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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Alka M. Roongta**

Commercial Office No. 111, 1<sup>st</sup> Floor, Wing - B-C, "**Golden Nest Phase VI**", Sonam Shopping Centre Premises Co-op. Soc. Ltd., Old Survey No. 343, 346, 351, 352 & 354, New/Current Survey No. 16, 92, 91, 90 & 88, Mira Bhayandar Road, Village - Goddeo, Mira Road (East), Taluka - Thane, District - Thane, PIN Code - 401 107, State - Maharashtra, India.

Latitude Longitude : 19°17'40.9"N 72°51'34.5"E

### Intended User:

**State Bank of India**

**Bassein Taluka Industrial Estate Branch**

Bassein Taluka Industrial Estate Branch, Govrai Pada Vasai (East), Thane - 401 208, State - Maharashtra, Country - India.

### Our Pan India Presence at :

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

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

+91 2247495919

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

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## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 111, 1<sup>st</sup> Floor, Wing - B-C, "Golden Nest Phase VI", Sonam Shopping Centre Premises Co-op. Soc. Ltd., Old Survey No. 343, 346, 351, 352 & 354, New/Current Survey No. 16, 92, 91, 90 & 88, Mira Bhayandar Road, Village - Goddeo, Mira Road (East), Taluka - Thane, District - Thane, PIN Code - 401 107, State - Maharashtra, India belongs to **Alka M. Roongta**.

Boundaries of the property

North	: Internal Road
South	: Internal Road & Sonam Ganga Apartment
East	: Internal Road & Sonam Saraswati Apartment
West	: Mira Bhayandar Road

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 **₹ 50,03,400.00 (Rupees Fifty Lakh Three Thousand Four Hundred Only)**.

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

Hence certified

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

**Manoj Chalikwar**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.11.30 13:06:25 +05'30'

Auth. Sign.

Director



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Encl.: Valuation report

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|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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**Vastukala Consultants India Pvt. Ltd.**

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.

To,  
**The Branch Manager,**  
**State Bank of India**  
**Bassein Taluka Industrial Estate Branch**  
 Bassein Taluka Industrial Estate Branch, Govrai Pada Vasai  
 (East), Thane - 401 208, State - Maharashtra, Country -  
 India.

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

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
2	a) Date of inspection : 27.11.2024
	b) Date of which the valuation is made : 30.11.2024
3	List of documents produced for perusal: I) Copy of Agreement For Sale Document No.7383/2004 Dated 22.11.2004 between M/s. Kalpana Constructions(The Builder) And Alka M. Roongta(The purchaser). II) Copy of Deed of Conveyance Dated 03.06.2004 between Anjur Land & Investment Company Private limited(The Owner) And Mahesh Kumar Roongta & Saroj G. Roongta(The purchaser). III) Copy of Old Valuation Report Dated 01.07.2022 issued by Vinod Prakash Talathi. IV) Copy of Part Occupancy Certificate Document No.NP / NR / 556 / 19250 / 2001 - 02 dated 18.02.2002 issued by Mira Bhayander Municipal Corporation. V) Copy of Society Share Certificate Document No.0040 Dated 22.02.2007 And Alka M. Rungta (The purchaser).
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) : <b>Alka M. Roongta</b> Commercial Office No. 111, 1 <sup>st</sup> Floor, Wing - B-C, " <b>Golden Nest Phase VI</b> ", Sonam Shopping Centre Premises Co-op. Soc. Ltd., Old Survey No. 343, 346, 351, 352 & 354, New/Current Survey No. 16, 92, 91, 90 & 88, Mira Bhayandar Road, Village - Goddeo, Mira Road (East), Taluka - Thane, District - Thane, PIN Code - 401 107, State - Maharashtra, India.  Contact Person : Sonali Koli (Owner's Employee) Mobile No. 9324291504  sole ownership



