

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: Name of Owner: **Mr. Amit Arun Vartak (For shop No. 001,002, 004,007,008,013)**

Commercial Shop Nos. 001, 002, 004, 007, 008, 013 on Ground Floor, Wing – A, "**Siddhi Co-Op. Hsg. Soc. Ltd.**", Behind Manickpur Church Road, Hanuman Nagar, Barampur, Vasai Road (West), Taluka – Vasai, District – Palghar, PIN – 401 202, State - Maharashtra, Country – India.

Longitude Latitude: 19°22'19.9"N 72°49'50.0"E

### Valuation Prepared for: **State Bank of India**

#### **Kandivali Industrial Estate Branch**


Kandivali Indl. Estate Branch, Plot No. 11-A/B, Hindustan Naka, Kandivali (West),  
Mumbai - 400 067, State - Maharashtra, Country - India.

### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

### Regd. Office

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

 **+91 2247495919**

 **mumbai@vastukala.co.in**

 **www.vastukala.co.in**



## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI / Kandivali Industrial Estate Branch/ Mr. Amit Arun Vartak (010374/ 2307639)

Page 2 of 29

[www.vastukala.co.in](http://www.vastukala.co.in)

Vastu/Mumbai/08/2024/010374/ 2307639  
10/1-117-PRBS  
Date: 10.08.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop Nos. 001, 002, 004, 007, 008, 013 on Ground Floor, Wing – A, "Siddhi Co-Op. Hsg. Soc. Ltd.", Behind Manickpur Church Road, Hanuman Nagar, Barampur, Vasai Road (West), Taluka – Vasai, District – Palghar, PIN – 401 202, State - Maharashtra, Country – India belongs to  
**Name of Owner: Mr. Amit Arun Vartak (For shop No. 001,002, 004,007,008,013)**

#### Boundaries of the property.

North : Open Plot  
South : Internal Road  
East : Internal Road  
West : Sankalp CHSL

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,12,14,330.00 (Rupees One Crore Twelve Lakh Fourteen Thousand Three Hundred Thirty 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. CAT-I-F-1763

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

Encl: Valuation report.

**Auth. Sign.**




#### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

#### Regd. Office

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

 +91 2247495919

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

 [www.vastukala.co.in](http://www.vastukala.co.in)



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

To,

**The Branch Manager,****State Bank of India****Kandivali Industrial Estate Branch,**

Kandivali Indl. Estate Branch, Plot No. 11-A/B, Hindustan Naka,

Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India.

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

I	General		
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for Banking Purpose.
2.	a)	Date of inspection	: 06.08.2024
	b)	Date on which the valuation is Made	: 10.08.2024
3.	List of documents produced for perusal: i) Copy of Development Agreement dated 28.12.2012. ii) Copy of Occupancy Certificate No. VVCMC / TP / OC / VP – 5324 / 44 / 2017 dated 26.07.2017 issued by Vasai Virar City Municipal Corporation. iii) Copy of Electricity Bill Consumer No. 001800655079 dated 27.07.2024 in the name of Mr. Amit Arun Vartak issued by MSEDCL. (For Shop No. 001) iv) Copy of Electricity Bill Consumer No. 001800655087 dated 26.07.2024 in the name of Mr. Amit Arun Vartak issued by MSEDCL. (For Shop No. 002) v) Copy of Electricity Bill Consumer No. 001800655109 dated 26.07.2024 in the name of Mr. Amit Arun Vartak issued by MSEDCL. (For Shop No. 004) vi) Copy of Electricity Bill Consumer No. 001800655133 dated 26.07.2024 in the name of Mr. Amit Arun Vartak issued by MSEDCL. (For Shop No. 007) vii) Copy of Electricity Bill Consumer No. 001800655141 dated 26.07.2024 in the name of Mr. Amit Arun Vartak issued by MSEDCL. (For Shop No. 008) viii) Copy of Electricity Bill Consumer No. 001800655192 dated 26.07.2024 in the name of Mr. Amit Arun Vartak issued by MSEDCL. (For Shop No. 013) ix) Copy of Property Tax Bill Property No. VN14/61965/4 dated 23.05.2024 in the name of Mr. Amit Arun Vartak issued by Vasai Virar City Municipal Corporation (For Shop No. 004) x) Copy of Property Tax Bill Property No. VN14/61965/7 dated 23.05.2024 in the name of Mr. Amit Arun Vartak issued by Vasai Virar City Municipal Corporation (For Shop No. 007) xi) Copy of Property Tax Bill Property No. VN14/61965/8 dated 23.05.2024 in the name of Mr. Amit Arun Vartak issued by Vasai Virar City Municipal Corporation (For Shop No. 008) xii) Copy of Property Tax Bill Property No. VN14/61965/13 dated 23.05.2024 in the name of Mr. Amit Arun Vartak issued by Vasai Virar City Municipal Corporation (For Shop No. 013) xiii) Copy of Property Tax Bill Property No. VN14/61965/1 dated 23.05.2024 in the name of Mr. Arun Ganesh Vartak issued by Vasai Virar City Municipal Corporation For Shop No. 001 (as per letter to Assist Commissioner, Tax Department, Vasai Virar City Municipal Corporation for Shop No. 001 in the name of Mr. Amit Arun Vartak)		

