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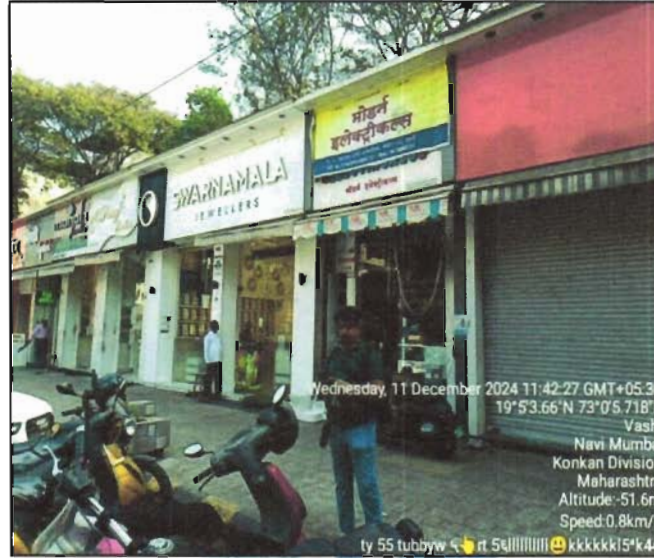
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Smt. Meenakumari Singhavi (Shop No. A-5)**

Mrs. Meena Kumari Anil Singhvi (Shop No. A-6)

Commercial Shop No. A-5 & A-6, Ground Floor, Building No. 'A', Plot No. 48/28, Sector - 14, Gat / Survey No. 34(pt) & 35(pt), Village - Juhu, Vashi, Navi Mumbai, Taluka & District - Thane State - Maharashtra, Country - India.

Latitude Longitude: 19°05'04.0"N 73°00'05.4"E

Intended User:

Nagpur Nagarik Sahakari Bank Ltd.

Vashi Branch

Office Banking Complex No. 1, Unit No. 9, Sector - 19C, Opp. APMC, Dana Bander, Vashi, Navi Mumbai 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**

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Page 2 of 27

Vastu/Mumbai/12/2024/12975/ 2309744

24/4-442-JABS

Date: 30.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. A-5 & A-6, Ground Floor, Building No. 'A', Plot No. 48/28, Sector - 14, Gat / Survey No. 34(pt) & 35(pt), Village - Juhu, Vashi, Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India belongs to **Smt. Meenakumari Singhavi (Shop No. A-5), Mrs. Meena Kumari Anil Singhvi (Shop No. A-6)**.

Boundaries of the property.

North : Footpath
South : Footpath
East : MGM Complex
West : 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 for this particular purpose at **₹ 2,11,68,000.00 (Rupees Two Crore Eleven Lakhs Sixty-Eight Thousand 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.

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.30 15:34:44 +05'30'

Auth. Sign.



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Regd. Office

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Powai, Andheri East, **Mumbai**: 400072, (M.S), India

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Vastukala Consultants (I) Pvt. Ltd.

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

To,
The Branch Manager
Nagpur Nagarik Sahakari Bank Ltd.
Vashi Branch
 Office Banking Complex No. 1
 Unit No. 9, Sector - 19C
 Opp. APMC, Dana Bander
 Vashi, Navi Mumbai
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF SHOP)

