref.	Other Reference(s)
Buyer <b>UNION BANK OF INDIA</b> OPERA HOUSE Tejura Chambers, Paper Mill Lane, Vitthalbhai Patel Rd, Shapur Baug, Grant Road, Mumbai, Maharashtra 400004 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Despatch Document No.	Delivery Note Date
	<b>33398/17879</b>	
	Despatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Quantity	Rate	per	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %				<b>5,000.00</b>
2	<b>CGST</b>						<b>450.00</b>
3	<b>SGST</b>						<b>450.00</b>
Total							<b>₹ 5,900.00</b>

Amount Chargeable (in words) E. & O.E  
**Indian Rupee Five Thousand Nine Hundred Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
<b>Total</b>						<b>900.00</b>

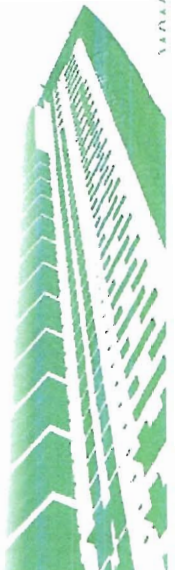
Tax Amount (in words) : <b>Indian Rupee Nine Hundred Only</b>	
Remarks: M/s. Summit Jewellery - Residential Flat No. 604, 6th Floor, "Sukh Sagar Premises Co-Op. Society Ltd.", N. S. Patkar Marg, Girgaon Division, Mumbai- 400 007, State - Maharashtra, Country - India (Commercial Office) Company's Service Tax No. : <b>AADCV4303RSD001</b> Company's PAN : <b>AADCV4303R</b> 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 : <b>UNION BANK OF INDIA</b> A/c No. : <b>635301010050194</b> Branch & IFS Code: <b>Bandra East &amp; UBIN0563536</b> for Vastukala Consultants (I) Pvt Ltd Authorized Signatory
Customer's Seal and Signature	

SUBJECT TO MUMBAI JURISDICTION

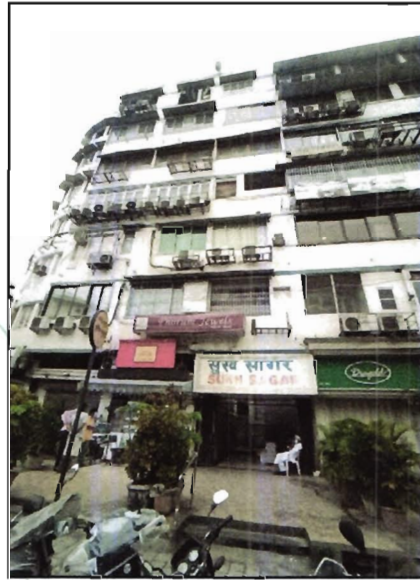
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# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **M/s. Summit Jewellery**

Residential Flat No. 604, 6<sup>th</sup> Floor, "**Sukh Sagar Premises Co-Op. Society Ltd.**",  
N. S. Patkar Marg, Girgaon Division, Mumbai- 400 007, State - Maharashtra, Country - India

Longitude Latitude: 18°57'22.6"N 72°48'48.4"E

## Valuation Done for:

**Union Bank of India**  
**Opera House Branch**

Tejura Chambers, Paper Mill Lane, Vitthalbhai Patel Road, Shapur Baug, Grant Road, Mumbai,  
Pin Code – 400 004, State - Maharashtra, Country - India.

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

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**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 604, 6<sup>th</sup> Floor, "**Sukh Sagar Premises Co-Op. Society Ltd.**", N. S. Patkar Marg, Girgaon Division, Mumbai- 400 007, State - Maharashtra, Country - India belongs to **M/s. Summit Jewellery.**

Boundaries of the property.

North : Nemani Building (R)  
 South : Sardar Vallabhbhai Patel Road  
 East : N. S. Patkar Marg  
 West : Marina Mansion Building & Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 7,58,87,400.00 (Rupees Seven Crore Fifty Eight Lakh Eighty Seven Thousand Four Hundred Only).**

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

Hence certified

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

**Sharadkumar  
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
 DN: cn=Sharadkumar B. Chalikwar,  
 o=Vastukala Consultants (I) Pvt. Ltd.,  
 ou,email=shasad@vastukala.org, c=IN  
 Date: 2020.10.20 12:19:59 +05'30'

