



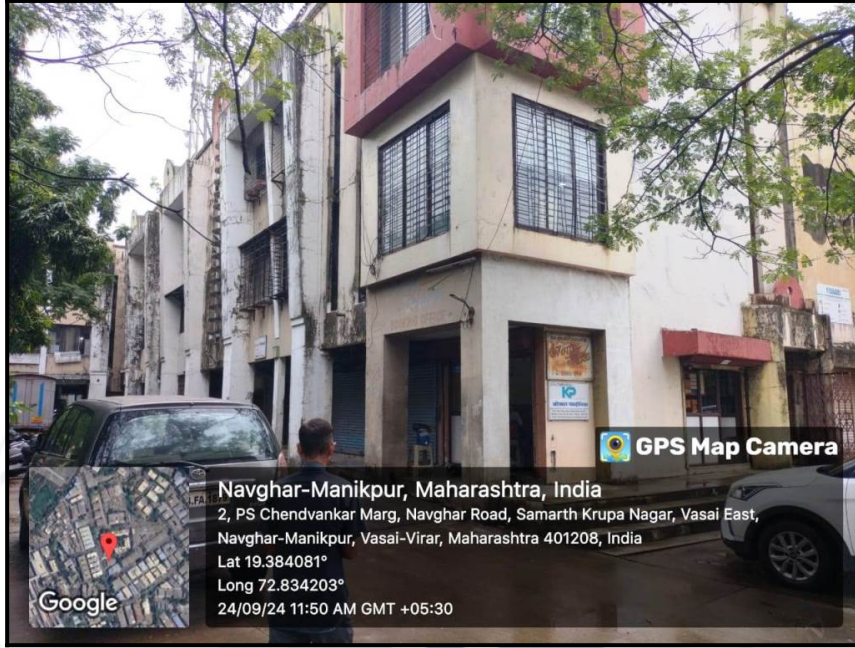
VASTUKALA
Unlocking Excellence

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MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Swati Prashant Bhoir**

Commercial Office No. A-207, 2nd Floor, Wing - C, "**Vora Plaza**", Plot No. 100, New/Current Survey No. 35, 36 & 37, Village - Navghar, Taluka - Vasai, District - Palghar, Vasai (East), PIN - 401 210, State - Maharashtra, India.

Latitude Longitude : 19°23'2.7"N 72°50'4.8"E

Intended User:

Punjab National Bank
Vasai East Branch

D L Shelter, Gokhivera Talao Road, Vasai East Palghar 401208

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



VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. A-207, 2nd Floor, Wing - C, "**Vora Plaza**", Plot No. 100, New/Current Survey No. 35, 36 & 37, Village - Navghar, Taluka - Vasai, District - Palghar, Vasai (East), PIN - 401 210, State - Maharashtra, India belongs to **Mrs. Swati Prashant Bhoir**.

Boundaries	:	Building	Office
North	:	'A' Type Building	Marginal Space
South	:	Indo Industry	Wall
East	:	Industrial Buuiling	Marginal Space
West	:	Ambika Complex	Labby / Door

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 **₹ 32,48,100.00 (Rupees Thirty Two Lakh Forty Eight Thousand One Hundred Only)**.

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

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Valuation Report of Immovable Property