	xiv) Copy of Property Tax Bill Property No. VN14/61965/2 dated 23.05.2024 in the name of Mr. Arun Ganesh Vartak issued by Vasai Virar City Municipal Corporation For Shop No. 002 (as per letter to Assist Commissioner, Tax Department, Vasai Virar City Municipal Corporation for Shop No. 002 in the name of Mr.Amit Arun Vartak)	
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><b>Name of Owner: Mr. Amit Arun Vartak (For shop No. 001,002, 004,007,008,013)</b></p> <p><b>Address:</b> Commercial Shop Nos. 001, 002, 004, 007, 008, 013 on Ground Floor, Wing – A, "<b>Siddhi Co-Op. Hsg. Soc. Ltd.</b>", Behind Manickpur Church Road, Hanuman Nagar, Barampur, Vasai Road (West), Taluka – Vasai, District – Palghar, PIN – 401 202, State - Maharashtra, Country – India.</p> <p><b>Contact Person:</b> Mr. Vidhyadhar Upadhyay (Employee)</p> <p>Sole Ownership</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	The property is a Commercial Shop Nos. 001, 002, 004, 007, 008, 013 located on Ground Floor. The composition of all shops is single unit only. The property is at 4.2 Km. travelling distance from nearest railway station Vasai Road.
6.	Location of property	
	a) Plot No. / Survey No.	Survey No. 18, Hissa No. 5
	b) Door No.	Commercial Shop Nos. 001, 002, 004, 007, 008, 013
	c) C.T.S. No. / Village	Village – Barampur
	d) Ward / Taluka	Taluka – Vasai
	e) Mandal / District	District – Palghar
	f) Date of issue and validity of layout of approved map / plan	As occupancy certificate is available it may be assumed that the construction is as per sanctioned plan.
	g) Approved map / plan issuing authority	
	h) Whether genuineness or authenticity of approved map/ plan is verified	
	i) Any other comments by our empanelled valuers on authentic of approved plan	N.A.
7.	Postal address of the property	Commercial Shop Nos. 001, 002, 004, 007, 008, 013 on Ground Floor, Wing – A, " <b>Siddhi Co-Op. Hsg. Soc. Ltd.</b> ", Behind Manickpur Church Road, Hanuman Nagar, Barampur, Vasai Road (West), Taluka – Vasai, District – Palghar, PIN – 401 202, State - Maharashtra, Country – India.
8.	City / Town	Vasai Road (West), Palghar
	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 Area	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Barampur Vasai Virar City Municipal Corporation	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	Boundaries of the property			
			<b>As per Site</b>	<b>As per Document</b>
	North	:	Open Plot	Details not available
	South	:	Internal Road	Details not available
	East	:	Internal Road	Details not available
	West	:	Sankalp CHSL	Details not available
13	Dimensions of the site		N. A. as property under consideration is a Commercial Shop in a building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. (Area as per Actual site measurement)	
			Shop No.	Carpet Area (Sq. Ft.)
			001	90.00
			002	76.00
			004	94.00
			007	88.00
			008	77.00
			013	121.00
			<b>Carpet Area in Sq. Ft. (Area as per Documents)</b>	
			Shop No.	Carpet Area (Sq. Ft.)
			001	93.00
			002	82.00
			004	93.00
			007	88.00
			008	82.00
			013	117.00