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5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Commercial Office located on 1 <sup>st</sup> Floor. As per Site Inspection, Commercial Office Nos. 110 & 111 are internally amalgamated with separate entrance. At present, entry from Office No. 111 are temporarily closed. Composition of Amalgamated Office is Working area + 2 Cabins. The property is at 2.6 Km. distance from Mira Road Railway Station.
6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 16, 92, 91, 90 & 88 Old Survey No - 343, 346, 351, 352 & 354
b)	Door No.	:	Commercial Office Np. 111
c)	C.T.S. No. / Village	:	Village - Goddeo
d)	Ward / Taluka	:	Taluka - Thane
e)	Mandal / District	:	District - Thane
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Part Occupancy certificate Document No. NP / NR / 556 / 19250 / 2001 - 02 dated 18.02.2002 issued by Mira Bhayandar Municipal Council
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7	Postal address of the property	:	Commercial Office No. 111, 1 <sup>st</sup> Floor, Wing - B-C, " <b>Golden Nest Phase VI</b> ", Sonam Shopping Centre Premises Co-op. Soc. Ltd., Old Survey No. 343, 346, 351, 352 & 354, New/Current Survey No. 16, 92, 91, 90 & 88, Mira Bhayandar Road, Village - Goddeo; Mira Road (East), Taluka - Thane, District - Thane, PIN Code - 401 107, State - Maharashtra, India.
8	City / Town		
	Residential area	:	No
	Commercial area	:	Yes
	Industrial area	:	No
9	Classification of the area		
	i) High / Middle / Poor		Middle Class
	ii) Urban / Semi Urban / Rura		Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Goddeo Mira Bhayander Municipal Corporation

11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Internal Road	Details not available
	South	:	Internal Road & Sonam Ganga Apartment	Details not available
	East	:	Internal Road & Sonam Saraswati Apartment	Details not available
	West	:	Mira Bhayandar Road	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Commercial Office in a building.	
		:	As per the Deed	As per Actuals
	North	:	Details not available	Marginal Space
	South	:	Details not available	Staircase
	East	:	Details not available	Office No. 110 & 109
	West	:	Details not available	Office No. 112
14	Extent of the site	:	Carpet Area in Sq. Ft. = 403.50 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 248.00 (Area As Per Agreement For Sale)	
14.1	Latitude, Longitude & Co-ordinates of Office	:	19°17'40.9"N 72°51'34.5"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up Area in Sq. Ft. = 248.00</b> <b>( Area As Per Agreement For Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Commercial	
2.	Location			
	C.T.S. No.	:		
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Goddeo, Mira Bhayander Municipal Corporation	



	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
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	:	<b>Alka M. Roongta</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Office?	:	Built Up Area in Sq. Ft. = 248.00 (Area as per Agreement For Sale)
10.	What is the floor space index (app.)	:	As per MBMC norms
11.	What is the Carpet area of the Office?	:	<b>Carpet Area in Sq. Ft. = 403.50</b> <b>(Area As per actual site measurement)</b> <b>Carpet Area in Sq. Ft. = 403.50</b> <b>(Amalgamated Office No. 110 &amp; 111)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Commercial use
14.	Is it Owner-occupied or let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	16,700/- (Expected rental income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in Developed Area
3.	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar 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)	:	₹ 19597/- to ₹ 31579/- per Sq. Ft. on Carpet Area ₹ 16331/- to ₹ 26316/- 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).	:	₹ 21,000/- per Sq. Ft. on Built Up Area

3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 18,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,04,120/- per Sq. M. i.e. ₹ 9,673/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 88,540/- per Sq. M. i.e. ₹ 8,226/- 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 area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Office with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	22 years
	Life of the building estimated	:	38 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	33.00%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,675/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 18,500/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 20,175/- per Sq. Ft.</b>
	<b>Remarks</b>	:	<b>As per Site Inspection, Commercial Office Nos. 110 &amp; 111 are internally amalgamated with separate entrance. At present, entry from Office No. 111 are temporarily closed. Composition of Amalgamated Office is Working area + 2 Cabins. For the purpose of valuation, we have considered area as per Agreement for Sale of Office No. 111 only.</b>

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Office	248.00 Sq. Ft.	20,175.00	50,03,400.00
2	Wardrobes			



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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 / Car Parking			
<b>Total value / Fair market value of the property</b>				<b>50,03,400.00</b>
<b>Realizable value of the property</b>				<b>45,03,060.00</b>
<b>Distress value of the property</b>				<b>40,02,720.00</b>
<b>Insurable value of the property (248.00 X 2,500.00)</b>				<b>6,20,000.00</b>
<b>Guideline value of the property (248.00 X 8,226.00)</b>				<b>20,40,048.00</b>

### Justification for Price / Rate

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

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

### Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial 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 ₹ 19,597/- to ₹ 31,579/- per Sq. Ft. on Carpet Area / ₹ 16,331/- to ₹ 26,316/- 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 ₹20,175.00 per Sq. Ft. on Built Up Area for valuation.



