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MSME Reg No: UDYAM-MH-18-0083617  
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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Chemcoat India Enterprise Pvt. Ltd.**

Commercial Office No. 806, 8<sup>th</sup> Floor, "**Kanakia Atrium 2**", CTS No. 228, Cross Road 'A', Chakala MIDC, Village - Mulgaon, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, 400093, State - Maharashtra, India.

Latitude Longitude : 19°6'52.7"N 72°51'54.4"E

### Intended User:

**Punjab National Bank  
MCC Western One**

PNB Pragati Tower C:9, G Block, Ground floor, Bandra Kurla Complex, Bandra(E),  
Mumbai - 400051, State - Maharashtra, Country - India

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

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

+91 2247495919

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

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## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 806, 8<sup>th</sup> Floor, "**Kanakia Atrium 2**", CTS No. 228, Cross Road 'A', Chakala MIDC, Village - Mulgaon, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, 400093, State - Maharashtra, India belongs to **Chemcoat India Enterprise Pvt. Ltd.**

Boundaries of the property

North : Open Plot  
South : Internal Road  
East : Open Plot  
West : Cross Road 'A'

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 2,50,05,940.00 (Rupees Two Crore Fifty Lakh Five Thousand Nine Hundred Forty Only)**.

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

Hence certified

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

Director

Auth. Sign.



**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

Encl.: Valuation report

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### Valuation Report of Immovable Property

General	
1	Name and Address of Valuer : <b>Sharadkumar Chalikwar</b> <b>Vastukala Consultants India Pvt. Ltd.</b> B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.
2	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
3	a) Date of inspection : 03.08.2024
	b) Date of valuation : 26.08.2024
	c) Title Deed Number : 7862/2013
4	List of documents produced for perusal: I) Copy of Agreement for sale No.7862/2013 Dated 21.12.2013 between Kanakia Spaces Pvt. Ltd.(The Developers) And Chemcoat India Enterprise Pvt. Ltd.(The Purchaser). II) Copy of Occupancy Certificate No.CE / 9340 / WS / AK Dated 05.01.2015 issued by Municipal Corporation of Greater Mumbai. III) Copy of Commencement Certificate No.CE / 9340 / WS / AK Dated 01.01.2010 issued by Municipal Corporation of Greater Mumbai.
5	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>Chemcoat India Enterprise Pvt. Ltd.</b>  Commercial Office No. 806, 8 <sup>th</sup> Floor, " <b>Kanakia Atrium 2</b> ", CTS No. 228, Cross Road 'A', Chakala MIDC, Village - Mulgaon, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, 400093, State - Maharashtra, India.  <u>Contact Person :</u> Nitesh (Office Staff) Mobile No. 9819621103  Pvt. Ltd. Company Ownership Details of ownership share is not available
6	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Commercial Office located on 8 <sup>th</sup> Floor. The Composition of Commercial Office is Reception Area, Working Area, Marketing Department, Conference Room , 3 Cabins , Pantry & Toilet .The property is at 600 M. distance from Chakala Metro Station.
7	Location of property
a)	Plot No. / Survey No. :
b)	Door No. : Commercial Office No. 806
c)	C.T.S. No. / Village : CTS No - 228, Village - Mulgaon
d)	Ward / Taluka : Taluka - Andheri
e)	Mandal / District : District - Mumbai Suburban

f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is available, we assumed that the construction is as per approved plan.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
j)	Comment on unauthorizes Construction if any	:	No	
k)	Comment on demolition proceedings if any	:		
8	Postal address of the property	:	Commercial Office No. 806, 8 <sup>th</sup> Floor, " <b>Kanakia Atrium 2</b> ", CTS No. 228, Cross Road 'A', Chakala MIDC, Village - Mulgaon, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, 400093, State - Maharashtra, India.	
9	City / Town	:		
	Residential area	:	No	
	Commercial area	:	Yes	
	Industrial area	:	No	
10	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
11	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Mulgaon Municipal Corporation of Greater Mumbai (MCGM)	
12	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
13	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Open Plot	C.T.S. No. 227
	South	:	Internal Road	C.T.S. No. 215A
	East	:	Open Plot	C.T.S. No. 200, 203, 205(Part) and 223
	West	:	Cross Road 'A'	C.T.S. No. 235
14	Dimensions of the site	:	N. A. as property under consideration is a Commercial Office in a building.	
		:	As per the Deed	As per Actuals
	North	:	Details not available	Lift Lobby
	South	:	Details not available	Open Space