			<table border="1"> <tr> <td><b>Total</b></td> <td><b>555.00</b></td> </tr> </table>	<b>Total</b>	<b>555.00</b>																
<b>Total</b>	<b>555.00</b>																				
			<table border="1"> <tr> <td colspan="2">Built Up Area in Sq. Ft. (Carpet Area + 20%)</td> </tr> <tr> <td>Shop No.</td> <td>Carpet Area (Sq. Ft.)</td> </tr> <tr> <td>001</td> <td>112.00</td> </tr> <tr> <td>002</td> <td>98.00</td> </tr> <tr> <td>004</td> <td>112.00</td> </tr> <tr> <td>007</td> <td>106.00</td> </tr> <tr> <td>008</td> <td>98.00</td> </tr> <tr> <td>013</td> <td>140.00</td> </tr> <tr> <td><b>Total</b></td> <td><b>666.00</b></td> </tr> </table>	Built Up Area in Sq. Ft. (Carpet Area + 20%)		Shop No.	Carpet Area (Sq. Ft.)	001	112.00	002	98.00	004	112.00	007	106.00	008	98.00	013	140.00	<b>Total</b>	<b>666.00</b>
Built Up Area in Sq. Ft. (Carpet Area + 20%)																					
Shop No.	Carpet Area (Sq. Ft.)																				
001	112.00																				
002	98.00																				
004	112.00																				
007	106.00																				
008	98.00																				
013	140.00																				
<b>Total</b>	<b>666.00</b>																				
14.1	Latitude, Longitude & Co-ordinates of Shop	:	19°22'19.9"N 72°49'50.0"E																		
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<table border="1"> <tr> <td colspan="2"><b>Carpet Area in Sq. Ft. (Area as per Documents)</b></td> </tr> <tr> <td>Shop No.</td> <td>Carpet Area (Sq. Ft.)</td> </tr> <tr> <td><b>001</b></td> <td><b>93.00</b></td> </tr> <tr> <td><b>002</b></td> <td><b>82.00</b></td> </tr> <tr> <td><b>004</b></td> <td><b>93.00</b></td> </tr> <tr> <td><b>007</b></td> <td><b>88.00</b></td> </tr> <tr> <td><b>008</b></td> <td><b>82.00</b></td> </tr> <tr> <td><b>013</b></td> <td><b>117.00</b></td> </tr> <tr> <td><b>Total</b></td> <td><b>555.00</b></td> </tr> </table>	<b>Carpet Area in Sq. Ft. (Area as per Documents)</b>		Shop No.	Carpet Area (Sq. Ft.)	<b>001</b>	<b>93.00</b>	<b>002</b>	<b>82.00</b>	<b>004</b>	<b>93.00</b>	<b>007</b>	<b>88.00</b>	<b>008</b>	<b>82.00</b>	<b>013</b>	<b>117.00</b>	<b>Total</b>	<b>555.00</b>
<b>Carpet Area in Sq. Ft. (Area as per Documents)</b>																					
Shop No.	Carpet Area (Sq. Ft.)																				
<b>001</b>	<b>93.00</b>																				
<b>002</b>	<b>82.00</b>																				
<b>004</b>	<b>93.00</b>																				
<b>007</b>	<b>88.00</b>																				
<b>008</b>	<b>82.00</b>																				
<b>013</b>	<b>117.00</b>																				
<b>Total</b>	<b>555.00</b>																				
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied of all Shops																		
<b>II</b>	<b>APARTMENT BUILDING</b>																				
1.	Nature of the Apartment	:	Commercial																		
2.	Location	:																			
	C.T.S. No.	:	-																		
	Block No.	:	-																		
	Ward No.	:	-																		
	Village / Municipality / Corporation	:	Village – Barampur Vasai Virar City Municipal Corporation																		
	Door No., Street or Road (Pin Code)	:	Commercial Shop Nos. 001, 002, 004, 007, 008, 013 on Ground Floor, Wing – A, " <b>Siddhi Co-Op. Hsg. Soc. Ltd.</b> ", Behind Manickpur Church Road, Hanuman Nagar, Barampur, Vasai Road (West), Taluka – Vasai, District – Palghar, PIN – 401 202, State - Maharashtra, Country – India.																		
3.	Description of the locality Residential / Commercial / Mixed	:	Commercial																		
4.	Year of Construction	:	2017 (As per Occupancy Certificate)																		
5.	Number of Floors	:	(Part) Ground + (Part) + 4 <sup>th</sup> Upper Floors																		
6.	Type of Structure	:	R.C.C. Framed Structure																		

7.	Number of Dwelling units in the building	:	13 Shops on Ground Floor
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal sewer
	Car parking - Open / Covered	:	Open Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

<b>III</b>	<b>Commercial Shop</b>			
1	The floor in which the Shop is situated	:	Ground Floor	
2	Door No. of the Shop	:	Commercial Shop Nos. 001, 002, 004, 007, 008, 013	
3	Specifications of the Shop	:		
	Roof	:	R.C.C. Slab	
	Flooring	:	Vitrified tiles flooring	
	Doors	:	Glass Door with M.S. Rolling Shutter	
	Windows	:	N.A.	
	Fittings	:	Concealed Electrification	
	Finishing	:	Cement Plastering	
4	House Tax	:		
	Assessment No.	:	Shop No.	Property No
	Tax paid in the name of:	:	Tax Paid is in the name	Tax Amount
	Tax amount:	:		
			Shop No. 004	VN14/61965/4 Mr. Amit Arun Vartak Rs. 2209/-
			Shop No. 007	VN14/61965/7 Mr. Amit Arun Vartak Rs. 2163/-
			Shop No. 008	VN14/61965/8 Mr. Amit Arun Vartak Rs. 2106/-
			Shop No. 013	VN14/61965/13 Mr. Amit Arun Vartak Rs. 2433/-
			Shop No.001	VN14/61965/01 Mr. Amit Ganesh Vartak (Mr.Amit Arun Vartak) Rs. 2209/-
			Shop No. 002	VN14/61965/02 Mr. Amit Ganesh Rs. 2106/-

