

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Permashwar Fashions Impex Pvt. Ltd.**

Commercial Office No. 2, 12th Floor, "Lodha Supremus",
Lodha Supremus Worli Commercial Premises Co-op. Soc. Ltd., Dr. E. Moses Road, Worli Naka,
Lower Parel, Mumbai – 400018, State - Maharashtra, Country – India.

Latitude Longitude: 18°59'52.7"N 72°49'06.8"E

Think. Valuation Done for: Create

State Bank of India

Industrial Finance Branch, Colaba

Industrial Finance Branch, "The Arcade", 2nd Floor, World Trade Centre, Cuffe Parade, Colaba,
Mumbai - 400 005, State - Maharashtra, Country - India

Vastukala Consultants (I) Pvt. Ltd.

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





Valuation Report Prepared For: SBI/ Industrial Finance Branch, Colaba / M/s. Permashwar Fashions Impex Pvt. Ltd. (22482/38670) Page 2 of 28

Vastu/Mumbai/01/2022/22482/38670

07/11-67-SKV

Date: 07.01.2022

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 2, 12th Floor, “**Lodha Supremus**”, Lodha Supremus Worli Commercial Premises Co-op. Soc. Ltd., Dr. E. Moses Road, Worli Naka, Lower Parel, Mumbai – 400018, State - Maharashtra, Country – India belongs to **M/s. Permashwar Fashions Impex Pvt. Ltd.**

Boundaries of the property.

North : Ganpat Rao Kadam Marg
 South : Konark Empress
 East : Indiabull Blu Tower
 West : Dr. E. Moses Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed valued for this particular purpose at **₹ 7,51,97,440.00 (Rupees Seven Crore Fifty One Lakh Ninety Seven Thousand Four Hundred Forty Only).**

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

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.****Sharadkumar B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
 DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt.Ltd., ou=emall=cmdb@vastukala.org, c=IN, Date: 2022.01.10 09:21:42 +05'30'

C.M.D.**Director****Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.

Mumbai

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 Central Road, MIDC,
 Andheri (E), Mumbai - 400 093,
 (M.S.), INDIA

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 AWHO Society, Sohna Road,
 Sector - 49, Gurgaon,
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 delhincr@vastukala.org

Nanded

28, S.G.G.S. -
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 Nanded - 431 602, (M.S.), INDIA

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Plot No. 106, N-3, CIDCO,
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 aurangabad@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

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

To,
The Branch Manager,
State Bank of India
Industrial Finance Branch, Colaba,
 The Arcade, 2nd Floor, World Trade Centre,
 Cuffe Parade, Colaba, Mumbai - 400 005,
 State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF OFFICE)

I	General	
1.	Purpose for which the valuation is made	: As per the request from State Bank of India, Industrial Finance Branch, Colaba to assess market value of the property for bank loan purpose.
2.	a)	Date of inspection : 04.01.2022
	b)	Date on which the valuation is made : 07.01.2022
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 29.03.2010. 2. Copy of Maintenance Bill No. 17/Jan/21-22 dated 04.01.2022 issued by Lodha Supremus Worli Commercial Premises Co-op. Soc. Ltd. 3. Copy of Property Tax Bill No. 07/10/21-22 dated 05.10.2021 issued by Lodha Supremus Worli Commercial Premises Co-op. Soc. Ltd. for Office No. 1, 2, 3 & 4. 4. Copy of Share Certificate No. 016 dated 25.04.2015 issued by Lodha Supremus Worli Commercial Premises Co-op. Soc. Ltd. 5. Copy of Previous Valuation Report dated 11.01.2019 issued by GVR Corporate Services Pvt. Ltd. 6. Copy of Occupancy Certificate No. EB / 3654 / GS / A dated 17.06.2013 for Ground + Mezzanine Floors + 1 st to 7 th Floors (for Parking) + 8 th to 17 th Upper Floors issued by Municipal Corporation of Greater Mumbai. 7. Copy of Commencement Certificate No. EEBPC / 3654 / GS / A dated 11.09.2008 issued by Municipal Corporation of Greater Mumbai.	
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)	: M/s. Permashwar Fashions Impex Pvt. Ltd. Address: Commercial Office No. 2, 12 th Floor, "Lodha Supremus", Lodha Supremus Worli Commercial Premises Co-op. Soc. Ltd., Dr. E. Moses Road, Worli Naka, Lower Parel, Mumbai – 400018, State - Maharashtra, Country – India. Contact Person: Mr. Mehul (Employee of Owner) Contact No.: 9833121789 Pvt. Ltd. Company Ownership
5.	Brief description of the property (Including	: The property is a Commercial Office No. 2 is located on



	Leasehold / freehold etc.)		12 th Floor. As per site inspection, Office No. 2, 3 & 4 are internally amalgamated to form a single office having single entrance door. The Composition of Commercial Office is Reception + Working Area + Seating Area + Toilets + Passage. The property is at 1.7 KM. travelling distance from nearest railway station Lower Parel.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. D and C. S. No. 3/301, Plot No. E and C. S. No. S. No. 4/301 of Lower Parel Division
	b) Door No.	:	Commercial Office No. 2
	c) T.S. No. / Village	:	Lower Parel Division
	d) Ward / Taluka	:	-
	e) Mandal / District	:	Mumbai
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate No. EB / 3654 / GS / A dated 17.06.2013 for Ground + Mezzanine Floors + 1 st to 7 th Floors (for Parking) + 8 th to 17 th Upper Floors issued by Municipal Corporation of Greater Mumbai
	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 Office No. 2, 12 th Floor, "Lodha Supremus", Lodha Supremus Worli Commercial Premises Co-op. Soc. Ltd., Dr. E. Moses Road, Worli Naka, Lower Parel, Mumbai - 400018, State - Maharashtra, Country - India
8.	City / Town	:	Lower Parel
	Residential area	:	No
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Lower Parel Division Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		
		As per site	As per Documents
	North	: Ganpat Rao Kadam Marg	Details not available
	South	: Konark Empress	Details not available
	East	: Indiabull Blu Tower	Details not available
	West	: Dr. E. Moses Road	Details not available