		General		
1	Name and Address of Valuer	:	Sharadkumar Chalikwar Vastukala Consultants India Pvt. Ltd. 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	:	24.09.2024
	b)	Date of valuation	:	25.09.2024
	c)	Title Deed Number	:	12637/2024
4	List of documents produced for perusal:			
	I) Copy of Agreement for sale No.12637/2024 Dated 04.09.2024 between M/s. Sunil Enterprises(The Builder) And Mrs. Swati Prashant Bhoir(The Purchaser).			
	II) Copy of Occupancy Certificate No.CIDCP/VVSR/BP-2234/1251 Dated 09.01.1998 issued by CIDCO.			
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)	:	Mrs. Swati Prashant Bhoir Commercial Office No. A-207, 2 nd Floor, Wing - C, " Vora Plaza ", Plot No. 100, New/Current Survey No. 35, 36 & 37, Village - Navghar, Taluka - Vasai, District - Palghar, Vasai (East), PIN - 401 210, State - Maharashtra, India. <u>Contact Person :</u> Mr. Prashant Bhoir (Owner's Husband) Mobile No. 8087335106 Sole Ownership	
6	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Commercial Office located on 2 nd Floor. The Composition of office is 2 Cabins + Toilet + Passage The property is at 550m distance from Vasai Railway Station.	
7	Location of property			
	a)	Plot No. / Survey No.	:	Plot No - 100New Survey No - 35, 36 & 37
	b)	Door No.	:	Commercial Office No. A-207
	c)	C.T.S. No. / Village	:	Village - Navghar
	d)	Ward / Taluka	:	Taluka - Vasai
	e)	Mandal / District	:	District - Palghar
	f)	Date of issue and validity of layout of approved map / plan	:	As Part Occupancy Certificate is received 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	:	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. A-207, 2 nd Floor, Wing - C, " Vora Plaza ", Plot No. 100, New/Current Survey No. 35, 36 & 37, Village - Navghar, Taluka - Vasai, District - Palghar, Vasai (East), PIN - 401 210, State - Maharashtra, India.	
9	City / Town	:	City - Vasai (East)	
	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 - Navghar Vasai Virar City Municipal Corporation	
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	Boundaries of the property	:	As per site	As per Document
	North	:	'A' Type Building	40 Feet Wide Colony Road
	South	:	Indo Industry	Survey No. 37
	East	:	Industrial Buuilding	Internal Road No. 1
	West	:	Ambika Complex	Colony Road
	Office	:	As per site	As per Document
	North	:	Marginal Space	Information not available
	South	:	Wall	Information not available
	East	:	Marginal Space	Information not available
	West	:	Labby / Door	Information not available
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	:	Information not available	Marginal Space
	South	:	Information not available	Wall
	East	:	Information not available	Marginal Space
	West	:	Information not available	Labby / Door
15	Extent of the site	:	Carpet Area in Sq. Ft. = 228.38 (Area as per Site measurement) Built Up Area in Sq. Ft. = 324.00 (Area As Per Agreement for sale)	
15.1	Latitude, Longitude & Co-ordinates of Office	:	19°23'2.7"N 72°50'4.8"E	
16	Extent of the site considered for Valuation	:	Built Up Area in Sq. Ft. = 324.00 (Area As Per Agreement for sale)	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Name of the Apartment	:	Vora Plaza	
2.	Description of the locality Residential / Commercial / Mixed	:	Commercial	
3.	Year of Construction	:	1998 (As Per Part Occupancy Certificate)	
4.	Number of Floors	:	Ground + 2 Upper Floors	
5.	Type of Structure	:	R.C.C. Framed Structure	
6.	Number of Dwelling units in the building	:	2 nd Floor is having 15 Offices	
7.	Quality of Construction	:	Normal	
8.	Appearance of the Building	:	Normal	
9.	Maintenance of the Building	:	Normal	
10.	Facilities Available			
	Lift	:	Not Provided	
	Protected Water Supply	:	Municipal Water Supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Open Parking Space	
	Is Compound wall existing?	:	Yes	
	Is pavement laid around the Building	:	Yes	
III	Commercial Office			
1.	The floor in which the Office is situated	:	2 nd Floor	
2.	Door No. of the Office	:	Commercial Office No. A-207	

3.	Specifications of the Office		
	Roof	:	R.C.C. slab
	Flooring	:	Vinyl Flooring / Carpet
	Doors	:	Teak wood door frame with flush shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Information not available
	Tax paid in the name of	:	Information not available
	Tax amount	:	Information not available
5.	Electricity Service connection No.	:	Information not available
	Meter Card is in the name of	:	Information not available
6.	How is the maintenance of the Office?	:	Vacant office premises in normal condition
7.	Sale Deed executed in the name of	:	Mrs. Swati Prashant Bhoir
8.	What is the undivided area of land as per Sale Deed?	:	Information not available
9.	What is the plinth area of the Office?	:	Built Up Area in Sq. Ft. = 324.00 (Area as per Agreement for sale)
10.	What is the floor space index (app.)	:	As per CIDCO norms
11.	What is the Carpet area of the Office?	:	Carpet Area in Sq. Ft. = 228.38 (Area As per actual site measurement)
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?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 10,800/- (Expected rental income per month)
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
V	Rate		

1.	After analyzing the comparable sale instances, what is the composite rate for a similar Office with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 9792/- to ₹ 17362/- per Sq. Ft. on Carpet Area ₹ 8160/- to ₹ 14468/- 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).	:	₹ 11,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 8,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 57,690/- per Sq. M. i.e. ₹ 5,360/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 46,869/- per Sq. M. i.e. ₹ 4,354/- 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.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Office with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	26 years
	Life of the building estimated	:	34 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	39.00%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,525/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 8,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 10,025/- per Sq. Ft.