	East	:	Details not available	Office No. 804 & 805
	West	:	Details not available	Staircase
15	Extent of the site	:	Carpet Area in Sq. Ft. = 798.29 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 732.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 878.40 (Carpet Area + 20%)	
15.1	Latitude, Longitude & Co-ordinates of Office	:	19°6'52.7"N 72°51'54.4"E	
16	Extent of the site considered for Valuation	:	<b>Carpet Area in Sq. Ft. = 732.00</b> <b>( Area As Per Agreement for sale)</b>	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Name of the Apartment	:	<b>Kanakia Atrium 2</b>	
2.	Description of the locality Residential / Commercial / Mixed	:	Commercial	
3.	Year of Construction	:	2015 (As per occupancy certificate)	
4.	Number of Floors	:	3 Basements + Ground + 10 Upper Floors	
5.	Type of Structure	:	R.C.C. Framed Structure	
6.	Number of Dwelling units in the building	:	8 <sup>th</sup> Floor is having 6 Offices	
7.	Quality of Construction	:	Good	
8.	Appearance of the Building	:	Good	
9.	Maintenance of the Building	:	Good	
10.	Facilities Available			
	Lift	:	3 Lifts	
	Protected Water Supply	:	Municipal Water Supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Along with 1 Car Parking Space	
	Is Compound wall existing?	:	Yes	
	Is pavement laid around the Building	:	Yes	
<b>III</b>	<b>Commercial Office</b>			
1.	The floor in which the Office is situated	:	8 <sup>th</sup> Floor	
2.	Door No. of the Office	:	Commercial Office No. 806	

3.	Specifications of the Office		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood / Glass Door
	Windows	:	Glass Facade Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering with POP false Ceiling
4.	House Tax		
	Assessment No.	:	Details not 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 Office?	:	Good
7.	Sale Deed executed in the name of	:	<b>Chemcoat India Enterprise Pvt. Ltd.</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not provided
9.	What is the plinth area of the Office?	:	Built Up Area in Sq. Ft. = 878.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Office?	:	<b>Carpet Area in Sq. Ft. = 798.29</b> <b>(As per Area actual site measurement)</b> <b>Carpet Area in Sq. Ft. = 732.00</b> <b>(As Per Area Agreement for sale)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Commercial use
14.	Is it Owner-occupied or let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 83,400/- (Expected rental income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Average
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	N.A.

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)	: ₹ 31336/- to ₹ 34980/- per Sq. Ft. on Carpet Area ₹ 26113/- to ₹ 29150/- 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).	: ₹ 33,200/- per Sq. Ft.
3.	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000/- per Sq. Ft.
	II. Land + others	: ₹ 30,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	: ₹ 1,71,100/- per Sq. M. i.e. ₹ 15,896/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	: ₹ 1,61,263/- per Sq. M. i.e. ₹ 14,982/- per Sq. Ft.
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	: It is a foregone conclusion that market value is always more than the RR price. As the RR Rates are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differ.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	
	Replacement cost of Office with Services (v(3)i)	: ₹ 3,000/- per Sq. Ft.
	Age of the building	: 9 years
	Life of the building estimated	: 51 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 13.50%
	Depreciation Ratio of the building	-
<b>b</b>	Total composite rate arrived for Valuation	
	Depreciated building rate VI (a)	: ₹ 2,595/- per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 30,200/- per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 32,795/- per Sq. Ft.</b>

	<b>Remarks</b>	:	
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**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Office	732.00 Sq. Ft.	32,795.00	<b>2,40,05,940.00</b>
2	Other/Car Parking	1	10,00,000.00	<b>10,00,000.00</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 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 ₹ 31336.00 to ₹ 34980.00 per Sq. Ft. on Carpet Area / ₹ 26113.00 to ₹ 29150.00 per Sq. Ft. on BuiltUp 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 ₹32,795.00 per Sq. Ft. on Carpet Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹2,50,05,940.00 (Rupees Two Crore Fifty Lakh Five Thousand Nine Hundred Forty Only)**. The **Realizable Value** of the above property is **₹2,25,05,346.00 (Rupees Two Crore Twenty Five Lakh Five Thousand Three Hundred Forty Six Only)**. The **Distress Value** is **₹2,00,04,752.00 (Rupees Two Crore Four Thousand Seven Hundred Fifty Two Only)**.