13	Dimensions of the site	N. A. as property under consideration is a Commercial Office in a building										
		<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%; text-align: center;">A As per the Deed</th> <th style="width: 50%; text-align: center;">B Actuals</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">North</td> <td style="text-align: center;">-</td> </tr> <tr> <td style="text-align: center;">South</td> <td style="text-align: center;">-</td> </tr> <tr> <td style="text-align: center;">East</td> <td style="text-align: center;">-</td> </tr> <tr> <td style="text-align: center;">West</td> <td style="text-align: center;">-</td> </tr> </tbody> </table>	A As per the Deed	B Actuals	North	-	South	-	East	-	West	-
A As per the Deed	B Actuals											
North	-											
South	-											
East	-											
West	-											
14.	Extent of the site	Carpet Area in Sq. Ft. = 1,546.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 1,855.00 (Carpet + 20%)										
14.1	Latitude, Longitude & Co-ordinates of Office	18°59'52.7"N 72°49'06.8"E										
15.	Extent of the site considered for Valuation (least of 13A& 13B)	Carpet Area in Sq. Ft. = 1,546.00 (Area as per Agreement for Sale)										
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Tenant Occupied - Korea										
II APARTMENT BUILDING												
1.	Nature of the Apartment	Commercial										
2.	Location											
	C.T.S. No.	Plot No. D and C. S. No. 3/301, Plot No. E and C. S. No. S. No. 4/301 of Lower Parel Division										
	Block No.	-										
	Ward No.	-										
	Village / Municipality / Corporation	Lower Parel Division Municipal Corporation of Greater Mumbai.										
	Door No., Street or Road (Pin Code)	Commercial Office No. 2, 12 th Floor, "Lodha Supremus", Lodha Supremus Worli Commercial Premises Co-op. Soc. Ltd., Dr. E. Moses Road, Worli Naka, Lower Parel, Mumbai – 400018, State - Maharashtra, Country – India										
3.	Description of the locality Residential / Commercial / Mixed	Commercial										
4.	Year of Construction	2013 (As per Occupancy Certificate)										
5.	Number of Floors	Ground + Mezzanine Floors + 1 st to 7 th Floors (for Parking) + 8th to 17th Upper Floors (As per Occupancy Certificate)										
6.	Type of Structure	R.C.C. Framed Structure										
7.	Number of Dwelling Offices in the building	4 Offices on 12 th Floors (As per Agreement Sale Plan)										
8.	Quality of Construction	Good										
9.	Appearance of the Building	Good										
10.	Maintenance of the Building	Good										
11.	Facilities Available											

	Lift	:	3 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	1 st to 7 th Floors (for Parking)
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	OFFICE		
1	The floor in which the Office is situated	:	Commercial Office
2	Door No. of the Office	:	Commercial Office No. 2
3	Specifications of the Office	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door frame with doors with glass door
	Windows	:	Glass facade
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering and POP false ceiling
4	House Tax	:	
	Assessment No.	:	Property Tax Bill No. 07/10/21-22 (for Office No. 1, 2, 3 & 4)
	Tax paid in the name of:	:	M/s. Permishwar Fashions Impex Pvt. Ltd.
	Tax amount:	:	₹ 40,112.00
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Office?	:	Good
7	Sale Deed executed in the name of	:	M/s. Permishwar Fashions Impex Pvt. Ltd.
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the Office?	:	Built Up Area in Sq. Ft. = 1,855.00 (Carpet + 20%)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Office?	:	Carpet Area in Sq. Ft. = 1,546.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Commercial
14	Is it Owner-occupied or let out?	:	Tenant Occupied – Korea
15	If rented, what is the monthly rent?	:	₹ 1,88,000.00 Expected rental income per month
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area

3	Any negative factors are observed which affect the market value in general?	:	No
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)	:	₹ 45,000.00 to ₹ 50,000.00 per Sq. Ft. on Carpet 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).	:	₹ 49,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 46,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 3,41,242.00 per Sq. M. i.e. ₹ 31,702.00 per Sq. Ft.
	Guideline rate (after depreciated)	:	₹ 3,18,757.00 per Sq. M. i.e. ₹ 29,613.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Office with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	8 years
	Life of the building estimated	:	52 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	12.00%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,640.00
	Rate for Land & other V (3) ii	:	₹ 46,000.00
	Total Composite Rate	:	₹ 48,640.00 per Sq. Ft.
	Remark:		
	1. At the time of site visit, we were not allowed to site measurement and photographs of few restricted areas.		
	2. Office Nos. 2, 3 & 4 are internally amalgamated to form a single office having single entrance door.		
	3. As per bank request, we have done the independent valuation of each office.		
	4. For the purpose of valuation, we have considered the Carpet Area as per Agreement for Sale for Office No. 2 Only.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Office (₹)	Estimated Value (₹)
1	Present value of the Office	1,546.00	48,640.00	7,51,97,440.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Fair Market Value of the property			7,51,97,440.00
	The realizable value of the property			6,76,77,696.00
	Distress value of the property			6,01,57,952.00
	Insurable value of the property (1,855.00 x 3,000.00)			55,65,000.00
	Guideline / Government Value (1,855.00 x 29,613.00)			5,49,32,115.00