	Remarks	:	The loading between measured Carpet area to Agreement Built up area is 42%. We have adjusted the rate accordingly.
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Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Office	324.00 Sq. Ft.	10,025.00	32,48,100.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial Office, where there are typically many comparables available to analyze. As the property is a Commercial Office, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 9792.00 to ₹ 17362.00 per Sq. Ft. on Carpet Area / ₹ 8160.00 to ₹ 14468.00 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 ₹10,025.00 per Sq. Ft. on Built Up 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 **₹32,48,100.00 (Rupees Thirty Two Lakh Forty Eight Thousand One Hundred Only)**. The **Realizable Value** of the above property is **₹29,23,290.00 (Rupees Twenty Nine Lakh Twenty Three Thousand Two Hundred Ninety Only)**. The **Distress Value** is **₹25,98,480.00 (Rupees Twenty Five Lakh Ninety Eight Thousand Four Hundred Eighty Only)**.

I.	Date of Purchase of Immovable Property	:	04/09/2024
II.	Purchase Price of immovable property	:	₹ 18,00,000/-
III.	Book value of immovable property	:	₹ 19,44,000.00
IV.	Fair Market Value of immovable property	:	₹ 32,48,100.00
V.	Realizable Value of immovable property	:	₹ 29,23,290.00
VI.	Distress Sale Value of immovable property	:	₹ 25,98,480.00
VII.	Guideline Value (324.00 Sq. Ft. X 4,354.00)	:	₹ 14,10,696.00
VIII.	Insurable value of the property (324.00 Sq. Ft. X 2,500.00)	:	₹ 8,10,000.00
IX.	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.	:	Please Refer Page No. 14, 15, 16 & 17