*Sharadkumar B. Chalikwar*  
**Director**

**C.M.D.**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

**Mumbai**

121, 1<sup>st</sup> Floor, Akruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

Tel. : +91 22 28371325

Fax : +91 22 28371324

mumbai@vastukala.org

**Delhi NCR**

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

Mobile : +91 9216912225

+91 9819670183

delhincr@vastukala.org

**Nanded**

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

Tel. : +91 2462 244288

+91 2462 239909

nanded@vastukala.org

**Aurangabad**

Plot No. 106, N-3, CIDCO,  
Aurangabad - 431 005,  
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+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,**  
**Union Bank of India**  
**Opera House Branch**  
 Tejura Chambers, Paper Mill Lane,  
 Vitthalbhai Patel Road, Shapur Baug,  
 Grant Road, Mumbai, Pin Code – 400 004,  
 State - Maharashtra, Country - India

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

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	: 14.10.2020
	b)	Date on which the valuation is made	: 16.10.2020
3.	List of documents produced for perusal	:	i) Copy of Sale Deed dated 20.05.2003 ii) Copy of Society Share Certificate No. 81 dated 30.06.2007 iii) Previous Valuation Report dated 10.10.2017 issued by Diwanji & Associates.
96	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>M/s. Summit Jewellery</b>  <b>Address:</b> Residential Flat No. 604, 6 <sup>th</sup> Floor, " <b>Sukh Sagar Premises Co-Op. Society Ltd.</b> ", N. S. Patkar Marg, Girgaon Division, Mumbai- 400 007, State - Maharashtra, Country - India  <b>Contact Person :</b> Mr. Arvind Mobile No.: 9773009448  Company Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat used as commercial office located on 6 <sup>th</sup> Floor. The composition of Residential Flat used as commercial office is Reception area + Working area + Cabins + Kitchen + Toilet. The property is at 1.2 Km. walking distance from nearest railway station Charni Road.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: -
	b)	Door No.	: Residential Flat No. 604
	c)	C.T.S. No. / Village	: C.T.S. No. 1518 of Girgaon Division
	d)	Ward / Taluka	: 'D' Ward
	e)	Mandal / District	: Mumbai City
	f)	Date of issue and validity of layout of	: Approved Building Plan were not provided and not



	approved map / plan	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	: Residential Flat No. 604, 6 <sup>th</sup> Floor, " <b>Sukh Sagar Premises Co-Op. Society Ltd.</b> ", N. S. Patkar Marg, Girgaon Division, Mumbai- 400 007, State - Maharashtra, Country - India
8.	City / Town	: Mumbai
	Residential area	: No
	Commercial area	: Yes
	Industrial area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Middle Class
	ii) Urban / Semi Urban / Rural	: Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	: 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
	North	Nemani Building
	South	Sardar Vallabhbhai Patel Road
	East	N. S. Patkar Marg
	West	Marina Mansion Building & Road
13.	Dimensions of the site	N. A. as property under consideration is a Residential Flat in a building.
		A
		As per the Deed
		B
		Actuals
	North	-
	South	-
	East	-
	West	-
14.	Extent of the site	: Carpet area = 2000.00 Sq. Ft (Area as per site measurement)  <b>Carpet area = 1580.00 Sq. Ft.</b> <b>(As per Sale Deed 80.00 Sq. Ft. area which includes</b>



			<b>are of adjacent Flat No. 605, which was added to the Kitchen of Flat No. 604)</b>
14.1	Latitude, Longitude & Co-ordinates of Flat	:	18°57'22.6"N 72°48'48.4"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up area = 176.14 Sq. Mtr. i.e. 1896.00 Sq. Ft. (Area as per Sale Deed)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential Flat used as Commercial Office
2.	Location	:	
	C.T.S. No.	:	C.T.S. No. 1518
	Block No.	:	-
	Ward No.	:	'D' Ward
	Village / Municipality / Corporation	:	Girgaon Division Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 604, 6 <sup>th</sup> Floor, " <b>Sukh Sagar Premises Co-Op. Society Ltd.</b> ", N. S. Patkar Marg, Girgaon Division, Mumbai- 400 007, State - Maharashtra, Country - India
3.	Description of the locality Residential / Industrial / Mixed	:	Residential
4.	Year of Construction	:	1980 (As per site information)
5.	Number of Floors	:	1 Basement + Ground + 6 Upper floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling Flats in the building	:	5 Offices on 6 <sup>th</sup> Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	1 Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes

<b>III FLAT</b>			
1	The floor in which the Flat is situated	:	6 <sup>th</sup> Floor
2	Door No. of the Flat	:	Residential Flat No. 604
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Partly Vitrified tiles & partly wooden flooring
	Doors	:	Teak Wood door frame with Glass doors



	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP finish
4	House Tax	:	
	Assessment No.	:	Details not provided
	Tax paid in the name of :	:	Details not provided
	Tax amount :	:	Details not provided
5	Electricity Service connection No. :	:	Details not provided
	Meter Card is in the name of :	:	Details not provided
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	<b>M/s. Summit Jewellery</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	<b>Built Up area = 176.14 Sq. Mtr. i.e. 1896.00 Sq. Ft. (Area as per Sale Deed)</b>
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the Flat?	:	Carper area = 2000.00 Sq. Ft (Area as per site measurement)  <b>Carpet area = 1580.00 Sq. Ft. (As per Sale Deed 80.00 Sq. Ft. area which includes are of adjacent Flat No. 605, which was added to the Kitchen of Flat No. 604)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 2,53,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat 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)	:	₹ 39,000.00 to ₹ 43,000.00 per Sq. Ft. on Built up area
	<b>Price Indicator 1</b>	:	
	Property: Commercial Office at Girgaon		



	Source: Nobroker.in Built Up area: 800.00 Sq. Ft. Expected Price: ₹ 3,15,00,000.00 Expected Rate/Sq. Ft: ₹ 39,375.00 per Sq. Ft. on Built up area	
	<b>Price Indicator 2</b>	
	Property: Commercial Office Gamdevi, Girgaon Source: Nobroker.in Built Up area: 500.00 Sq. Ft. Expected Price: ₹ 2,10,00,000.00 Expected Rate/Sq. Ft: ₹ 42,000.00 per Sq. Ft. on Built up area	
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹ 42,500.00 per Sq. Ft.
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 39,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Flat (an evidence thereof to be enclosed)	: ₹ 4,12,335.00 per Sq. M. i.e. ₹ 38,307.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's Flat (After Depreciation)	: ₹ 3,92,960.00 per Sq. M. i.e. ₹ 36,507.00 per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	:
	Replacement cost of Flat with Services (v(3)i)	: ₹ 3,000.00 per Sq. Ft.
	Age of the building	: 55 years (Approx)
	Life of the building estimated	: 5 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 82.50%
	Depreciated Ratio of the building	:
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 525.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 39,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 40,025.00 per Sq. Ft.</b>
	Remarks: 1. As per Site Inspection, Actual Total Carpet area 2000.00 Sq. Ft. is more than Carpet area 1580.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. ₹ 40,025.00 per Sq. Ft. is	





<i>considered on built up area.</i>
<b>2. As per site inspection Residential Flat used as Commercial Office.</b>

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Flat (incl. car parking, if provided)	1896.00 Sq. Ft.	40,025.00	<b>7,58,87,400.00</b>
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
<b>Total</b>				<b>7,58,87,400.00</b>
<b>The Net realizable value of the property</b>				<b>6,82,98,660.00</b>
<b>Distress value of the property</b>				<b>6,07,09,920.00</b>
<b>Insurable value of the property</b>				<b>56,88,000.00</b>
<b>Guideline value of the property (1896.00 X 36,507.00)</b>				<b>6,92,17,272.00</b>

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 Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, 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 ₹ 39,000.00 to ₹ 43,000.00 per Sq. Ft. on built up area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Industrial application in the locality etc. We estimate ₹ 40,025.00 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	₹ 2,53,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
ou,email=sharad@vastukala.org, c=IN  
Date: 2020.10.20 12:19:24 +05'30'



C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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