Approach used for valuation:

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 ₹ 45,000.00 to ₹ 50,000.00 per Sq. Ft. on Carpet 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 & commercial application in the locality etc. We estimate ₹ 48,640.00 per Sq. Ft. on Carpet Area after depreciation for valuation.

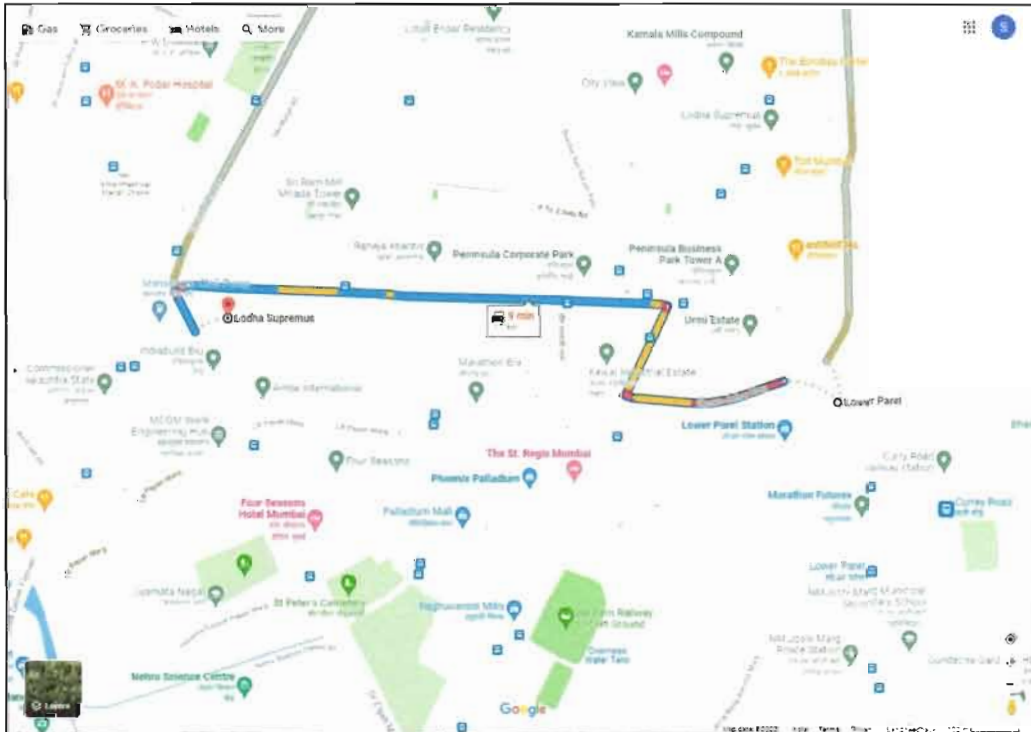
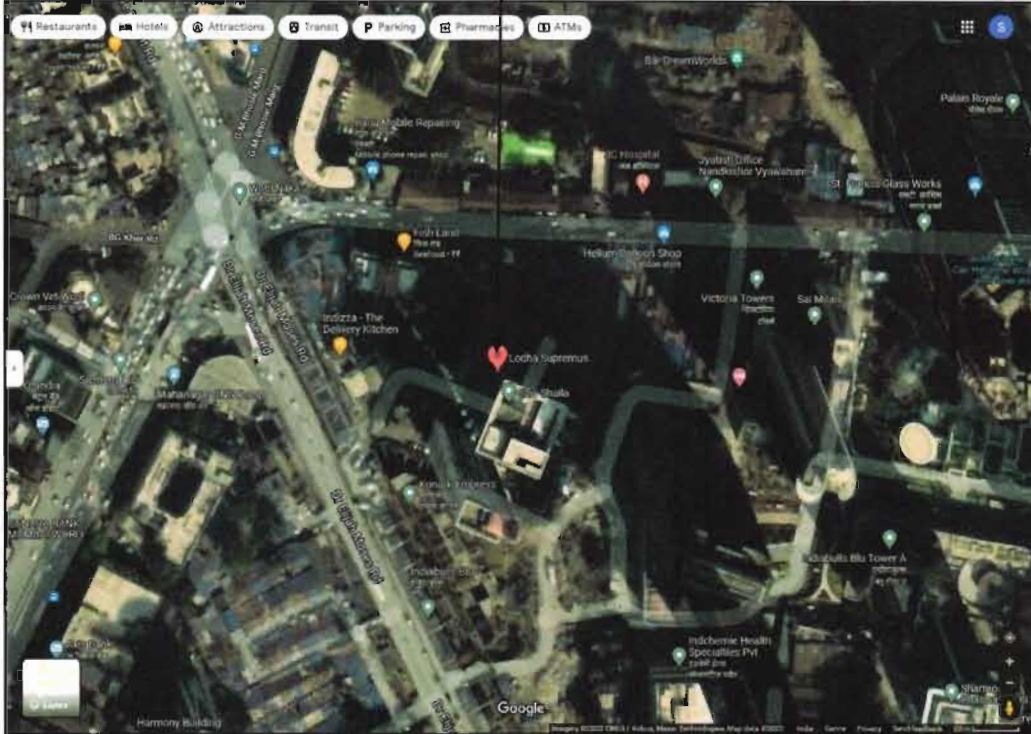
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	There is no threat of acquisition by Govt. by road widening/ public service purposes. The land is levelled and there is no threat of submerging. The land falls under category CRZ-II and there is no adverse effect of the same on existing building structure. The building is located about 1.5 Km from (Worli Sea) Sea Coast/ tidal level
i) Saleability	Normal
ii) Likely rental values in future in	₹ 1,88,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