I General	
1.	Purpose for which the valuation is made : To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection : 11.12.2024
	b) Date on which the valuation is made : 30.12.2024
3.	List of documents produced for perusal: <ol style="list-style-type: none"> 1) Copy of Sale Deed / Conveyance Deed dated 16.03.2001 between Mr. Pragjibhai Vallabhbbhai Patel (the Shop Owner) AND Smt. Meenakumari Singhavi (the Purchaser) – Shop No. A-5 2) Copy of Deed of Apartment / Conveyance Deed dated 16/05/2016 between Mr. Mahavir Kisanlal Jain & Mr. Aviral Navratanmal Chaplot (the Vendors) AND Mrs. Meena Kumari Anil Singhvi (the Vendee), Registration No. 4469/2016 dated 16/05/2016 3) Copy of Property Tax Bill No. PT-C-CT-10558 dated 01/10/2024, Tax No. VAS-14-DRS-SHP/000-SHP-A05 in the name of Lessor: CIDCO, Leasee: Meenakumari Singhvi for Shop No. A-05 issued by Navi Mumbai Municipal Corporation. 4) Copy of Property Tax Bill No. PT-C-CT-10559 dated 01/10/2024, Tax No. VAS-14-DRS-SHP/000-SHP-A06 in the name of Lessor: CIDCO, Leasee: Meena Kumari Anil Singhvi for Shop No. A-06 issued by Navi Mumbai Municipal Corporation. 5) Copy of CIDCO Letter Ref. No. CIDCO/EO/Vashi/5973 dated 15/03/2001, regarding permission granted to Shri. Pragajibhai Vallabhbbhai Patel to sell Shop No. A-5 in Sector 14 at Vashi to Smt. Meena Singhavi, issued by CIDCO. 6) Copy of Letter Ref. No. CIDCO/EMS/AEO(VASHI)/01/885 dated 26/06/2001 regarding Transfer of Shop No. A-5, Sector 14 at Vashi, issued by CIDCO. 7) Copy of Property Tax receipt No. VA0000189382 dated 01.10.2024 for Shop No. A-05 in the name of Meenakumari Singhvi. 8) Copy of Property Tax receipt No. VA0000189393 dated 01.10.2024 for Shop No. A-05 in the name of Meenakumari Anil Singhvi.
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) : Smt. Meenakumari Singhavi (Shop No. A-5), Mrs. Meena Kumari Anil Singhvi (Shop No. A-6) Address: Commercial Shop No. A-5 & A-6, Ground Floor, Building No. 'A', Plot No. 48/28, Sector - 14, Gat / Survey No. 34(pt) & 35(pt), Village - Juhu, Vashi, Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India.



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		Contact Person: Mr. Anil Singhvi (Owner's Husband) Contact No.: 9821255521 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The Leasehold commercial property Shop (Used as Jewelry Showroom) is located on Ground Floor. The composition of shop is having single amalgamated unit. The property is at 2.4 km. travelling distance from nearest railway station Vashi. Shop No. A-5 & A-6 are internally amalgamated with two rolling shutters. The valuation done for both shops.
6.	Location of property	:
	a) Plot No. / Survey No.	: Plot No. 48/28, Sector – 14, Gat / Survey No. 34(pt) & 35(pt)
	b) Door No.	: Commercial Shop No. A-5 & A-6
	c) C.T.S. No. / Village	: Village - Juhu
	d) Ward / Taluka	: Taluka - Thane
	e) Mandal / District	: District - Thane
	f) Date of issue and validity of layout of approved map / plan	: Approved Building Plan were not provided and not verified.
	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	No
7.	Postal address of the property	: Commercial Shop No. A-5 & A-6, Ground Floor, Building No. 'A', Plot No. 48/28, Sector - 14, Gat / Survey No. 34(pt) & 35(pt), Village - Juhu, Vashi, Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India.
8.	City / Town	: Vashi, Navi Mumbai
	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	: Village - Juhu Navi Mumbai Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled	: No

	area / cantonment area		
12.	Boundaries of the property	As per actual site	As per document
	North	: Footpath	Sector - 29, Vashi
	South	: Footpath	Sector - 14, Vashi
	East	: MGM Complex	MGM HSG Complex
	West	: Road	30 Mtrs. Wide Road
13	Dimensions of the site	N. A. as property under consideration is a shop in an apartment building.	
		A As per the Deed	B Actual
	North	: -	-
	South	: -	-
	East	: -	-
	West	: -	-
14.	Extent of the site	: Carpet Area of Amalgamated Shop No. A-5 & A-6 in Sq. Ft. = 402.00 (Area as per actual site measurement)	
		Area as per of Sale Deed / Conveyance Deed	
		Shop No.	Carpet Area in Sq. Ft.
		Loading %	Built-up Area
		A-5	175.00
		A-6	175.00
		Total	350.00
			420.00
14.	Latitude, Longitude & Co-ordinates of shop	: 19°05'04.0"N 73°00'05.4"E	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	: Total Carpet Area in Sq. Ft. = 350.00 (Area as per Sale Deed / Conveyance Deed)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied in the name of Swarnamala Jewellers	
II APARTMENT BUILDING			
1.	Nature of the Apartment	: Commercial	
2.	Location	:	
	C.T.S. No.	: -	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village - Juhu Navi Mumbai Municipal Corporation	
	Door No., Street or Road (Pin Code)	: Commercial Shop No. A-5 & A-6, Ground Floor, Building No. 'A', Plot No. 48/28, Sector - 14, Gat / Survey No. 34(pt) & 35(pt), Village - Juhu, Vashi, Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India.	
3.	Description of the locality Residential / Commercial / Mixed	: Commercial	