					Vartak (Mr.Amit Arun Vartak)
5	Electricity Service connection No.:	:	Shop No.	Electricity Consumer No	Meter Card is in the name
	Meter Card is in the name of:	:	Shop No. 001	001800655079	Mr. Amit Arun Vartak
			Shop No. 002	001800655087	Mr. Amit Arun Vartak
			Shop No. 004	001800655109	Mr. Amit Arun Vartak
			Shop No. 007	001800655133	Mr. Amit Arun Vartak
			Shop No. 008	001800655141	Mr. Amit Arun Vartak
			Shop No. 013	001800655192	Mr. Amit Arun Vartak
6	How is the maintenance of the Shop?	:	Normal		
7	Sale Deed executed in the name of	:	Owner Occupied		
8	What is the undivided area of land as per Sale Deed?	:	Details not available		
9	What is the plinth area of the Shop?	:	Built Up Area in Sq. Ft. (Carpet Area + 20%)		
			Shop No.	Carpet Area (Sq. Ft.)	
			001	112.00	
			002	98.00	
			004	112.00	
			007	106.00	
			008	98.00	
			013	140.00	
			Total	666.00	
10	What is the floor space index (app.)	:	As per local norms		
11	What is the Carpet Area of the Shop?	:	Carpet Area in Sq. Ft. (Area as per Actual site measurement)		
			Shop No.	Carpet Area (Sq. Ft.)	
			001	90.00	
			002	76.00	
			004	94.00	
			007	88.00	
			008	77.00	
			013	121.00	
			<b>Carpet Area in Sq. Ft. (Area as per Documents)</b>		
			Shop No.	Carpet Area (Sq. Ft.)	



			<b>001</b>	<b>93.00</b>
			<b>002</b>	<b>82.00</b>
			<b>004</b>	<b>93.00</b>
			<b>007</b>	<b>88.00</b>
			<b>008</b>	<b>82.00</b>
			<b>013</b>	<b>117.00</b>
			<b>Total</b>	<b>555.00</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium	
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose	
14	Is it Owner-occupied or let out?	:	Owner Occupied	
15	If rented, what is the monthly rent?	:	Shop No.	Expected Rental income per month
			001	₹ 5,000.00
			002	₹ 4,500.00
			004	₹ 5,000.00
			007	₹ 4,500.00
			008	₹ 4,500.00
			013	₹ 5,500.00
			Total	₹ 29,000.00
<b>IV</b>	<b>MARKETABILITY</b>	:		
1	How is the marketability?	:	Good	
2	What are the factors favoring for an extra Potential Value?	:	Located in developing 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 Shop 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)	:	₹ 20,000.00 to ₹ 22,000.00 per Sq. Ft. on Carpet Area	
2	Assuming it is a new construction, what is the adopted basic composite rate of the Shop under valuation after comparing with the specifications and other factors with the Shop under comparison (give details).	:	₹ 20,500.00 per Sq. Ft. on Carpet Area ₹ 20,206.00 per Sq. Ft. (After Depreciation)	
3	Break – up for the rate	:		
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.	
	II. Land + others	:	₹ 17,700.00 per Sq. Ft.	
4	Guideline rate obtained from the Registrar's office for new property (an evidence thereof to be enclosed)	:	₹ 95,600.00 per Sq. M. i.e., ₹ 8,881.00 per Sq. Ft.	
	Guideline rate (after depreciation)	:	₹ 90,343.00 per Sq. M. i.e., ₹ 8,393.00 per Sq. Ft.	

	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 area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact as even RR Rates Decided by Government Differs.	
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Shop with Services (v(3)i)	:	₹ 2,800.00 per Sq. Ft.
	Age of the building	:	07 Years (as per Occupancy certificate)
	Life of the building estimated	:	53 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	10.50%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	-
	Depreciated building rate VI (a)	:	₹ 2,506.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 17,700.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 20,206.00 per Sq. Ft.</b>
	<b>Remarks</b>	:	<ul style="list-style-type: none"> <li>As per letter to Assist Commissioner, Tax Department, Vasai Virar City Municipal Corporation dated 28.08.2024 correction for Shop No. 001 in the name of Mr.Amit Arun Vartak)</li> <li>As per letter to Assist Commissioner, Tax Department, Vasai Virar City Municipal Corporation dated 28.08.2024 correction for Shop No. 001 in the name of Mr.Amit Arun Vartak)</li> <li>Recent transaction details of shops not available in the same property, hence provided the nearby property transaction for reference.</li> </ul>

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Shop	555.00 Sq. Ft.	20,206.00	<b>1,12,14,330.00</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 Value of the property</b>				<b>1,12,14,330.00</b>
<b>Realizable value of the property</b>				<b>1,00,92,897.00</b>
<b>Distress Value of the property</b>				<b>89,71,464.00</b>
<b>Insurable value of the property (666.00 Sq. Ft. X 2,800.00)</b>				<b>18,64,800.00</b>
<b>Guideline value of the property (666.00 Sq. Ft. X 8,393.00)</b>				<b>55,89,738.00</b>

### Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

### Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial Shop, where there are typically many comparables available to analyze. As the property is a commercial shop, 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 ₹ 20,000.00 to ₹ 22,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all-round development in the locality etc. We estimate ₹ 20,206.00 per Sq. Ft. on Carpet Area (After Depreciation) 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	₹ 29,000.00 Present rental income per month
iii) Any likely income it may generate	Rental Income