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



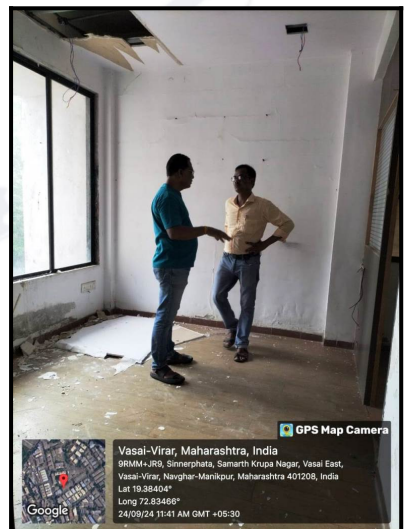
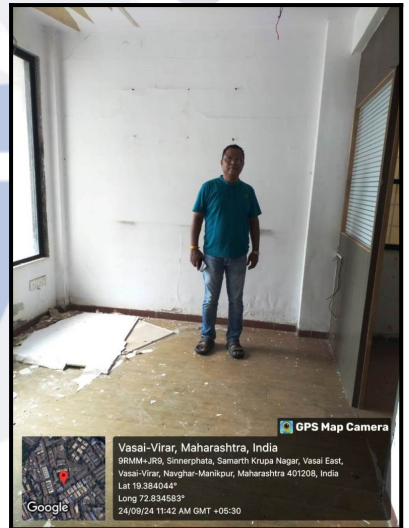
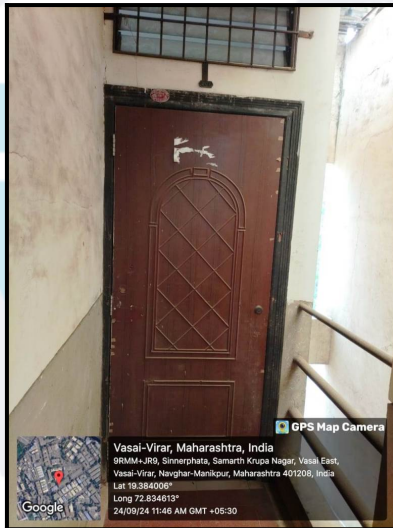
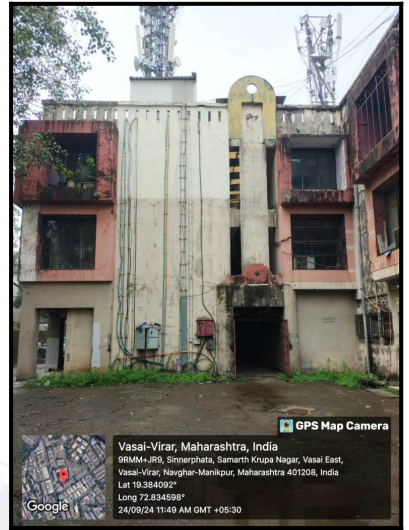
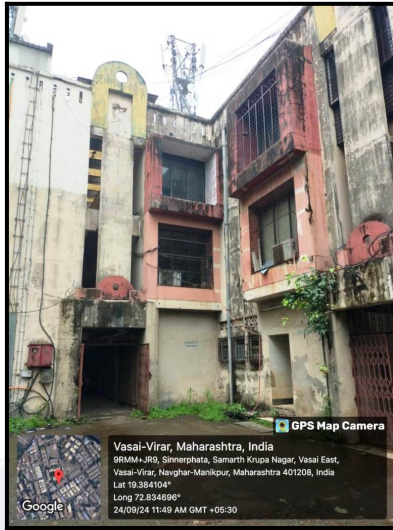
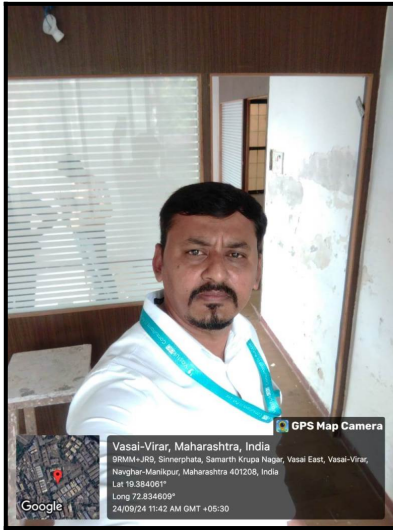
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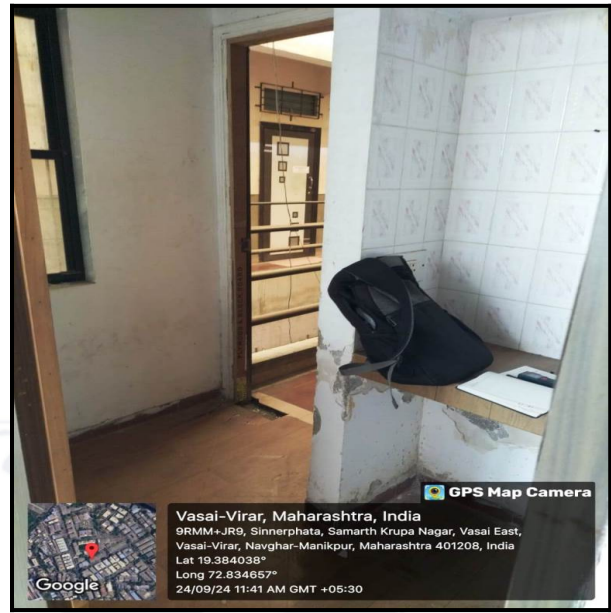
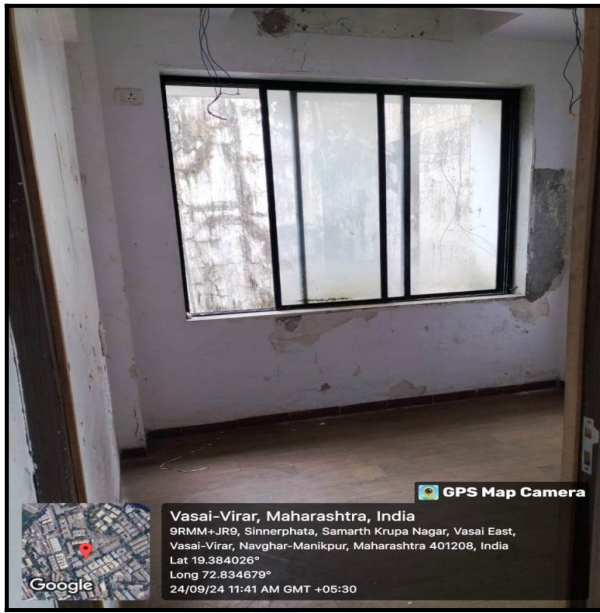
An ISO 9001 : 2015 Certified Company