4.	Year of Construction	:	1990 (As per Approx.)
5.	Number of Floors	:	Ground floor structure only
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling shops in the building	:	8 Shops in a row
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	No lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	No
	Is pavement laid around the building	:	Yes
III	SHOP		
1	The floor in which the shop is situated	:	Ground Floor
2	Door No. of the shop	:	Commercial Shop No. A-5 & A-6
3	Specifications of the shop	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	MS rolling shutter to main entrance with full height glazed glass shutter.
	Windows	:	Nil
	Fittings	:	Concealed Electrical wiring
	Finishing	:	Cement Plastering with POP false ceiling
4	House Tax	:	
	Assessment No.	:	VAS-14-DRS-SHP/000-SHP-A05 VAS-14-DRS-SHP/000-SHP-A06
	Tax paid in the name of:	:	Meenakumar Singhvi (Shop No. A-05) Meena Kumari Anil Singhvi (Shop No. A-06)
	Tax amount:	:	₹ 6011.00 (Shop No. A-05) ₹ 6011.00 (Shop No. A-06)
5	Electricity Service connection No.:	:	Information not available
	Meter Card is in the name of:	:	Information not available
6	How is the maintenance of the shop?	:	Good
7	Sale Deed executed in the name of	:	Smt. Meenakumari Singhavi (Shop No. A-5) Mrs. Meena Kumari Anil Singhvi (Shop No. A-6)
8	What is the undivided area of land as per Sale Deed?	:	Information not available
9	What is the plinth area of the shop?	:	Built-up Area in Sq. Ft. = 420.00 (Carpet Area + 20%)
10	What is the floor space index (app.)	:	As per MCGM norms



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11	What is the Carpet Area of the shop?	:	Carpet Area of Amalgamated Shop No. A-5 & A-6 in Sq. Ft. = 402.00 (Area as per actual site measurement) Area as per of Sale Deed / Conveyance Deed								
			<table border="1"> <thead> <tr> <th>Shop No.</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>A-5</td> <td>175.00</td> </tr> <tr> <td>A-6</td> <td>175.00</td> </tr> <tr> <td>Total</td> <td>350.00</td> </tr> </tbody> </table>	Shop No.	Carpet Area in Sq. Ft.	A-5	175.00	A-6	175.00	Total	350.00
Shop No.	Carpet Area in Sq. Ft.										
A-5	175.00										
A-6	175.00										
Total	350.00										
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class								
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose								
14	Is it Owner-occupied or let out?	:	Owner Occupied								
15	If rented, what is the monthly rent?	:	₹ 65,000.00 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 shop with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 55,000.00 to ₹ 65,000.00 per Sq. Ft. on Carpet Area								
2	Assuming it is a new construction, what is the adopted basic composite rate of the shop under valuation after comparing with the specifications and other factors with the shop under comparison (give details).	:	₹ 6,1500.00 per Sq. Ft. on Carpet Area ₹ 60,480.00 per Sq. Ft. (after depreciation)								
3	Break – up for the rate	:									
	I. Building + Services	:	₹ 2,000.00 per Sq. Ft.								
	II. Land + others	:	₹ 59,500.00 per Sq. Ft.								
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,64,200.00 per Sq. M. i.e., ₹ 15,255.00 per Sq. Ft.								
4a	Guideline rate (after depreciation)	:	₹ 1,26,222.00 per Sq. M. i.e., ₹ 11,726.00 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 / Rgstin. 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.								
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:									
a	Depreciated building rate	:									
	Replacement cost of shop with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.								
	Age of the building	:	34 Years								

	Life of the building estimated	:	26 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	51.00%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 980.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 59,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 60,480.00 per Sq. Ft.
	Remark: Shop No. A-5 & A-6 are internally amalgamated with two rolling shutters. The valuation done for both shops.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the shop	350.00 Sq. Ft.	60,480.00	2,11,68,000.00
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			
	Total Value of the Property			2,11,68,000.00
	The realizable value of the property			1,90,51,200.00
	Distress value of the property			1,69,34,400.00
	Insurable value of the property (420.00 X 2,000.00)			8,40,000.00
	Guideline value of the property (420.00 X 11,726.00)			49,24,920.00

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.