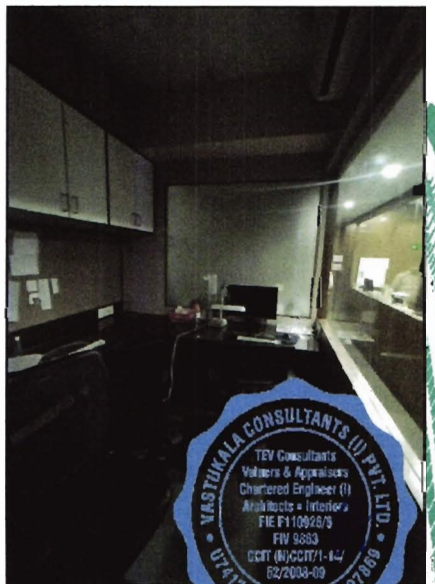
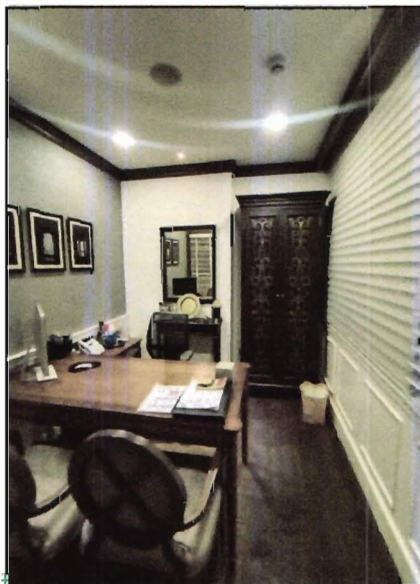
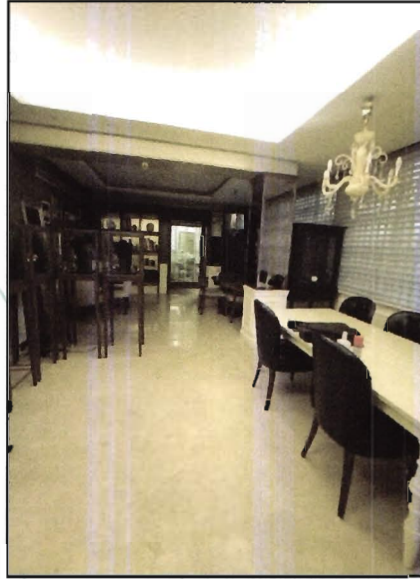
Place : Mumbai

Date : 16.10.2020

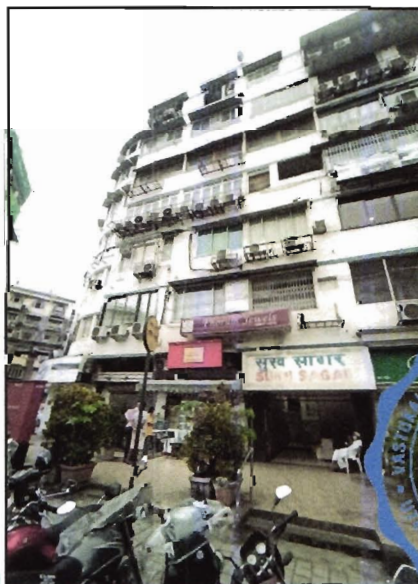
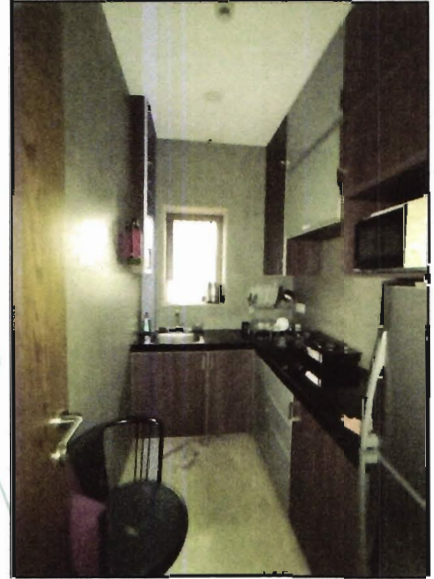
Think.Innovate.Create