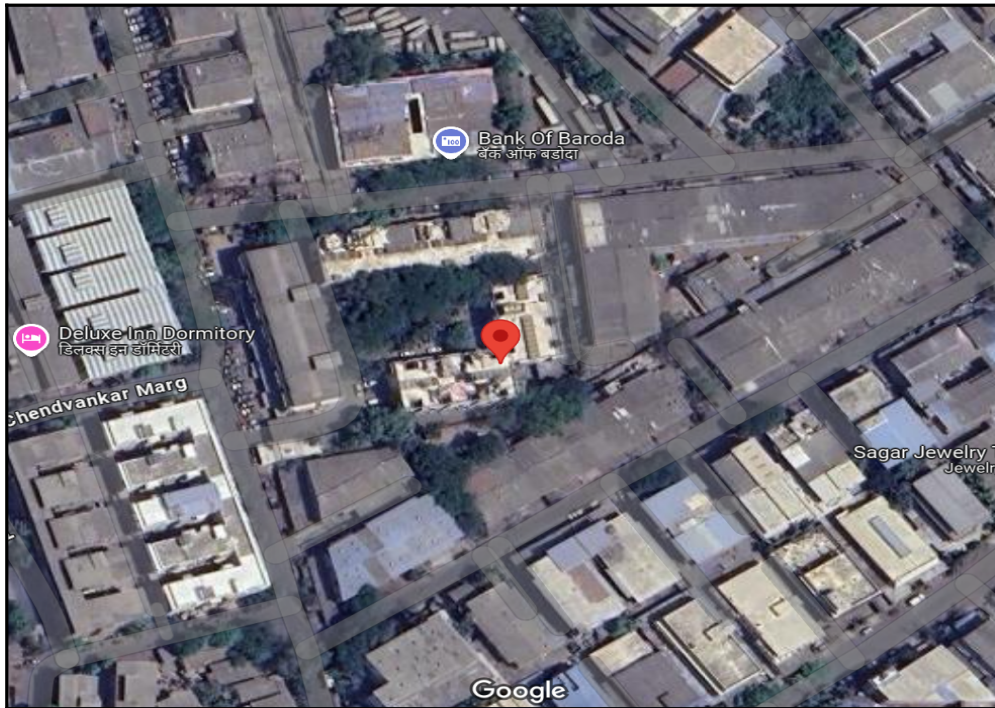
Actual Site Photographs



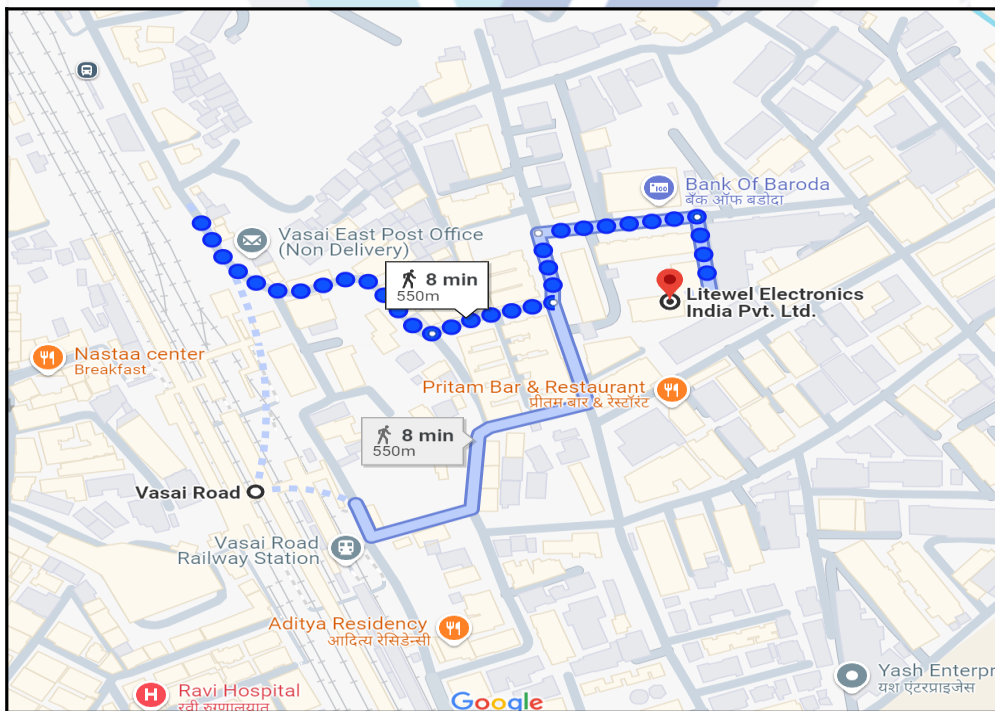
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°23'2.7"N 72°50'4.8"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Vasai - 550m).