I.	<b>Date of Purchase of Immovable Property</b>	:	<b>21/12/2013</b>
II.	<b>Purchase Price of immovable property</b>	:	<b>₹ 1,70,06,000</b>
III.	<b>Book value of immovable property</b>	:	<b>₹ 1,78,86,300.00</b>
IV.	<b>Fair Market Value of immovable property</b>	:	<b>₹ 2,50,05,940.00</b>
V.	<b>Realizable Value of immovable property</b>	:	<b>₹ 2,25,05,346.00</b>
VI.	<b>Distress Sale Value of immovable property</b>	:	<b>₹ 2,00,04,752.00</b>
VII.	<b>Guideline Value (As Per Index-II)</b>	:	<b>₹ 1,31,60,189.00</b>
VIII.	<b>Insurable value of the property (878.40 Sq. Ft. X 3,000.00)</b>	:	<b>₹ 26,35,200.00</b>
IX.	<b>Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.</b>	:	<b>Please Refer Page No. 13, 14 &amp; 15</b>



For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

Enclosure	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts



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## Actual Site Photographs



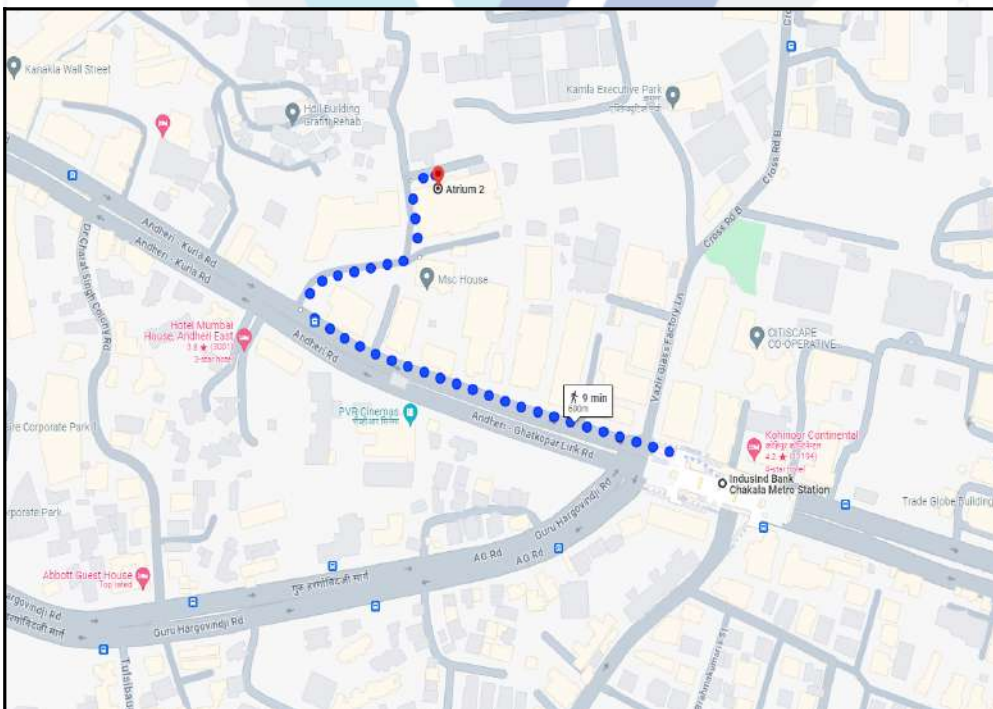
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°6'52.7"N 72°51'54.4"E**

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Chakala - 600 M.).