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Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial Shop, where there are typically many comparables available to analyze. As the property is a Commercial Shop, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 55,000.00 to ₹ 65,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all round development of Residential and Commercial application in the locality etc. We estimate ₹60,480.00 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. CRZ Provisions not applicable.
i) Saleability	Normal
ii) Likely rental values in future in	₹ 65,000/- Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



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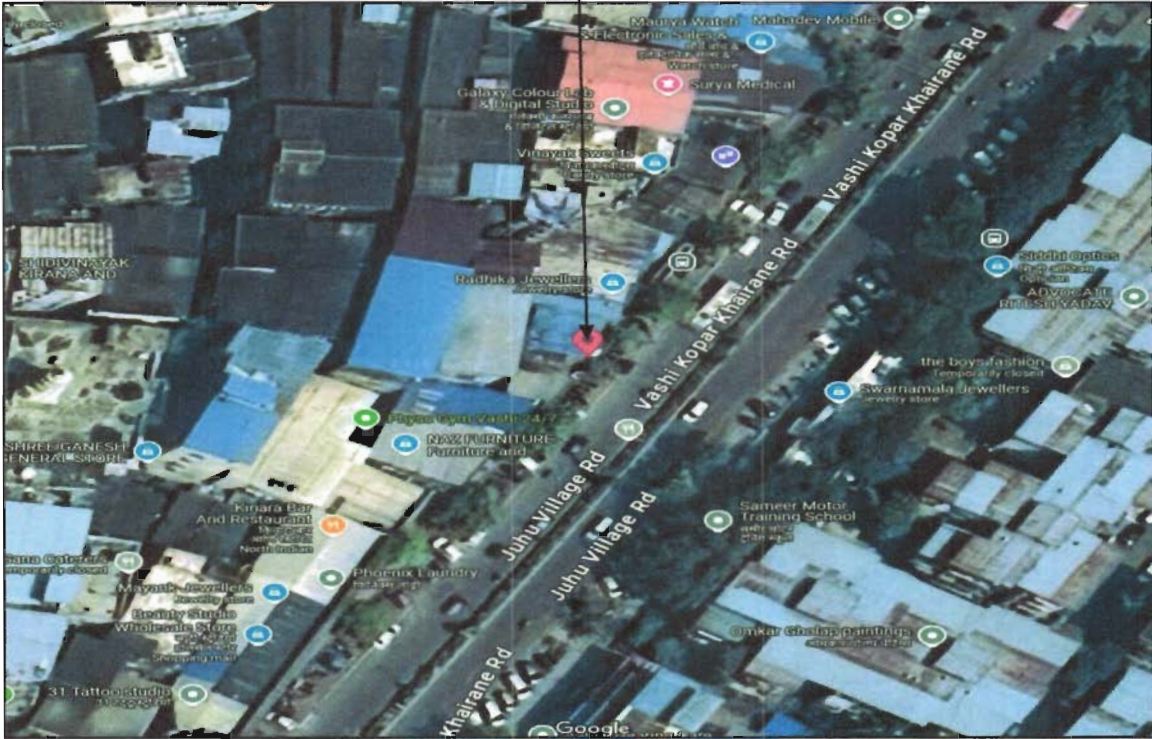
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Route Map of the property

Site u/r



Latitude Longitude: 19°05'04.0"N 73°00'05.4"E

Note: The Blue line shows the route to site from nearest railway station (Vashi – 2.4 km..)