## Actual Site Photographs

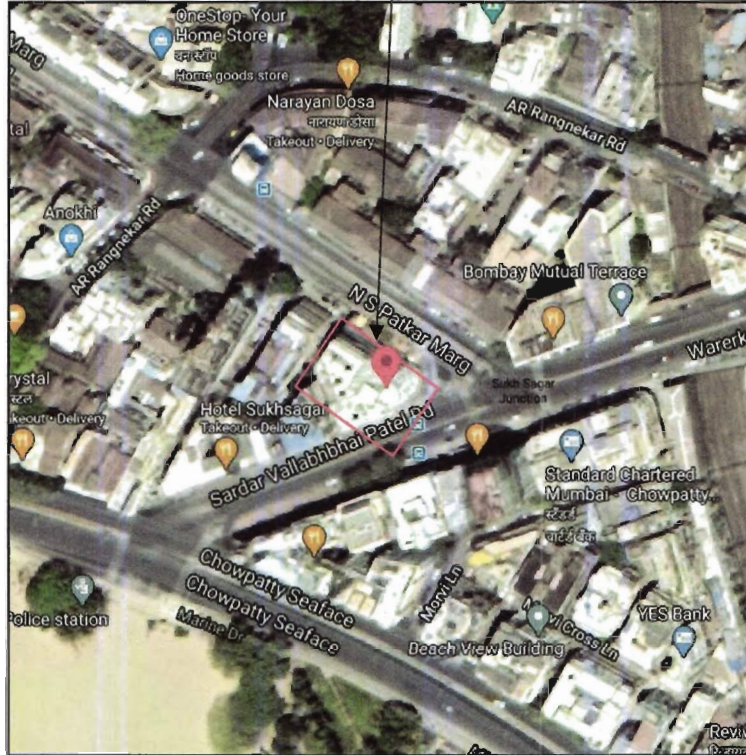


## Actual Site Photographs



## Route Map of the property

site u/r



**Longitude Latitude: 18°57'22.6"N 72°48'48.4"E**


**Note:** The Blue line shows the route to site from nearest Railway station (Charni Road) - 1.2 Km.

Vastukala Consultants (I) Pvt. Ltd.

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## 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**  
 20202021

**Annual Statement of Rates**

**Language**  
 English

**Selected District** मुंबई(मेन)

**Select Village** गिरगांव डिव्हीजन

**Search By**  Survey No  Location

**Enter Survey No** 1518

उपविभाग	सुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
6/57A-भूभाग : पूर्व पश्चिम रेल्वे लाईन, पश्चिम विभागाची हद्द (पंडीता रमाबाई मार्ग), उत्तर विभागाची हद्द, दक्षिण सरदार बल्लभभाई पटेल रोड (बरेकर ग्रीव) व विभाग हद्द.	137180	298440	392700	822600	298440		चॉरस मीटर मि.टी.एस. नंबर



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## Sale Indicator

3364319 15/10/2020 Note - Generated Through eSearch Module. For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यम लिखक : सह दु.नि.मुंबई शहर २ दस्त क्रमांक : 3364 2020 नोंदणी : Regn 63m
<b>गावाचे नाव : गिरगाव</b>		
(३) विनेखाचा प्रकार (४) मोबदला (५) बाजारभावाचा सोईपटवाच्या बाबतिलगतटाक्कर अकरणी देतो की प्रदादर ते ननुद करके (६) मू.मानन पाटदरेस्त व परकमांक अकरव्याल (७) क्षेत्रकड (८) अकरणी किव्या जुडी देगपल अकरन रेकू (९) दस्तरेवडा ककर देण-या तिकूव केवफाया पकरकरादे नाव किव्या दिवाणी न्यायालयाया हुकुननामा किव्या अटेश अकरव्याल.परिवारादे नाव व पस्ता (१०) दस्तरेवडा ककर दिव्याका दिनांक (११) अकरमांक खंड व पुर (१२) बाजारभावापरमणे मूकूक (१३) बाजारभावापरमणे नोंदणी मूकूक	टान्सफर डीड 85100000 84646026 1) पाविकेचे नाव.मुंबई ननपाइतर वर्णन :सदुनिका सं: युनित सं. 601 आणि 602. माळा नं: 6 वा मजला, सुखसागर, इमारतीचे नाव: सुख सागर प्रिमायसेस को ऑप सो लि. ब्रॉक नं: एन.एस. पाटकर मार्ग, मुंबई - 400007, इतर माहिती: ( ( C.I.S. Number: 1518 ; ) ) 256.50 चौ.मीटर 1) नाव:श्रीविशालिेश रोजन अन्ड सिम्पुटिडल पावेट लिमिटेड तरी मणालक राकेन मुबाल थक-51; पस्ता-...-601 आणि 602, सुख सागर. एन एस पाटकर मार्ग, प्रीणटी, गिरगाव, मुंबई, ...-भयत सागर (मुंबई), MAHARASHTRA, MUMBAI, New-Government. पिन कोड-400007 पिन नं.-AAFCMA59UD 2) नाव:एच डी एक सी. वॉक लिमिटेड व व्हाइस प्रेसिडेंट अकरमल खान वय:50; पस्ता-...-एच डी एक सी. वॉक हाउस, सतापती ब्रावट मार्ग, लोजर पोल, मुंबई, ...-दलिस रोड, MAHARASHTRA, MUMBAI, New-Government. पिन कोड-400013 पिन नं.-AAACFD2702EP 39 06 2020 08 07 2020 3364 2020 4255500 30000	