## Ready Reckoner Rate

DIVISION / VILLAGE : MULGAON Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: On North, East, and South Village Boundary, On West Mahakali Caves Marg.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
41	41/212	61800	148780	171100	185980	152440
CTS No. 9, 12, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 38, 39, 40, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 238E, 239, 240, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260						
<input type="button" value="Compare With Previous Year"/>						

Stamp Duty Ready Reckoner Market Value Rate for Office	171100			
Increase by 5% on Office Located on 8 <sup>th</sup> Floor	8555			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,79,655.00</b>	<b>Sq. Mtr.</b>	<b>16,691.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	61800			
The difference between land rate and building rate(A-B=C)	117,855.00			
Percentage after Depreciation as per table(D)	9%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,61,263.00</b>	<b>Sq. Mtr.</b>	<b>14,982.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

### Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Price Indicators

Property	Commercial Office		
Source	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	857.64	1,029.17	1,235.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹34,980.00	₹29,150.00	₹24,292.00

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1 Photos
Map

S Sanjay Chavan

215 Atrium

**Commercial Office Space 1235 Sq.Ft. in Andheri East Mumbai**

Listing ID #6548415

**₹ 3 Cr.**

🏠 Furnished

🏠 1235 Sq.Ft. (Saleable Area)

Yes

🏠 7th Floor

Recent Registered Sale
Sep 2023 ₹ 14.37 Cr 3696 Sq.Ft

Whatsapp

Request for Call

⚠ Found Something Wrong with this Listing? Report Here.

🔗 Save Extra with 2 offers

🏠 Home Loan Offer

ICICI, SBI, HDFC +5 More Banks

Save up to ₹15,000 on Home Loan Processing Fee with Attractive Interest Rates, Greater Loan Eligibility, Instant Approval [Get Offer](#)

More Offers

Overview
Furnishing
Amenities
Agent Overview
About Project
Data Intelligence
Commute Time
Andheri East Reviews

**Key Highlights**

Adjoining Metro Station

Fully Renovated

Vastu compliant

Ample Parking

Prime Location

Located in the prime location of Andheri East, this fully renovated and well-maintained office space is now available for sale.

- Situated near the adjoining metro station, this property is perfect for those seeking a convenient and easily accessible workplace.
- Spread across 1235 square feet, this vastu compliant office space is equipped with all the necessary amenities to ensure a smooth and efficient working environment.

**Contact our Real Estate Experts**

S

**Sanjay Chavan** 5★

+91976XXXXXXX

+91 ▾

Contact Now

Property	Commercial Office		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	734.00	880.80	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹31,335.00	₹26,113.00	-

The screenshot shows a property listing on the Nobroker website. The main title is "Office Space In Andheri East, Mu..." with a price of ₹ 2.3 Crores (₹ 1.73 Lacs/Month). Key details include 1,500 Sq.Ft Built Up Area and 734 Sq.Ft Carpet Area. The listing features several photos of the office interior, including a meeting room with a projector screen and a lounge area. A sidebar on the right provides additional details: Office Space, Freehold, Unfurnished, and posted on May 13, 2024. Below the photos, there are sections for "NoBroker Services" (Create Agreement, Check Loan Eligibility, Estimate Interiors Cost, Book Legal Services, Book Renovations) and "Activity On This Property" (0 Unique Views, 0 Shortlists, 0 Contacted). A "Similar Properties" section is also visible at the bottom right.



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## Sale Instances

Property	Commercial Office		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	970.00	1,164.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹31,959.00	₹26,632.00	-