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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	
Saleability	Good
Likely rental values in future	16,700/- (Expected rental income per month)
Any likely income it may generate	Rental Income



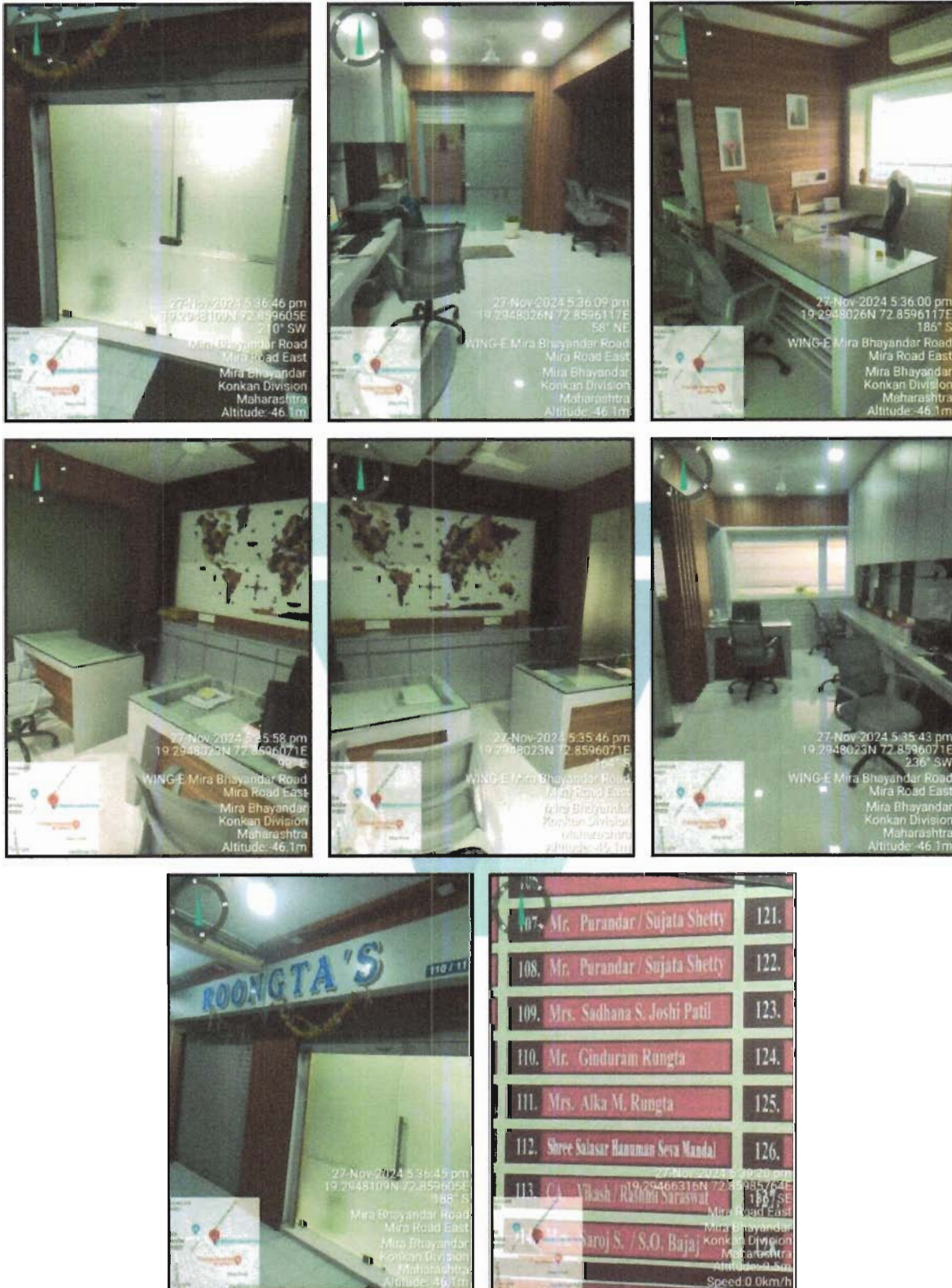
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## Actual Site Photographs



## Actual Site Photographs



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## Route Map of the property



Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°17'40.9"N 72°51'34.5"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Mira Road - 2.6 Km.).