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An ISO 9001:2015 Certified Company



## Price Indicators

**NOBROKER**
Pay Rent [Post Your Property](#) Sign Up



**Office For Sale In Girgaon , Mumbai**  
Charni Road East , Girgaon

Commercial Buy

**₹ 3.15 Crores**  
39,375 / Sq.Ft

**800**  
Sq.Ft

**₹ 2.37 Lacs/Month**  
Estimated EMI

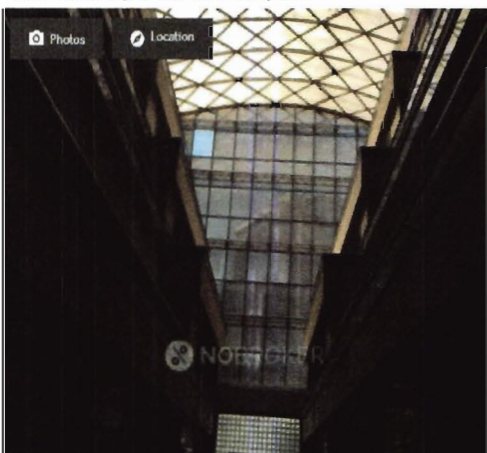
[Apply Loan](#)


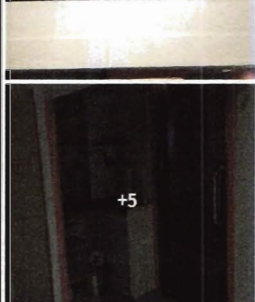
♥

← Previous Property    Next Property →

Home / Mumbai / Girgaon / Office space / Property Details

Photos    Location



**Office**  
Property Type

**Freehold**  
Ownership Type

**Fully Furnished**  
Furnishing

**Sep 9, 2020**  
Posted On

**Reserved**  
Parking (1 Slot)

**3**  
Of Total 2 Floors

**More Than 10 Year**  
Age of Property


**Immediately**  
Available From

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker    Sold Out    Wrong Info

**NOBROKER**
Pay Rent [Post Your Property](#) Sign Up



**Office For Sale In Gamdevi , Mumbai**  
JK Tower, Gamdevi

Commercial Buy

**₹ 2.1 Crores**  
42,000 / Sq.Ft

**500**  
Sq.Ft

**₹ 1.58 Lacs/Month**  
Estimated EMI

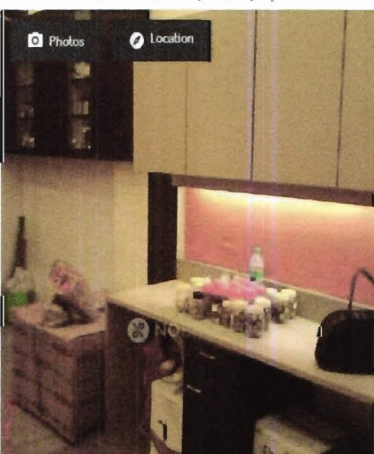
[Apply Loan](#)

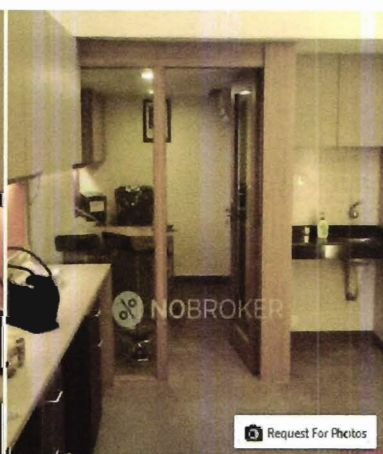
♥

← Previous Property    Next Property →

Home / Mumbai / Gamdevi / Office space / Property Details

Photos    Location





**Office**  
Property Type

**Freehold**  
Ownership Type

**Fully Furnished**  
Furnishing

**Jul 4, 2020**  
Posted On

**Public And Reserved**  
Parking (1 Slot)

**Ground Floor**  
Of Total 21 Floors

**1 To 5 Year**  
Age of Property

**Immediately**  
Available From

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker    Sold Out    Wrong Info

**VASTUKALA CONSULTANTS (I) PVT. LTD.**  
TEV Consultants  
Valuers & Appraisers  
Chartered Engineer (I)  
Architects - Interiors  
FIE F110926/6  
FIV 9863  
CCIT (NCCIT/1-14/52/2008-09)  
U74120 MH2010 PTC207869

www.vastukala.org

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An ISO 9001:2015 Certified Company



## Justification for price /rate

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

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

We hope this will satisfy your requirements.