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Ready Reckoner Rate

DIVISION / VILLAGE : VASHI Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban Area	Local Body Type	Class 'C' Corporation			
Local Body Name	Navi Mumbai Municipal Corporation					
Land Mark	Vashi Node Sector No. 14.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	shop	Industrial
5	5/155	52500	131600	150500	164200	150500
Plot No. 14/1/2,14/2/4,14/2/4+5A, 14/2/4+5b, 14/2/5, 14/2/6, 14/2/7, 14/2/8, 14/3, 14/3/A, 14/4, 14/5, 14/6, 14/7, 14/8, 14/9, 14/10, 14/11, 14/12, 14/13, 14/14, 14/15, 14/16A, 14/16, 14/17, 14/18, 14/19, 14/20, 14/21, 14/22, 14/23, 14/24, 14/24A, 14/24/B, 14/24/C, 14/24/D, 14/26, 14/27, 14/28, 14/29, 14/30, 14/31, 14/32, 14/33, 14/34, 14/35, 14/36, 14/37, 14/38, 14/39, 14/40, 14/41, 14/42, 14/43, 14/47, 14/48/C, 14/48, 14/48A, 14/48/4, 14/48/5, 14/48/6, 14/48/7, 14/48/7A, 14/48/9, 14/48/9A, 14/48/9B, 14/48/9C, 14/48/10, 14/48/12, 14/48/13, 14/48/15, 14/48/16, 14/48/16A, 14/48/16C, 14/48/16B, 14/48/18, 14/49/A, 14/49, 14/50, 14/50A, 14/51, 14/51A, 14/51B, 14/52, 14/53, 14/54, 14/55, 14/56, 14/57, 14/58, 14/59, 14/60, 14/61, 14/62						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Shop	1,64,200.00			
No Increase on shop Located on Ground Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,64,200.00	Sq. Mtr.	15,255.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	52,500.00			
The difference between land rate and building rate (A – B = C)	1,11,700.00			
Depreciation Percentage as per table (D) [100% - 34%] (Age of the Building – 34 Years)	66%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,26,222.00	Sq. Mtr.	11,726.00	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 / Still / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table – D: Depreciation Percentage Table

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



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Price Indicators

Property	Commercial Shor for Sale in Vashi, Navi Mumbai		
Source	Nobroker		
Floor			
	Carpet	Built Up	Saleable
Area	234.16	281.00	337.20
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹64,057.00	₹53,381.00	₹44,484.00

NOBROKER

Shop in Vashi, Mumbai For Sale
Sector 18, Modern College Rd, Modern College Vashi, Vashi

₹ 1.5 Crores
₹ 1.13 Lacs/Month
281 Sq. Ft.

Commercial Buy

Home: Commercial Properties for Sale in Mumbai: Commercial Properties for Sale in Vashi: Shops for Sale in Vashi: Property Details

Photos Location

Shop

Freehold

Unfurnished

Sep 17, 2024

Public And Reserved

Ground Floor

More Than 10 Year

Immediately

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: SVC Bank, Chankoli Railway Station (W), NDM Hospital, Bejai Noviplex, Maware Infotech Park

NoBroker Services

Create Agreement

Check Loan Eligibility

Estimate Interiors Cost

Book Legal Services

Book Renovations

Activity On This Property

12 Unique Views

0 Shortlists

1 Contacted

Powered By: NoBroker

Amenities

Power Backup
Need To Arrange

Viz/Whoomial
No Washroom

Security
NA

Lift
None

Water Storage Facility
NA

Similar Properties

Shop in Sangda, Mumbai F...
Sangda Station Bldg, Phase 1, 104
1.4 (100) sq.ft.
Price: ₹1.5 Cr
₹8.5/Cover: 480 sqft

Shop in Vashi, Mumbai ffor...
Prakashnagar, Sector 18, Vashi
1.2 (100) sq.ft.
Price: ₹1.5 Cr
₹8.5/Cover: 480 sqft

Price Indicators

Property	Commercial Shor for Sale in Vashi, Navi Mumbai		
Source	Shop		
Floor			
	Carpet	Built Up	Saleable
Area	110.00	132.00	158.40
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹50,000.00	₹41,667.00	₹34,722.00

99acres

Commercial Buy

Enter Locality / Project / Society / Landmark

Post property

Home > Shop for Sale in Navi Mumbai > Shop for sale in Vashi

Residential Project

₹55 Lac

@ 50,000 per sq. ft.

Pre Lease Get Rental income starting @ ₹ 15,000 / month


BERA STATUS NOT AVAILABLE Website: <https://maharashtra.gov.in/>

[Overview](#) [Pre Leased Details](#) [Owner Details](#) [Recommendations](#) [Articles](#)

Commercial Shops for Sale

in Radhakrishna Cooperative Society, Vashi, Navi Mumbai

Property (1)



Photos (1/1)

Sale Amount

₹ 55 Lac

@ 50,000 per sq. ft. (Negotiable) [View Price Details](#)

Floor Number

Ground

Property Age

10+ Year Old

Carpet Area

110 sq. ft.