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## Ready Reckoner Rate

Home		Valuation Guidelines   User Manual	
Year	2024-2025	Language	English
Selected District	Thane		
Select Taluka	Thane		
Select Village	Mauje [Gaon] Ghoddev No 3 (Mira Bhainder)		
Search By	<input type="radio"/> Survey No. <input checked="" type="radio"/> SubZones		
Select	उपविभाग	खुली जमीन	निवासी सदनिका
SurveyNo	3/18-एम) भु- विभाग घोडदेव गावातील मिळकती सर्व्हे क्रमांक	33300	95300
		109600	119100
		109600	चौ मीटर

Stamp Duty Ready Reckoner Market Value Rate for Office	109600			
Decrease by 5% on Office Located on 1 <sup>st</sup> Floor	5480			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,04,120.00	Sq. Mtr.	9,673.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	33300			
The difference between land rate and building rate(A-B=C)	70,820.00			
Percentage after Depreciation as per table(D)	22%			
Rate to be adopted after considering depreciation [B + (C X D)]	88,540.00	Sq. Mtr.	8,226.00	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
------------------------------------	-------------------------------------



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	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



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## Price Indicators

Property	Golden Nest Centre, Mira Road		
Source	square yards		
Floor	1st		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	715.00	858.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,476.00	₹20,396.00	-

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Sakhavat Ali S...

### Commercial Office Space 715 Sq.Ft. In Mira Road East Mumbai

Listing ID #6950584

## ₹ 1.75 Cr.

- Furnished**
- 715 Sq Ft. (Carpet Area)**
- Road View**
- Yes**
- 1st Floor**

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**More Offers**

Overview

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**Key Highlights**

Prime Location

Free Hold

Near City Center

Investment Opportunity

Breakthrough Price

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**Sakhavat Al...** 5★


+91932XXXXXXX



## Price Indicators

Property	Queen Park, Mira Road		
Source	square yards		
Floor	1st		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	237.50	285.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹31,453.00	₹26,211.00	-

square yards
Mumbai
Buy
Rent
Projects
Agents
Services
Resale
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Map
Ankush Singh

**Queens Park**  
**Commercial Office Space 285 Sq.Ft. in Mira Road Mumbai**  
 Listing ID #6295969

₹ 74.7 L

- Semi-Furnished
- 285 Sq.Ft. (Built-up Area)
- Road View
- Yes
- 1st Floor

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[More Offers](#)

Overview
Furnishing
Amenities
Agent Overview
About Project
Data Intelligence
Commute Time
Mira Road Review

**Key Highlights**

Prime Location
Wide Road
Affordable
Spacious

**Contact our Real Estate Experts**

**Ankush Singh**  
+91992XXXXXXX

## Sale Instances

Property	Sonam Shopping Centre, Mira Road		
Source	Index no.2		
Floor	Ground		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	206.67	248.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹19,596.00	₹16,331.00	-

29/11/2024, 11:25		97_2981	
2981337 17-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र 2</b>		दुयम निबंधक : सह दु. नि. ठाणे 7 दस्त क्रमांक : 2981/2024 नोदणी : Regn:63m
<b>गावाचे नाव : गोडदेव</b>			
(1) विलेखाचा प्रकार	रेल डीड		
(2) मोबदला	4050000		
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2745255		
(4) भू-मापन,पोटहिस्सा व धरक्रमांक असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: , इतर माहिती: मौजे गोडदेव,वोर्ड क्र. एम.विभाग 3/18,दुकान क्र. 015,तळ मजला,विंग बी अणि सी,गोल्डन नेस्ट 6 सोनम शॉपिंग सेंटर प्रिमायसेस को. ऑप. सोसा. लि., मीरा भाईदर रोड,मीरा रोड पू. ठाणे 401107. एकूण क्षेत्रफळ 23.05 चौ. मी. बिल्टअप आहे. ( ( Survey Number : Old Survey No. 351/1(P),3(P) 352/1,3(P),4,5(P),6, 343/5,7-A,7-B, 346/3,5(P), 6-A, 354/4(P),9,10 New Survey No. 91/1(P),3(P) 90/1,3(P),4,5(P),6, 16/5,7-A,7-B, 92/3,5(P), 6-A, 88/4(P),9,10 : ) )		
(5) क्षेत्रफळ	23.05 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रुपाली निर्मल बडोला - वय:-42 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. 402, पोरवाल कॉम्प्लेक्स, 60 फिट रोड, भाईदर पू. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-APQP4133J		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिल जयशंकर पांडेय - वय:-47; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. ए/101, श्री शक्ती कृपा, स्टेशन रोड, भाईदर पू. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-APQP9626L 2): नाव:-सुनिल जय शंकर पांडेय - वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. ए/101, श्री शक्ती कृपा, स्टेशन रोड, भाईदर पू. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-APQP9624J 3): नाव:-सुशील कुमार पाण्डेय - वय:-49; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. ए/101, श्री शक्ती कृपा, स्टेशन रोड, भाईदर पू. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-APQP9625K		
(9) दस्तऐवज करून दिल्याचा दिनांक	20/02/2024		
(10) दस्त नोदणी केल्याचा दिनांक	20/02/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	2981/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	283500		
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000		