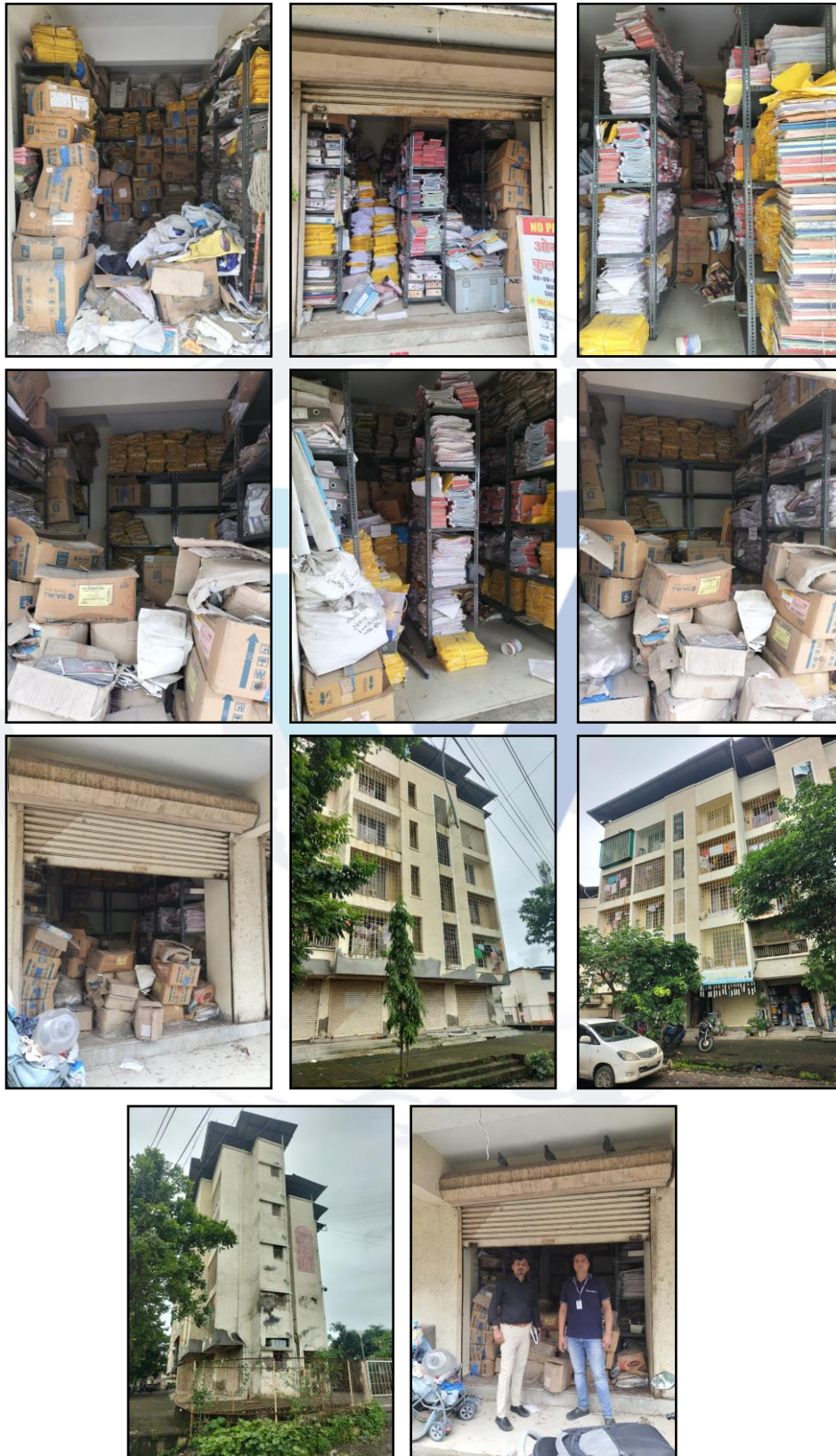
Since 1989

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

An ISO 9001 : 2015 Certified Company

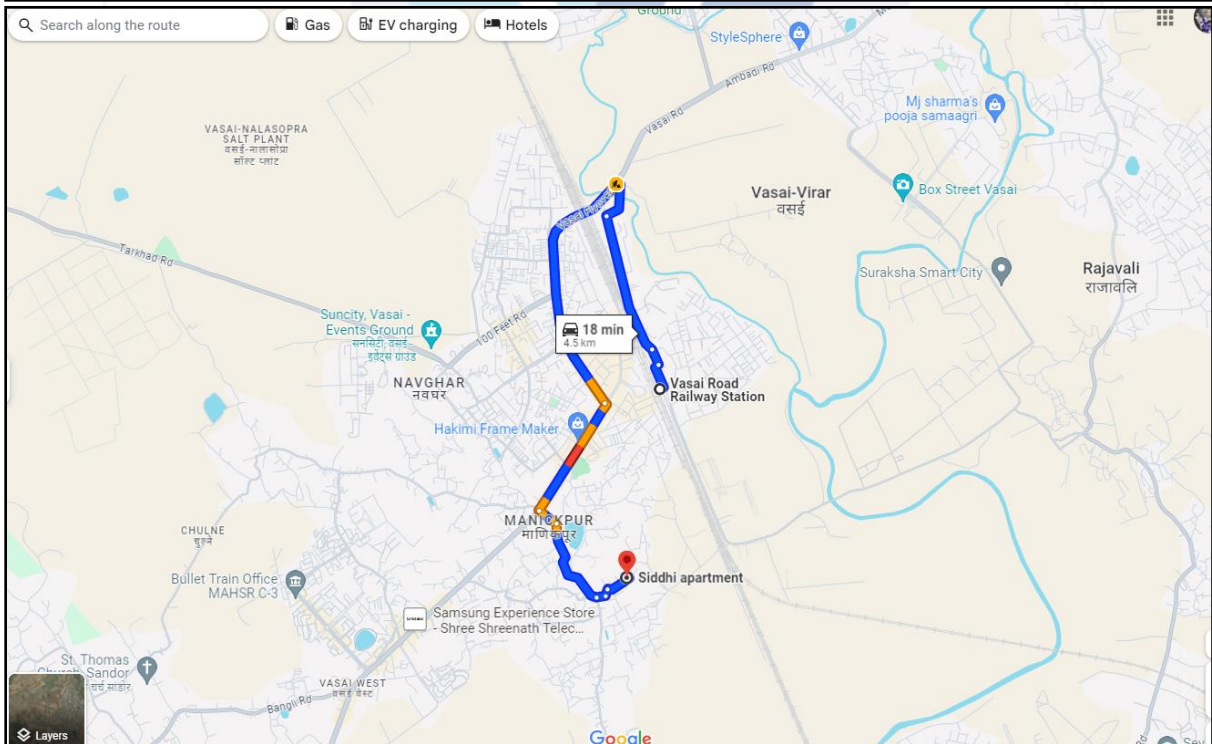
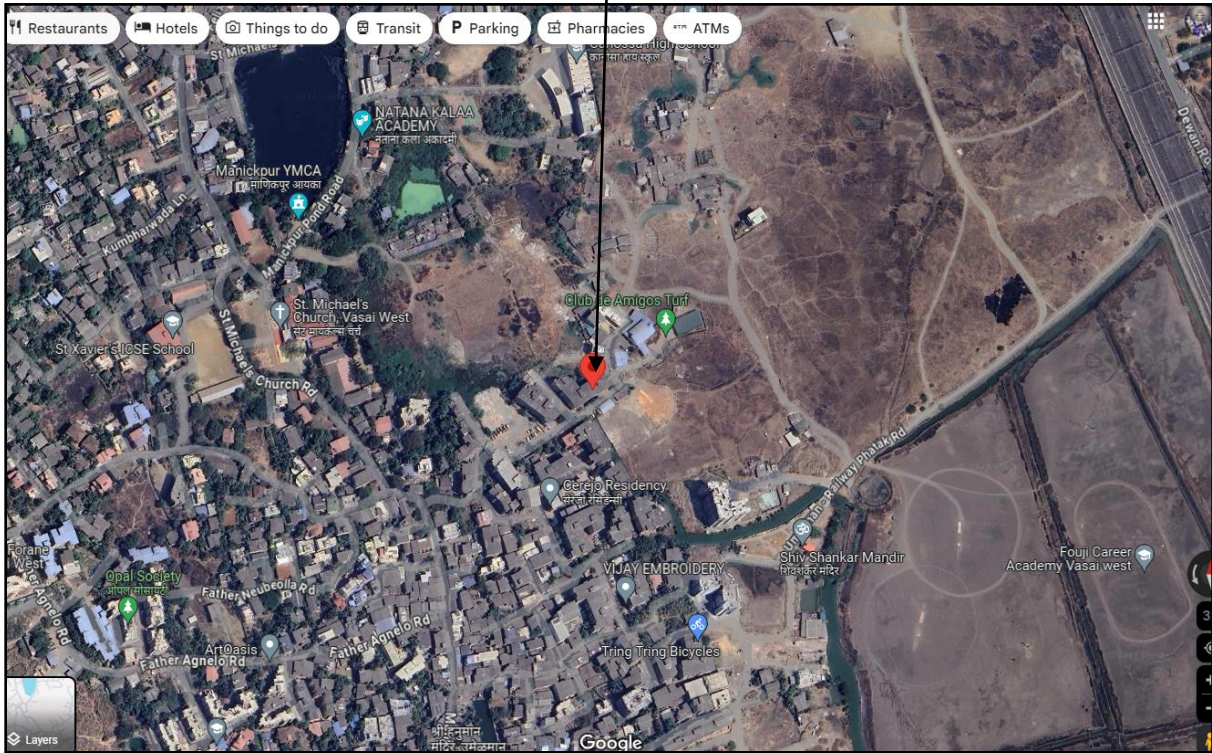


### Actual Site Photographs



## Route Map of The Property

**Site u/r**



**Longitude Latitude: 19°22'19.9"N 72°49'50.0"E**

**Note: The Blue line shows the route to site from nearest railway station (Vasai Road – 4.5 Km.)**




Since 1989

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

An ISO 9001 : 2015 Certified Company



## Ready Reckoner Rate


Department of Registration and Stamp  
Government of Maharashtra
नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

**Annual Statement of Rates Ver. 2.0**  
**( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )**

Home
Valuation Guidelines | User Manual

Year  Language

Selected District

Select Taluka

Select Village

Search By  Survey No.  SubZones

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
8-संभाय्य विनशेतीच्या जमिनी	20500	76200	87400	95600	87400	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	95,600.00			
No Reduced by Shop Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>95,600.00</b>	<b>Sq. Mtr.</b>	<b>8,881.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	20,500.00			
The difference between land rate and building rate (A – B = C)	75,100.00			
Depreciation Percentage as per table (D) [100% - 07%] (Age of the Building – 07 Years)	93%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>90,343.00</b>	<b>Sq. Mtr.</b>	<b>8,393.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**Table – D: 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	Shop		
Source	<a href="#">No Broker</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	100.00	110.00	132.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	16,000.00	₹ 14,545.00	₹ 12,121.00

Pay Rent
Post Your Property
New

Sinu Surendran
♥
🔔
☰

**Shop In Vasai West, Mumbai F...**  
shop no 11, laxman chamber building, m...

₹ 16 Lacs  
15,842 / Sq.Ft.