Ready Reckoner Rate

DIVISION / VILLAGE : NAVGHAR Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation Class "C"		
Local Body Name	Vasai-Virar City Municipal Corporation					
Land Mark	Land for Residential and Other Similar Permissible Use.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
6	5	16070	55800	64100	72300	64100
Survey No. 30, 31, 33, 34, 35, 36, 37						
⇒ Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Office	64100			
Decrease by 10% on Office Located on 2 nd Floor	6410		T.M.	
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	57,690.00	Sq. Mtr.	5,360.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	16070			
The difference between land rate and building rate(A-B=C)	41,620.00			
Percentage after Depreciation as per table(D)	26%			
Rate to be adopted after considering depreciation [B + (C X D)]	46869.00	Sq. Mtr.	4,354.00	Sq. Ft.

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%

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	Office		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	250.00	300.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,000.00	₹13,333.00	-

99acres
Post property FREE

Commercial Buy | Enter Locality / Project / Society / Landmark 🔍

Home > Office Space for sale in Beyond Mira Road > Ready to move Office Space for sale in Beyond Mira Road > Ready to move Office Space for sale in Vasai Posted on Aug 21, 2024 | Ready to move

Verified

₹40 Lac @ 16,000 per sq.ft.

Estimated EMI ₹31,948

RERA STATUS NOT AVAILABLE | Website: https://maharera.maharashtra.gov.in/

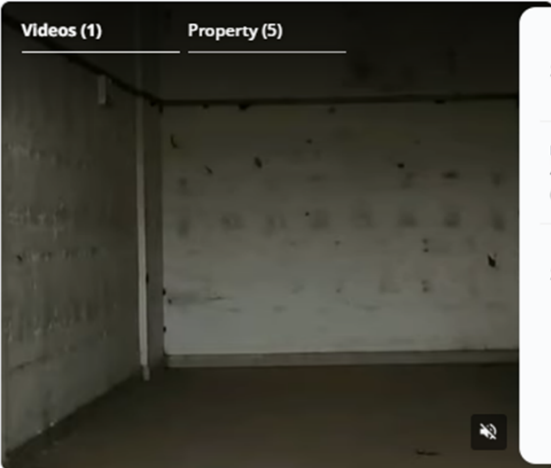
Ready to move Office Space for sale
in Yashwant Empire, Vasai, Mumbai

Contact Dealer FREE

Shortlist

Overview
Dealer Details
Recommendations
Articles

Videos (1)



Property (5)

- 👤 Number of seats
20 seats
- 🏠 Carpet Area
250 sq.ft. (23.23 sq.m.)
- 🏢 Super Builtup Area
425 sq.ft. (39.48 sq.m.)
- 🏠 Area spread over
1 floor (Ground / 12 floors building)
- 🏢 Meeting rooms & cabins
2 meeting rooms and 2 cabins available

📍 **Places nearby**
Vasai, Mumbai View All (50)

📍 Ganesh Mandir
📍 Gavmata Jyotish Temple
🏦 Uco bank ATM
🏥 Riddhi Nursing Home
🏥 Arth Hospital
🏥 Aarna Skin C

Why you should consider this property?