## Sale Instances

Property	Commercial Property, Mira Road		
Source	Index no.2		
Floor	Ground		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	126.67	152.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹31,578.00	₹26,316.00	-

30/11/2024, 10:20		freesearchignrnservice.maharashtra.gov.in/santaHTMLReportSuchiKramank2_RegLive.aspx	
21843393		<b>सूची क्र.2</b>	
30-11-2024		दुय्यम निबंधक: राह दु.नि. ठाणे 10	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्ता क्रमांक: 21843/2023	
		नोंदणी:	
		Regn:63m.	
<b>गावाचे नाव : गोडदेव</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	4000000		
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार तो नमूद करावे)	1682000		
(4) भू-मापन, पॉटहिसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मिरा-भाईदर मनपा इतर वर्णन : इतर माहिती: मौजे -गोडदेव,वॉर्ड- एम,विभाग- 3/18 मधील दुकान क्र. डी/9,तळमजला,बिल्डींग नं डी,गोल्डन नेस्ट -6 सोनम गंगा को ऑप ही सोसायटी लिमिटेड,मिरा-भाईदर रोड,मिरा रोड पूर्व,ता.जि. ठाणे 401107, दुकानाचे क्षेत्रफळ 14.12 चौ.मी बिल्ट अप( ( Survey Number : 90/3P,1.4.16/7A,7B.5 व इतर : ) )		
(5) क्षेत्रफळ	14.12 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- संतोष पी. दुबे -- वय:-43 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रुम नं-2, कालिका शुक्ला चाळ, ब्लॉक नं: कस्तुरबा रोड नं-3, रोड नं: बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AJUFD1342N		
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मंजु सुरेश मोरे -- वय:-40 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: एच-306, सोनम एकेन्यू, गोल्डन नेस्ट फ्लॅट-1, ब्लॉक नं: मिरा भाईदर, रोड नं: भाईदर पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-CTAPM2413N		
(9) दस्तावेज करून दिल्याचा दिनांक	11/12/2023		
(10) दस्ता नोंदणी केल्याचा दिनांक	11/12/2023		
(11) अनुक्रमांक, खंड व पृष्ठ	21843/2023		
(12) बाजारभावाप्रमाणे मुदतीक शुल्क	280000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

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 **₹50,03,400.00 (Rupees Fifty Lakh Three Thousand Four Hundred Only)** .The **Realizable Value** of the above property is **₹45,03,060.00 (Rupees Forty Five Lakh Three Thousand Sixty Only)**. The **Distress Value** is **₹40,02,720.00 (Rupees Forty Lakh Two Thousand Seven Hundred Twenty Only)**.

Place : Mumbai

Date : 30.11.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.11.30 13:06:39 +05'30'

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date \_\_\_\_\_

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached



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**(Annexure-IV)****DECLARATION-CUM-UNDERTAKING**

I, Manoj 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 30.11.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My engineer Krishna Gawde has personally inspected the property on 27.11.2024. The work is not sub-contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure



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- 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. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Alka M. Roongta from M/s. Kalpana Constructions vide Agreement For Sale dated 22.11.2004.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, Bassein Taluka Industrial Estate 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;	Manoj Chalikwar - Regd. Valuer Krishna Gawde - Valuation Engineer Shobha Kuperkar - Technical Manager Prajakta Patil - 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 - 27.11.2024 Valuation Date - 30.11.2024 Date of Report - 30.11.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 27.11.2024
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

## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **30th November 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Mumbai (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. Vastukala Consultants India Pvt. Ltd. adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### Information Supplied by Others

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

### Future Matters

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

### Map and Plans

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

### Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Commercial Office, admeasuring **248.00 Sq. Ft. Built Up Area** in the name of **Alka M. Roongta**. 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 **Alka M. Roongta**. For



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the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

## Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

## Area

Based on the information provided by the Client's representative, we understand that the Commercial Office, admeasuring **248.00 Sq. Ft. Built Up Area**.

## Condition & Repair

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

## Valuation Methodology

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

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

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



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## 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 **248.00 Sq. Ft. Built Up Area**.

## ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(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.



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



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**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.

**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.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
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Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3



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