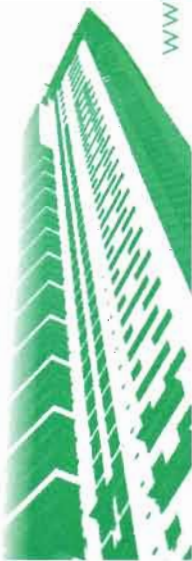
Route Map of the property

Site u/r




Latitude Longitude: 18°59'52.7"N 72°49'06.8"E

Note: The Blue line shows the route to site from nearest railway station (Lower Parel – 1.7 Km.)



Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वापारमूल्य दर पत्रक

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Year 2021/2022 **Language** English

Annual Statement of Rates

Selected District मुंबई(मेल)

Select Village लोअर परेल व्हिडीजन

Search By Survey No Location

Select	उपविभाग	पूनी कमीत	विपरीत व्यतिरेक	नोंदणीय	मुदले	नोंदणीय	एकम (Pb.)
SurveyNo	12/91C -रस्ता : केळकराव खांदे मार्ग - सतत रस्ता बंधन पायुन पश्चिम रेल्वे लाईन वरवीं.	129440	247270	289900	348000	235550	चौरस मीटर
SurveyNo	12/91D -सुभाग : मधुसुदन मिन, भारत मिन मधील मिळकत	190760	283500	311900	354400	283500	चौरस मीटर
SurveyNo	12/91 E-सुभाग : उपरोक्त वापारमूल्य कडम मार्ग, वस्त्रिय पूर्वम पश्चिम रेल्वे लाईन, पश्चिमम व्ही. डी. मोबिल रोड वापारमूल्य विक्रयानुक्रमी सुभाग	116390	271000	310220	345730	265430	चौरस मीटर
SurveyNo	12/91FA-सुभाग- पूर्वम माथ रेल्वे लाईन,उपरोक्त ब्रालवेड माधुरकर मार्ग (चौरस रोड) पश्चिमम ना.म.नोंदणी मार्ग,वस्त्रियम रेल्वे वाळ	60500	0	0	0	0	चौरस मीटर
SurveyNo	12/91F -सुभाग : उपरोक्त रेल्वे वाळ, वस्त्रियम विभाग व्दर, पूर्वम माथ रेल्वे लाईन व पश्चिमम ना. म.नोंदणी मार्ग	65000	184240	198940	222960	184240	चौरस मीटर
		1 2 3 4 5 6					



Think.Innovate.Create



Sale Instance

<p>Index 2</p> <p>9246450 08/01/2021</p> <p>Note: -Generated Through eSearch Module For original report please contact concern SRO office.</p>	<p>सूची क्र.2</p>	<p>दुयाम निबंधक : सह द्रु. नि. मुंबई शहर 3 दस्ता क्रमांक : 9246/2020 नोंदणी Regn 63m</p>
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गावाचे नाव : लोअर परेल

(1) विवेकाचा प्रकार	सेल डॉड
(2) नोंदवदला	24731000
(3) बाजारभाव (भाडेपट्ट्याचा) बाबतिलपट्टाकार आकारणी देणे की घट्टेदार ते नमुद करावे	34585155.15
(4) मू. मापन मोटारिस्ता व घरकामाक (असल्यास)	1) पारिकेचे नाव मुंबई मनपावृत्त वर्गन - इतर माहिती - इतर माहिती - अंकित नं 902.9 का मजला अंकितचे क्षेत्र 782 चौ फुट कारपेट लोंदा सुपीमस सेनापती बायट मार्ग लोअर परेल मुंबई - 400013 व सोखन 2 कार पारिकिंग नं पी 2012 व पी 2013 व इतर सर्व माहिती व मिळकतीचे वर्गन दस्तान नमुद केव्हापर्यतो (C.T.S. Number - 453.)
(5) क्षेत्रफळ	782 चौ फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करान देणा-या पारिकेचे नाव किंवा दिवानी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास प्रतिकारिते नाव व पत्ता	1) नाव - तिरपती कामांडीटीज इन्व्हेस्ट प्रा ली (पुणेचे नाव तिरपती अयन इन्व्हेस्ट प्रा ली) चे रिजॉल्यूशन विक्रय प्रकाश गुणवत्ता गुणवत्ता प्रमाण कर्तव्य वृत्ते 35 पला-901.9. लोंदा सुपीमस - सेनापती बायट मार्ग लोअर परेल मुंबई, दक्षिण रोड, MAHARASHTRA, MUMBAI Non-Government. पिन कोड-400013 पिन नं-AACCT3064G
(8) दस्तऐवज करान देणा-या पारिकेचे नाव किंवा दिवानी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास प्रतिकारिते नाव व पत्ता	1) नाव - ओप्टोव्हिद्या रिअल्टी मेनेजर्स प्रायव्हेट लिमिटेड तसे संवाकळ विवेक नंदकुमार जैन वय-39, पला-अंकित नं 10, गणेश बाग, 187 टाटवेट अग्रणी रोड, विरा ब्रह्मन मीन लॉईन पूर्व मुंबई, काळबाटेरी MAHARASHTRA, MUMBAI Non-Government. पिन कोड-400002 पिन नं-AADCL4385R
(9) दस्तऐवज करान दिव्याचा दिनांक	07/12/2020
(10) दस्त नोंदणी केव्हाचा दिनांक	07/12/2020
(11) अनुक्रमक खंड व पत्र	9246/2020