₹ 12,014/Month  
Estimated EMI

101 Sq.Ft  
Built Up Area

100 Sq.Ft  
Carpet Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Navghar-manikpur / Shops for Sale in Navghar-manikpur / Prop...

Photos
Location

Shortlist

**Shop**  
Property Type

**Public**  
Parking

**Freehold**  
Ownership Type

**Ground Floor**  
Of Total 8 Floors

**Unfurnished**  
Furnishing

**More Than 10 Year**  
Age of Property

**Jul 13, 2024**  
Posted On

**Immediately**  
Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

**NoBroker Services**

NEW

Create Agreement

NEW

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Renovations

**Activity On This Property**

👁️ 15  
Unique Views

♥️ 0  
Shortlists

📞 0  
Contacted

Powered By: NBEstimate

**Amenities**

🔌 Power Backup  
Need To Arrange

🛗 Lift  
None

**Similar Properties**

There are no Similar Properties

**VASTUKALA**  
Unlocking Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

**VASTUKALA CONSULTANTS (I) PVT. LTD.**  
 Valuers & Appraisers  
 Architects & Interior Designers  
 Chartered Engineers (I)  
 TVE Consultants  
 Lender's Engineer  
 U/1720 MH2010 PTC20789

## Price Indicators

Property	Shop		
Source	<a href="#">No Broker</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	400.00	440.00	528.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	18,000.00	₹ 16,364.00	₹ 13,636.00

Pay Rent Post Your Property New Binu Surendran

**Shop In Vasai West, Mumbai F...**  
Merry Villa Manikpur, Merry Villa

₹ 72 Lacs  
13,433 / Sq.Ft

₹ 54,067/Month  
Estimated EMI

536 Sq.Ft  
Built Up Area

400 Sq.Ft  
Carpet Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Nevgar-manikpur / Shops for Sale in Nevgar-manikpur / Prop...

Photos
Location
Shortlist

**Shop**  
Property Type

**Freehold**  
Ownership Type

**Semi Furnished**  
Furnishing

**Apr 29, 2024**  
Posted On

**Public**  
Parking

**Ground Floor**  
Of Total 1 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

Nearby: UCO Bank Global City KT VISION Carnival Cinemas RAJHANS DREAMS EMERALD TOPAZ  
Dwerka Veg Delight

**NoBroker Services**

NEW

Create Agreement

NEW

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Renovations

**Amenities**

Power Backup  
Need To Arrange

Washroom(s)  
No Washroom

Lift  
None

Water Storage Facility  
NA

**Activity On This Property**

8

Unique Views

2

Shortlists

1

Contacted

Powered By: NBEstimate

**Similar Properties**

**Shop in Vasai West, ...**

Dindoyal Nager, Alfa Shower...

Within 1 km

Price  
**₹70 Lacs**

Area  
**300 sqft**



## Price Indicators

Property	Shop		
Source	<a href="#">99acres</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	225.00	248.00	297.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	21,333.00	₹ 19,394.00	₹ 16,162.00

99acres
Commercial Buy ▾ Enter Locality / Pr   FREE

---

Home > Commercial property for sale in Beyond Mira Road > Shop for sale in Beyond Mira Road > Shop for sale in Vasai > Shop for sale in Vasai West  
Posted on Jun 20, 2024

Market/High Street

₹48 Lac @ 21,333 per sq.ft.

Estimated EMI ₹38,338

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

Commercial Shops for Sale  
in Vasai West, Mumbai

Contact Owner FREE

Shortlist

Overview
Owner Details
Recommendations

Property (0)

Photos not shared by advertiser

Request Photos

**Sale Amount**  
₹48 Lac  
@ 21,333 per sq.ft.

**Carpet Area**  
225 sq.ft. (20.9 sq.m.)

**Floor Number**  
Ground

**Parking**  
Only private parking available

**Washrooms**  
Only Public Washrooms available

**Possession in**  
undefined

Ownership: **Freehold**

Lock-in period: **No lock-in period**

Property Suitable for: **Grocery, Clothes, Fast Food**

Property Code: **V71179056**  
[www.99acres.com/V71179056](http://www.99acres.com/V71179056)

**Property facilities**

Furnished

No Fire extinguisher

No Fire sensors

No Sprinklers

No Fire hose

**About Property**

Address: Vasai West, Vasai West, Mumbai

Best in class property available at vasai west location in mumbai

**Features**

## Sales Instance

Property	Shop		
Source	<a href="#">Index-II</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	188.00	206.00	247.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	17,067.00	₹ 15,515.00	₹ 12,929.00