🔑 **Key Highlights**
of the property

- ✓ Power Back-up
- ✓ Visitor Parking Available
- ✓ Ground Floor
- ✓ On-Call Maintenance Staff

View 1 More →

Price Indicators

Property	Office		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	144.00	172.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,361.00	₹14,468.00	-



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☰ Menu

Office Space In Vasai East, Mumbai...
Navghar Road,, Tirupati Trade Centre

₹ 25 Lacs
10,870 / Sq.Ft

₹ 18,773/Month
Estimated EMI

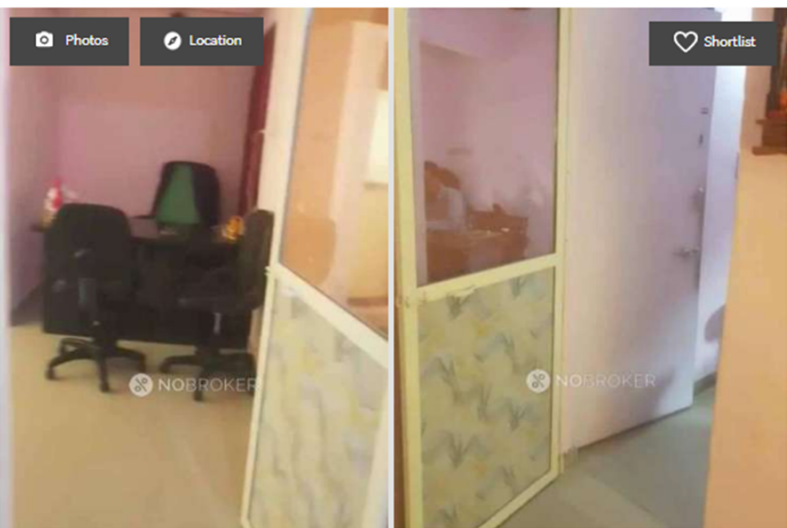
230 Sq.Ft
Built Up Area

144 Sq.Ft
Carpet Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Vasai / Office space for Sale in Vasai / Proper...

Photos
Location



Shortlist

Office Space
Property Type

Freehold
Ownership Type

Unfurnished
Furnishing

Apr 27, 2024
Posted On

Public
Parking

1
Of Total 3 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 Miraj Cinemas Fun Fiesta LOTUS CHEMIST RAJHANS DREAMS EMERALD TOPAZ

NoBroker Services

NEW

Create Agreement

NEW

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Renovations

Activity On This Property

0

Unique Views

1

Shortlists

0

Contacted

Powered By: NBEstimate

Description

one more unit for sale

Amenities

Similar Properties

Office Space in Vasai-vir...
Vasai Station Rd, Vasai West,, Tun...
Within 5 km

Price ₹22 Lacs Area 170 sqft

Office Space in Sai Nagar...

Sale Instances

Property	Office		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	240.00	288.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,500.00	₹10,417.00	-