<p>Index 2</p> <p>6077319 08/01/2021</p> <p>Note: -Generated Through eSearch Module For original report please contact concern SRO office.</p>	<p>सूची क्र.2</p>	<p>दुयाम निबंधक : सह द्रु नि. मुंबई शहर 2 दस्ता क्रमांक : 6077/2020 नोंदणी Regn 63m</p>
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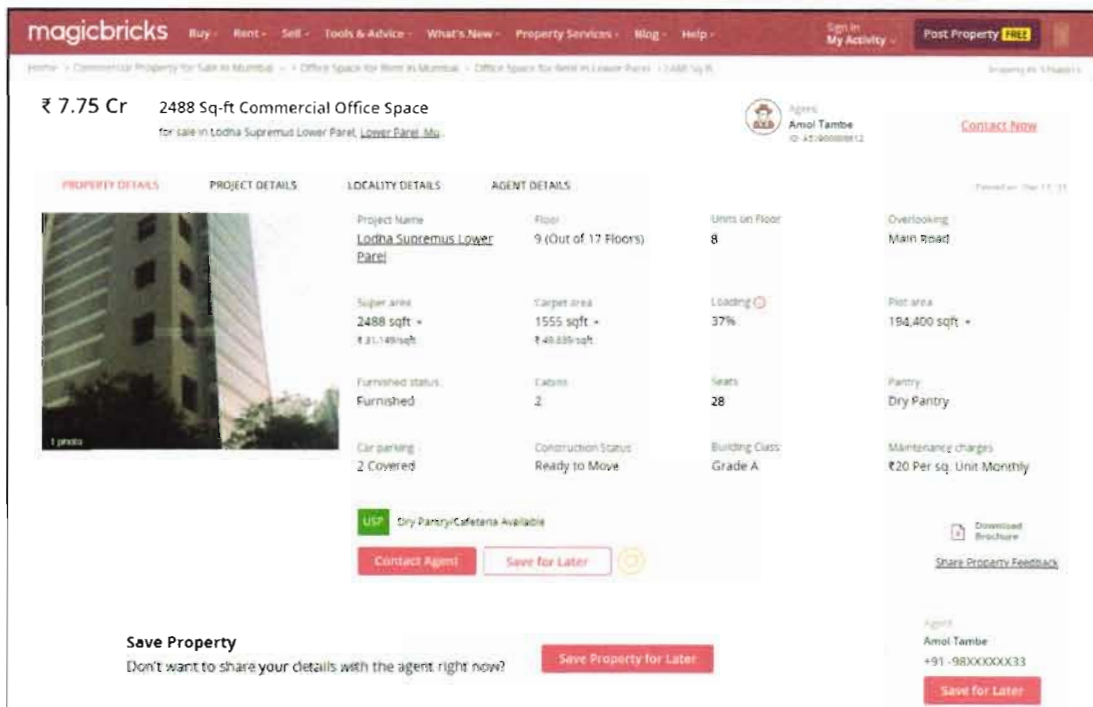
गावाचे नाव : लोअर परेल

(1) विवेकाचा प्रकार	सेल डॉड
(2) नोंदवदला	60000000
(3) बाजारभाव (भाडेपट्ट्याचा) बाबतिलपट्टाकार आकारणी देणे की घट्टेदार ते नमुद करावे	59160616.525
(4) मू. मापन मोटारिस्ता व घरकामाक (असल्यास)	1) पारिकेचे नाव मुंबई मनपावृत्त वर्गन सडमिका नं. पुनित नं 801, माळा नं 8 का मजला इमारतीचे नाव लोंदा सुपीमस ब्लॉक नं लोअर परेल मुंबई 400013 रोड नं सेनापती बायट मार्ग, इतर माहिती अथ टी पुनित एरिजा 1551 चौ फुट कारपेट सोखन 3 कार पारिकिंग नं पी 1020 पी 1021 पी 3032 पी 1 व पी 3 सेवडा व इतर माहिती दस्तान नमुद केव्हापर्यतो (C.T.S. Number - 453.)
(5) क्षेत्रफळ	172.97 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करान देणा-या पारिकेचे नाव किंवा दिवानी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास प्रतिकारिते नाव व पत्ता	1) नाव - व्हीडर इन्व्हेस्टमेंट सर्व्ही प्रोव्हायडर सुधीर ब्रह्म वय -64 पला -पॉर्ट नं 27/3, माळा नं 1, इमारतीचे नाव सधून विलाईंग नं 3 कर्वाडिनिअम ब्लॉक नं पॉर्ट रोड नं बरजोरजी भस्वा मार्ग, महाराष्ट्र मुंबई, पिन कोड-400001 पिन नं -AAMPBB549F
(8) दस्तऐवज करान देणा-या पारिकेचे नाव किंवा दिवानी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास प्रतिकारिते नाव व पत्ता	1) नाव - सविन मोटारिस्ता वय-42, पला, पॉर्ट नं 202, माळा नं - इमारतीचे नाव इरिडीस ब्लॉक नं बायट रॉड रोड नं पार्ली रोड, महाराष्ट्र मुंबई, पिन कोड-400050 पिन नं-AH-LPM5215H
(9) दस्तऐवज करान दिव्याचा दिनांक	16/10/2020
(10) दस्त नोंदणी केव्हाचा दिनांक	19/10/2020
(11) अनुक्रमक खंड व पत्र	6077/2020
(12) बाजारभावामागे मुद्राक बुलाक	1200000
(13) बाजारभावामागे नोंदणी बुलाक	30000
(14) नोंदणी	