462378		<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. अंधेरी 3
08-08-2024			दस्त क्रमांक : 462/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी :
			Regn:63m
<b>गावाचे नाव : मुळगांव</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	31000000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	20031361.4		
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: ऑफीस/युनिट नं. 702.7 वा मजला.कनाकीया एट्रीयम 2,क्रॉस रोड ए.चकाला,एमआयडीसी,अंधेरी पूर्व मुंबई 400093,सोबत एक कार पार्किंग स्पेस,युनिटचे क्षेत्र 970 चौ. फुट कारपेट,इतर वर्णन दस्तात नमूद केल्याप्रमाणे(( C.T.S. Number : 228 : ))		
(5) क्षेत्रफळ	108.17 चौ.मीटर		
(6)आकारणी किंवा जुनी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुंदर राजन नवल वय:-86 पत्ता:-प्लॉट नं: 9 एन/10 एन, माळा नं:-, इमारतीचे नाव: हचिन्द्रा रेसिडेन्सी टेरसेस, ब्लॉक नं: खार पश्चिम मुंबई, रोड नं: गब्बाना शोरूम जवळ, 17 वा रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400052 पॅन नं:-AHEPS6513R 2): नाव:-तत्ता एस. नवल वय:-79 पत्ता:-प्लॉट नं: 9 एन/10 एन, माळा नं:-, इमारतीचे नाव: हचिन्द्रा रेसिडेन्सी टेरसेस, ब्लॉक नं: खार पश्चिम मुंबई, रोड नं: गब्बाना शोरूम जवळ, 17 वा रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400052 पॅन नं:-AAWPL1859L 3): नाव:-नीरज एस नवल तर्फे मुखत्यार सुंदर राजन नवल वय:-86 पत्ता:-प्लॉट नं: 9 एन/10 एन, माळा नं:-, इमारतीचे नाव: हचिन्द्रा रेसिडेन्सी टेरसेस, ब्लॉक नं: खार पश्चिम मुंबई, रोड नं: गब्बाना शोरूम जवळ, 17 वा रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400052 पॅन नं:-AAOPN4898F		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हरीश जैन वय:-42; पत्ता:-प्लॉट नं: 27 एफ, ए व्हांग, माळा नं:-, इमारतीचे नाव: विंटर ग्रीन, ब्लॉक नं: बोरिवली पूर्व मुंबई, रोड नं: रिवाळी पार्क, दत्तपाठा रोड, मागाठणे, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-AFVPJ9288D		
(9) दस्तऐवज करून दिल्याचा दिनांक	08/01/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	08/01/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	462/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1860000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील :-:			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		



Property	Commercial Office		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	1,750.00	2,100.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹32,000.00	₹26,667.00	-

1169322 05-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. अंधेरी 1 दस्ता क्रमांक : 1169/2023 नोंदणी : Regn:83m
<b>गावाचे नाव : मुळगांव</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	56000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	36494090.1	
(4) भू.मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: ऑफिस क्रमांक 808,आठवा मजला,215 एट्रीयम कॉ-ऑप प्रिमायसेस सोसायटी लिमिटेड,एम व्ही रोड,अंधेरी पूर्व मुंबई 400093. ऑफिसचे क्षेत्रफळ 1750 चौरस फुट कार्पेट आहे सोबत सोबत दोन बेसमेंट कार पार्किंग स्पेस क्रमांक 16,65 आणि एक ओपन कार पार्किंग स्पेस क्रमांक 4 आहे( ( C.T.S. Number : 215A ; ) )	
(5) क्षेत्रफळ	195.17 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रोमोटर इन्वेस्टमेंट्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर रवि मोहन गेही वय:-57 पत्ता:-प्लॉट नं: बी-6/7,, माळा नं: तळ मजला , इमारतीचे नाव: नवकार चेम्बर्स , ब्लॉक नं: अंधेरी पूर्व मुंबई , रोड नं: स्टार प्लस समोर, मरोल, अंधेरी कुर्ला रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-AABCG6370P	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रेथम कॉर्पोरेट सर्विस एल एल पी तर्फे पार्टनर राजेंद्र जैन वय:-54; पत्ता:-प्लॉट नं: 2401, माळा नं: -, इमारतीचे नाव: रहेजा ओडिसी, ब्लॉक नं: बोरीवली पूर्व, मुंबई, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे , महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-ABZFA9735C	
(9) दस्तऐवज करुन दिल्याचा दिनांक	25/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	25/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1169/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3360000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)सोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## 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.



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(Appendix-VII)

**UNDERTAKING**

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

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and.
- g. My PAN Card number as applicable is AEAPC7114Q
- h. 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.
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under of overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/ Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Chemcoat India Enterprise Pvt. Ltd. from Kanakia Spaces Pvt. Ltd. vide Agreement for sale dated 21.12.2013.
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, MCC Western One to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar - Regd. Valuer Saiprasad Patil - Valuation Engineer Vaishali Sarmalkar - Technical Manager Shyam Kajvilkar - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 03.08.2024 Valuation Date - 26.08.2024 Date of Report - 26.08.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 03.08.2024
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Commercial 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	major factors that were not taken into account during the valuation;	-
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

(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



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

### Confidentiality

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

### Information Management

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

### Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.



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## Remuneration and Costs.

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

## Occupation, employability and restrictions

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

## Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138



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