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As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **₹ 7,58,87,400.00 (Rupees Seven Crore Fifty Eight Lakh Eighty Seven Thousand Four Hundred Only)**. The Realizable Value of the above property is **₹ 6,82,98,660.00 (Rupees Six Crore Eighty Two Lakh Ninety Eight Thousand Six Hundred Sixty Only)**. The book value (purchase price) of the above property as of dated 20.05.2003 is **₹ 1,05,00,000.00 (Rupees One Crore Five Lakh Only)** and the distress value **₹ 6,07,09,920.00 (Rupees Six Crore Seven Lakh Nine Thousand Nine Hundred Twenty Only)**.

Place : Mumbai

Date : 16.10.2020

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. ChalikwarDigitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt. Ltd., ou,  
email=sharad@vastukala.org, c=IN  
Date: 2020.10.20 12:19:37 +05'30'
  
Director

C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



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 of the Branch Manager with Flat Seal)

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Enclosures		
	Declaration From Valuers (Annexure- II)	Attached
	Model code of conduct for valuer - (Annexure III)	Attached

Annexure-II

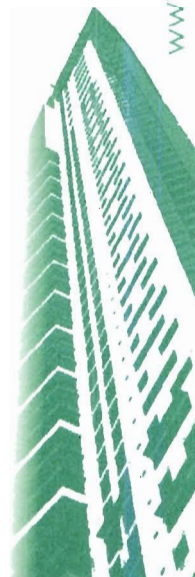


## DECLARATION FROM VALUERS

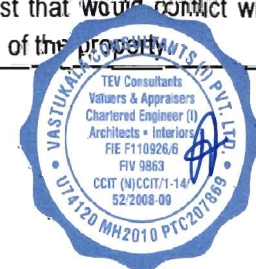
I, hereby declare that:

- a. The information furnished in my valuation report dated 16.10.2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 14.10.2020. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

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SI No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was Gifed to <b>M/s. Summit Jewellery from Shri. Nainesh Pravinchand Shroff</b> vide Sale Deed dated <b>20.05.2003</b>
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Opera House Branch, Mumbai to assess fair market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Dashrath Jaiswar – Valuation Engineer Sonal Ambekar – 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 – 01.10.2020 Valuation Date - 16.10.2020 Date of Report - 16.10.2020
6.	Inspections and/or investigations undertaken;	Physical Inspection done 14.10.2020
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.



10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Industrial and Residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Date: 16.10.2020

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. ChalikwarDigitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2020.10.20 12:19:48 +05'30'

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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



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## Assumptions, Disclaimers, Limitations & Qualifications

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **16<sup>th</sup> October 2020** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation 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 Residential Flat, Total admeasuring area is 1896.00 Sq. Ft. (Built up area) in the name of **M/s. Summit Jewellery**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Summit Jewellery**. 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 Residential Flat, Total admeasuring area is 1896.00 Sq. Ft. (Built up area)

### Condition & Repair

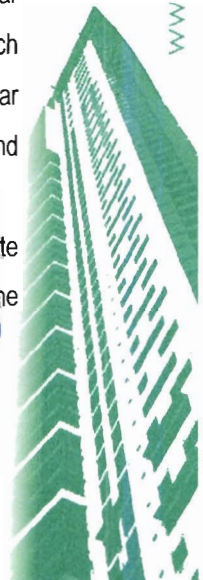
In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural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

### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the shop and properties that are typically traded on a Flat 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 Residential Flat, Total admeasuring area is 1896.00 Sq. Ft. (Built up area)



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**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.
7. **The impact on real estate market due to pandemic Covid-19 is not considered for this valuation report.**



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

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

**Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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.



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### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **16<sup>th</sup> October 2020**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

### DECLARATION OF PROFESSIONAL FEES CHARGED

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

### VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 7,58,87,400.00 (Rupees Seven Crore Fifty Eight Lakh Eighty Seven Thousand Four Hundred Only)**.

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For VASTUKALA CONSULTANTS (I) PVT. LTD..

Sharadkumar  
B. Chalikwar

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C.M.D.

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