मुद्राक बुलाक आकारताम निवडलेला अनुबंध :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.




Price Indicators



₹ 7.75 Cr 2488 Sq-ft Commercial Office Space
for sale in Lodha Supremus Lower Panel, Lower Panel Mid.

Agent: Amol Tambe (419000812) [Contact Now](#)

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	AGENT DETAILS
	Project Name Lodha Supremus Lower Panel	Floor 9 (Out of 17 Floors)	Units on Floor 8
	Super area 2488 sqft + ₹ 31.14/sqft	Carpet area 1555 sqft + ₹ 49.83/sqft	Loading 37%
	Furnished status Furnished	Lifts 2	Seats 28
	Car parking 2 Covered	Construction Status Ready to Move	Building Class Grade A
			Overlooking Main Road
			Plot area 194,400 sqft +
			Pantry Dry Pantry
			Maintenance charges ₹20 Per sq. Unit Monthly

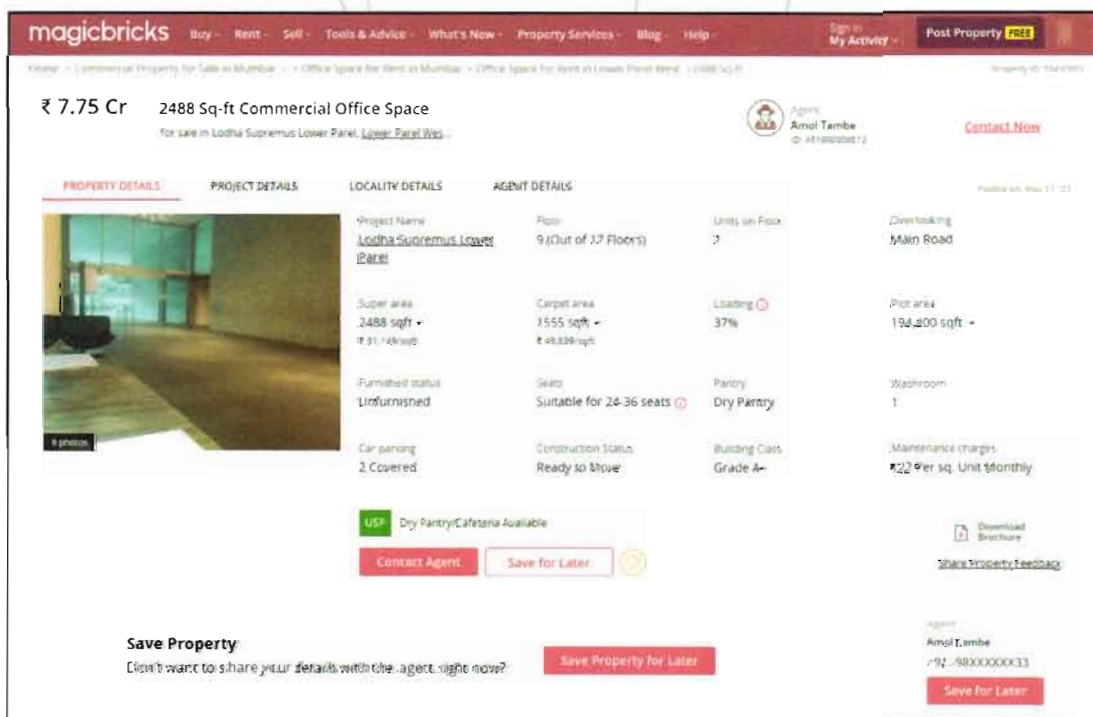
USP: Dry Pantry/Cafeteria Available

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Agent: Amol Tambe (+91-9800000033) [Save for Later](#)

Save Property
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₹ 7.75 Cr 2488 Sq-ft Commercial Office Space
for sale in Lodha Supremus Lower Panel, Lower Panel Mid.