9/24/24, 6:01 PM		lgr_4913	
4913535	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 6	
11-03-2024		दस्ता क्रमांक : 4913/2023	
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी :	
		Regn:83m	
गावाचे नाव : नवघर			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	3000000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1716000		
(4) भू.मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती : इतर माहिती: गाव मौजे नवघर,ता वसई,जि पालघर,येथील सर्व क्र.35,36,37,प्लॉट नं.100,या जमिनीवर बांधलेली इमारत वोरा प्लाझा कमर्शियल प्रिमायसेस को ऑप सोसा ली,मधील ऑफिस क्र.111,पहिला मजला,ए.विंग,ज्याचे क्षेत्र 288 चौ फुट बिल्टअप हि मिळकत((Survey Number : 35,36,37 ;))		
(5) क्षेत्रफळ	288 चौ.फूट		
(6)आकारणी किंवा जुळी 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.-पल्सर इलेक्ट्रॉनीक तर्फे भागीदार प्रियांक भरत गोरडिया - वय.-42 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. ऑफिस क्र.111, वोरा प्लाझा कमर्शियल प्रिमायसेस को ऑप सोसा ली, नवघर, वसई रोड ईस्ट, महाराष्ट्र, ठाणे. पिन कोड.-401208 पॅन नं.-.AAAAP1879N		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-सुमीनॅरेस ऍक्सोसरीस कंपोनेंटस मॅनिफेक्चरिंग असोसिएशन तर्फे सेक्रेटरी अरुण ईश्वरलाल गोंधी - वय.-63; पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट नं.06, शाह इंडस्ट्रियल ईस्टेट, रेंज ऑफिस, गोखिले, वसई रोड ईस्ट, महाराष्ट्र, ठाणे. पिन कोड.-401208 पॅन नं.-.AAAAL9750H 2): नाव.-सुमीनॅरेस ऍक्सोसरीस कंपोनेंटस मॅनिफेक्चरिंग असोसिएशन तर्फे सेक्रेटरी अमित प्रभुदास पारेख - वय.-45; पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट नं.06, शाह इंडस्ट्रियल ईस्टेट, रेंज ऑफिस, गोखिले, वसई रोड ईस्ट, महाराष्ट्र, ठाणे. पिन कोड.-401208 पॅन नं.-.AAAAL9750H 3): नाव.-सुमीनॅरेस ऍक्सोसरीस कंपोनेंटस मॅनिफेक्चरिंग असोसिएशन तर्फे ट्रेजरर जिग्रेषा ज्योतींद्र शाह - वय.-47; पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट नं.06, शाह इंडस्ट्रियल ईस्टेट, रेंज ऑफिस, गोखिले, वसई रोड ईस्ट, महाराष्ट्र, ठाणे. पिन कोड.-401208 पॅन नं.-.AAAAL9750H		
(9) दस्तऐवज करून दिल्याचा दिनांक	19/10/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	19/10/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	4913/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	210000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
https://staging.vastukala.co.in:8889/lgrSearch/65ee22726d2f8627e2ea476d		1/2	

Sale Instances

Property	Office		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	240.00	288.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,792.00	₹8,160.00	-

9/24/24, 8:03 PM	igr_2317	
2317535	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 6
09-06-2024		दस्त क्रमांक : 2317/2021
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : नवघर		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	2350000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1480000	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: , इतर माहिती: गाव मौजे नवघर,ता. वसई,जि. पालघर येथील स.नं. 35,36,37, प्लॉट नं 100 या मिळकतीवरील वीरा प्लाझा कमर्शियल प्रिमायसेस को-ऑप. सोसा. लि. या इमारतीमधील ऑफिस नं. बी/203,दुसरा मजला,क्षेत्र 288 चौ.फु. बिल्टअप,वसई पूर्व.((Survey Number : 35, 36, 37 ;))	
(5) क्षेत्रफळ	288 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स. सिलिकॉन अडस तर्फे भागीदार श्री. रवींद्रनाथ सुब्रमणियम - - वय:-70 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सेठी विहार, शेर इ पंजाब सोसायटी, ब्लॉक नं: 101/120, रोड नं: अंधेरी पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:- 2): नाव:-मेसर्स. सिलिकॉन अडस तर्फे भागीदार उषा हेमंत कपतान - - वय:-59 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सेठी विहार, शेर इ पंजाब सोसायटी, ब्लॉक नं: 101/120, रोड नं: अंधेरी पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-AJHPK1699R	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मिसेस. यमुना भुजंग भंडारी - - वय:-79; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: क्लासिक नीलकंठ पाम, ब्लॉक नं: बी/102, रोड नं: ऑफ घोडबंदर रोड, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-ABZPB1839L 2): नाव:-श्री. मुलकी भुजंग भंडारी - - वय:-84; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: क्लासिक नीलकंठ पाम, ब्लॉक नं: बी/102, रोड नं: ऑफ घोडबंदर रोड, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AADPB8637M	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	07/04/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	2317/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	94000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	23500	
(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.	

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 Mrs. Swati Prashant Bhoir from M/s. Sunil Enterprises vide Agreement for sale dated 04.09.2024.
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, Vasai East Branch 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 Anwar Shaikh - Valuation Engineer Vaishali Sarmalkar - Technical Manager Jayaraja Acharya - 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 - 23.09.2024 Valuation Date - 25.09.2024 Date of Report - 25.09.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 24.09.2024
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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