831179 10-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. वसई 1 दस्त क्रमांक : 8311/2024 नोंदणी : Regn:83m
<b>गावाचे नाव : माणिकपूर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3200000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1109000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :- इतर माहिती: गाव मीजे माणिकपूर,ता वसई,जि पालघर,येथील सर्वे क्र.92,हिस्सा नं.1,या जमिनीवर बांधलेली इमारत के टी सेंटर को ऑप हौ सोसा ली,आनंद नगर,मधील शॉप क्र.14,तळ मजला,ज्याचे क्षेत्र 225 चौ फुट बिल्टअप हि मिळकत( ( Survey Number : 92 ; ) )	
(5) क्षेत्रफळ	225 चौ.फूट	
(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:-नंदकिशोर पंढरीनाथ थोरात - वय:-68 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी-109, विश्रंती अपार्टमेंट, आनंद नगर, वसई रोड वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:- AACPT0435A 2): नाव:-कादंबरी विक्रान्त आगास्कर - वय:-39 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी-109, विश्रंती अपार्टमेंट, आनंद नगर, वसई रोड वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:- ALGPA0796C	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-घनश्याम बाबुभाई मुंगलपरा - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एफ-203, ए चिनार अपार्टमेंट, मीना नगर, दिवाणमान, माणिकपूर, वसई रोड वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ALBPM0050C	
(9) दस्तऐवज करुन दिल्याचा दिनांक	20/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	20/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8311/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	224000	
(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	Shop		
Source	<a href="#">Index-II</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	193.00	232.00	270
Percentage	-	20%	20%
Rate Per Sq. Ft.	23,332.00	₹ 19,443.00	₹ 16,666.00

1021879 06-05-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. वसई 1 दस्त क्रमांक : 10218/2022 नोंदणी : Regn:63m
<b>गावाचे नाव : माणिकपूर</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2103000	
(4) भू. मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मौजे माणिकपूर येथील सर्वे क्र.100,101 वरील शॉप क्र.2,तळ मजला,बिल्डिंग नं.7,बिल्डिंग शॉपिंग 7 इन हिल्टन प्लाझा को-ओप.हा.सो.ली.,एव्हरशार्इन सिटी,वसई रोड पू(401208)(230 चौ फूट बिल्टअप)(270 चौ फूट सुपर बिल्टअप)( ( Survey Number : 100 & 101 ; ) )	
(5) क्षेत्रफळ	25.09 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:- - विमल सुरेंद्र सिंह वय:-42 पत्ता:-प्लॉट नं: ए/301, माळा नं: ईसी 87, इमारतीचे नाव: कृष्णा सागर को-ओप.हा.सो.ली., ब्लॉक नं: एव्हरशार्इन सिटी, रोड नं: वसई रोड पू, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-CWGPS9377E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- - सुषमा निरंजन सालियन वय:-40; पत्ता:-प्लॉट नं: 204, माळा नं: -, इमारतीचे नाव: श्रीनाथजी अपार्टमेंट, ब्लॉक नं: स्टार पॅलेस मार्गे, भाबोला, रोड नं: वसई रोड प, महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं:-AKBPG8759P 2): नाव:- - निरंजन रामदास सालियन वय:-41; पत्ता:-प्लॉट नं: 204, माळा नं: -, इमारतीचे नाव: श्रीनाथजी अपार्टमेंट, ब्लॉक नं: स्टार पॅलेस मार्गे, भाबोला, रोड नं: वसई रोड प, महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं:-BGGPSS359R	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/10/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	27/10/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	10218/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	315000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) सौरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **₹ 1,12,14,330.00 (Rupees One Crore Twelve Lakh Fourteen Thousand Three Hundred Thirty Only).**

Place: Thane

Date: 10.08.2024

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

**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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)

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 10.08.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative has personally inspected the property on 06.08.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- 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 valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property Owned by Name of Owner: Mr. Amit Arun Vartak (For shop No. 001,002, 004,007,008,013)
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, Kandivali Industrial Estate Branch, Thane to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Anwar Shaikh – Valuation Engineer Binu Surendran – Technical Manager Pradnya Rasam – 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 – 06.08.2024 Valuation Date – 10.08.2024 Date of Report - 10.08.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 06.08.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Commercial Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all round development of commercial and commercial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **10<sup>th</sup> August 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Commercial Shop, admeasuring **555.00 Sq. Ft. Total Carpet Area** in the name of **Name of Owner: Mr. Amit Arun Vartak (For shop No. 001,002, 004,007,008,013)**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Since 1989

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

An ISO 9001 : 2015 Certified Company





## Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Name of Owner: Mr. Amit Arun Vartak (For shop No. 001,002, 004,007,008,013)**. 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 Shop, admeasuring **555.00 Sq. Ft. Total Carpet Area**.

## Condition & Repair

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

## Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Shop and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the



Since 1989

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

An ISO 9001 : 2015 Certified Company



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 Shop, admeasuring **555.00 Sq. Ft. Total Carpet Area.**

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

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

**(Annexure - V)****MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



Since 1989

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

An ISO 9001 : 2015 Certified Company



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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report.