Agent: Amol Tambe (419000812) [Contact Now](#)

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	AGENT DETAILS
	Project Name Lodha Supremus Lower Panel	Floor 9 (Out of 17 Floors)	Units on Floor 8
	Super area 2488 sqft + ₹ 31.14/sqft	Carpet area 1555 sqft + ₹ 49.83/sqft	Loading 37%
	Furnished status Unfurnished	Seats Suitable for 24-36 seats	Pantry Dry Pantry
	Car parking 2 Covered	Construction Status Ready to Move	Building Class Grade A-
			Overlooking Main Road
			Plot area 194,400 sqft +
			Washroom 1
			Maintenance charges ₹22 Per sq. Unit Monthly

USP: Dry Pantry/Cafeteria Available

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Agent: Amol Tambe (+91-9800000033) [Save for Later](#)

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Price Indicators


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Home > Commercial Property for Sale in Mumbai > Office Space for Rent in Mumbai > Office Space for Rent in Lower Parel West > 3600 Sq-ft

₹ 11.75 Cr **3600 Sq-ft Commercial Office Space**
for sale in Lodha Supremus Lower Parel, Lower Parel West

Agent: Anil Tambe (+91-9800000033) [Contact Now](#)

Posted on Nov 11 '17

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	AGENT DETAILS
	<p>Project Name: Lodha Supremus Lower Parel</p> <p>Super area: 3600 sqft - ₹ 32,654/sqft</p> <p>Turnished status: Unfurnished</p> <p>Car parking: 2 Covered</p>	<p>Floor: 9 (Out of 17 Floors)</p> <p>Carpet area: 2386 sqft - ₹ 48,246/sqft</p> <p>Seats: Suitable for 36-52 seats</p> <p>Construction Status: Ready to Move</p>	<p>Units on Floor: 7</p> <p>Loading: 33%</p> <p>Pantry: Dry Pantry</p> <p>Building Class: Grade A+</p> <p>Maintenance charges: ₹22 Per sq. Unit Monthly</p>

USP: Dry Pantry/Cafeteria Available

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Agent: Anil Tambe (+91-9800000033) [Save for Later](#)


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Home > Commercial Property for Sale in Mumbai > Office Space for Rent in Mumbai > Office Space for Rent in Lower Parel > 1206 Sq-ft

₹ 4.0 Cr **1206 Sq-ft Commercial Office Space**
for sale in Lodha Supremus Lower Parel, Lower Parel, Mi

Agent: Anil Tambe (+91-9800000033) [Contact Now](#)

Posted on Nov 11 '17

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	AGENT DETAILS
	<p>Project Name: Lodha Supremus Lower Parel</p> <p>Super area: 1206 sqft - ₹ 33,167/sqft</p> <p>Furnished status: Furnished</p> <p>Car parking: 1 Covered</p>	<p>Floor: 11 (Out of 17 Floors)</p> <p>Carpet area: 782 sqft - ₹ 31,151/sqft</p> <p>Cabinets: 2</p> <p>Construction Status: Ready to Move</p>	<p>Units on Floor: 6</p> <p>Loading: 35%</p> <p>Seats: 18</p> <p>Building Class: Grade A</p> <p>Maintenance charges: ₹20 Per sq. Unit Monthly</p>

USP: Dry Pantry/Cafeteria Available

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[Download Brochure](#) [Share Property Feedback](#)

Save Property
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Agent: Anil Tambe (+91-9800000033) [Save for Later](#)



Price Indicators

99acres
Commercial Buy
Enter locality / Project / Society
Near Me


₹7.75 Cr ₹ 1,83,33,333 per sq ft

Estimated Size 14,500

From 000.0 NOT AVAILABLE Please check maintenance charges on...

[Overview](#) [Dealer Details](#)

Property (12)



- ✓ Number of seats: 12 - 30 seats
- ✓ Carpet Area: 1555 sq ft (166 sq m)
- ✓ Carpet Area per sq ft: 2458 sq ft (227 sq m)
- ✓ Floor (9th / 17 floors building)
- ✓ No. of parking: 2 private parking spots in basement
- ✓ Meeting room and 2 cabins available
- ✓ Washrooms: 1 private washroom available

Why you should consider this property?

Key Highlights
of the property

- ✓ Power Back-up
- ✓ On-Call Maintenance Staff

- ✓ Visitor Parking Available
- ✓ Feng Shui/Vastu Compliant

99acres
Commercial Buy
Enter locality / Project / Society
Near Me


₹7.5 Cr ₹ 1,83,33,333 per sq ft

Estimated Size 14,500

From 000.0 NOT AVAILABLE Please check maintenance charges on...

[Overview](#) [Dealer Details](#) [Recommendations](#)

Property (18)



- ✓ No. of seats: 25 - 40 seats
- ✓ Carpet Area: 1555 sq ft (166 sq m)
- ✓ Carpet Area per sq ft: 1 floor (9th / 17 floors building)
- ✓ No. of parking: 2 private parking spots in basement
- ✓ Meeting room and 2 cabins available
- ✓ Washrooms: 2 private washrooms available

Why you should consider this property?

Key Highlights
of the property

- ✓ Power Back-up
- ✓ On-Call Maintenance Staff

- ✓ Visitor Parking Available



Price Indicators


99acres
Commercial Buy
Enter Locality / Project / Society
Focus Map

₹11.75 Cr

Estimated EOP ₹ 5,38,477

READY TO GO NOT AVAILABLE [View the map on our website for more details](#)

[Overview](#) [Dealer Details](#)



Property (23)

- ✓ Number of seats: 30 - 35 seats
- ✓ Carpet Area: 2386 sq.ft. (221.91 sq.m.)
- ✓ Super built-up Area: 3000 sq.ft. (277.79 sq.m.)
- ✓ Ready to move in: 1 floor (8th / 17 floors building)
- ✓ Car parking: 2 private parking spots in basement
- ✓ Meeting room & cabin: 1 meeting room and 4 cabins available
- ✓ Washrooms: 1 private washroom available

Why you should consider this property?

Key Highlights of the property

- ✓ Power Back-up
- ✓ On-Call Maintenance Staff

- ✓ Visitor Parking Available
- ✓ Feng Shui/ Vastu Compliant


99acres
Commercial Buy
Enter Locality / Project / Society
Focus Map

₹7.5 Cr

Estimated EOP ₹ 5,36,328

READY TO GO NOT AVAILABLE [View the map on our website for more details](#)

[Overview](#) [Dealer Details](#) [Recommendations](#)



Property (11)

- ✓ Number of seats: 30 - 45 seats
- ✓ Carpet Area: 1565 sq.ft. (144.85 sq.m.)
- ✓ Super built-up Area: 3250 sq.ft. (300.93 sq.m.)
- ✓ Ready to move in: 1 floor (8th / 17 floors building)
- ✓ Car parking: 2 private parking spots in basement
- ✓ Meeting room & cabin: 2 meeting rooms and 5 cabins available
- ✓ Washrooms: 2 washrooms available (1 private, 1 shared)

Property Ownership: **Freehold** | Property Code: **VSB346274**

Property facilities:

- ✓ Reception area
- ✓ Conference room
- ✗ Furnished
- ✓ Central Air Conditioning
- ✗ No Oxygen Duct
- ✗ No UPS
- ✓ No Fire extinguisher
- ✓ No Fire sensors
- ✗ No Barriers
- ✓ No Fire alarm



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

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

We hope this will satisfy your requirements.



Think.Innovate.Create



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 **₹ 7,51,97,440.00 (Rupees Seven Crore Fifty One Lakh Ninety Seven Thousand Four Hundred Forty Only)**.

Place: Mumbai

Date: 07.01.2022

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

Sharadkumar B. Chalikwar

C.M.D.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt.Ltd.,
ou, email=cmd@vastukala.org, c=IN
Date: 2022.01.10 09:21:56 +05'30'

Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

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)

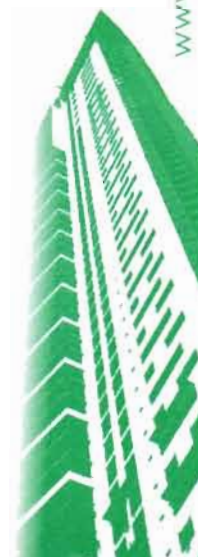
DECLARATION-CUM-UNDERTAKING

I, Sharadkumar 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 07.01.2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 04.01.2022. 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 AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.



SI No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Permashwar Fashions Impex Pvt. Ltd. from M/s. Lodha Developers Limited vide Agreement for Sale dated 29.03.2010.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, Industrial Finance Branch, Colaba, to assess value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Tanmay Jadhav – Valuation Engineer Shyam Kajvilkar – Processing Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 04.01.2022 Valuation Date – 07.01.2022 Date of Report – 07.01.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 04.01.2022
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Commercial Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all-round development of residential 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 **07th January 2022** 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 and site visit conducted, we understand that the subject property is Commercial Office, admeasuring **Carpet Area in Sq. Ft. = 1,546.00** in the name of **M/s. Permashwar Fashions Impex Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Permashwar Fashions Impex Pvt. Ltd.** 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, we understand that the Commercial Office, admeasuring **Carpet Area in Sq. Ft. = 1,546.00.**

Condition & Repair

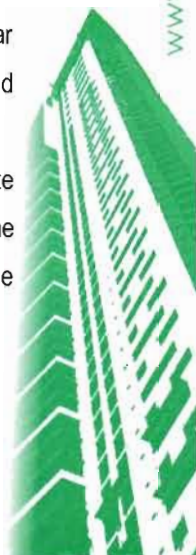
In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed 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 Office and properties that are typically traded on a Office basis.

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



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

Not a Structural Survey

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

Other

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

Legal

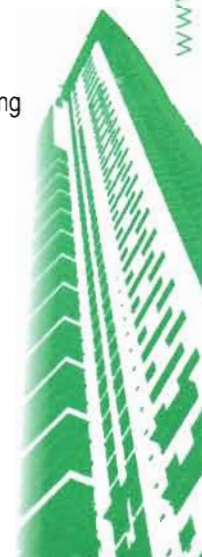
We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Commercial Office, admeasuring **Carpet Area in Sq. Ft. = 1,546.00.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



(Annexure - II)

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.



Remuneration and Costs.

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

Occupation, employability and restrictions.

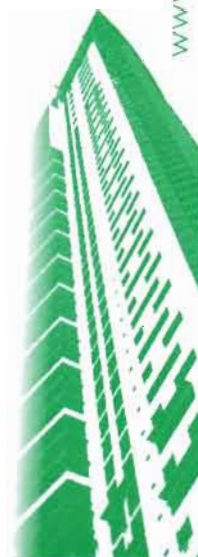
29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

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



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Market Value of the property under reference as on **07th January 2022**.

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

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

Fundamental assumptions and conditions presumed in this definition are: 

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 7,51,97,440.00 (Rupees Seven Crore Fifty One Lakh Ninety Seven Thousand Four Hundred Forty Only)**.

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

Sharadkumar B. Chalikwar
Digitally signed by Sharadkumar B. Chalikwar
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C.M.D.

Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