(10.22 sqm)

Key Highlights

Corner property, Near Entrance

Places nearby View All (5)

Radhakrishna Cooperative Society Shop 14, Vashi, Navi Mumbai

[Inorbit Mall](#) [Ikea](#) [Sai Baba Mandir](#) [Alliance Church](#) [Shiv Temple](#) [Ganesh Temple](#) [Masjid](#)

Why should you consider this property?

Close to Market Close to Railway Station

Ownership: Co-operative S...

Property Suitable for: [Clothes](#), [Dental Clinic](#), [Sweet](#), [ATM...](#) [View More](#)

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

Property Code: N77456421

www.99acres.com/N77456421

Ceiling height: **12 feet**

Entrance width: **11 feet**

Pre Leased Property Highlights

[Invest in Pre Leased / Rented commercial properties and earn high returns annually with low to medium risk](#)

Lease Amount: ₹ 15,000 / month Lease Tenure: **3 years**



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Sale Instances

Property	Commercial Shor for Sale in Sector – 17, Vashi, Navi Mumbai		
Source	Index-II		
Floor			
	Carpet	Built Up	Saleable
Area	267.00	320.40	384.48
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹55,693.00	₹46,411.00	₹38,676.00

13263362 09-06-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक: सह दु. नि. ठाणे 8 दस्ता क्रमांक: 13263/2022 नोंदणी: Regn.83m
गावाचे नाव : वाशी		
(1)वित्तिका प्रकार	करारनामा	
(2)मोबदला	14000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते ममुद करावे)	7844487.2	
(4) भू-मापन पोटहिन्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव-नवी मुंबई मनपाद्वतर वर्णन : इतर माहिती: शॉप नं. सी-102,तळ मजला,वाशी प्लाझा कमर्शियल प्रेमिसेस कॉ. ऑप. सोसायटी लिमिटेड,प्लॉट नं. 80 व 81,सेक्टर-17,वाशी नवी मुंबई. क्षेत्र : 267 चौ फूट कारपेट((Plot Number : 80 and 81 : SECTOR NUMBER : 17 :))	
(5) क्षेत्रफळ	267 चौ.फूट	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/दिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव -डिपल जांब - - वय -47 पत्ता -प्लॉट नं. प्लॉट नं. बी-402, माळा नं. - इमारतीचे नाव: इरिसा सी एच एस. ब्लॉक नं. प्लॉट नं.1, सेक्टर-19,सावण्डा,नवी मुंबई, रोड नं. - महाराष्ट्र, ठाणे. पिन कोड -400706 पॅन नं.-AFLFJ7784G 2) नाव -भारती रमेश पंजाबी - - वय -70 पत्ता -प्लॉट नं. प्लॉट नं.6,विल्डिंग नं.4ए, माळा नं. दुसरा मजला, इमारतीचे नाव: निल्यानंद बाग सोसायटी, ब्लॉक नं. माहूल रोड,सेक्टर-मुम्बई, रोड नं. - महाराष्ट्र, मुम्बई. पिन कोड -400074 पॅन नं.-AAHPP3284E	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -शंदेश भगवानजी देवडा - - वय -30, पत्ता -प्लॉट नं. प्लॉट नं.2508, माळा नं. - इमारतीचे नाव: गामी रेगन, ब्लॉक नं. प्लॉट नं.25, सेक्टर-8,धनसोली,नवी मुम्बई, रोड नं. - महाराष्ट्र, THANE. पिन कोड -400701 पॅन नं.-BPFDP9322D	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/07/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	25/07/2022	
(11)अनुक्रमांक खंड व पृष्ठ	13263/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	840000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

Property	Commercial Shor for Sale in Sector – 17, Vashi, Navi Mumbai		
Source	Index-II		
Floor			
	Carpet	Built Up	Saleable
Area	304.17	365.00	438.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 60,822.00	₹ 50,685.00	₹ 42,237.00

17744392 18-08-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे & टास क्रमांक : 17744/2024 नोंदणी : Ragn 63m
गावाचे नाव : वाशी		
(1) विलेखाचा प्रकार	करारनामा	
(2) मीटरदला	18500000	
(3) बाजारभाज/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार से नमुद करावे	8123840	
(4) भू-मापन पोटहिंग्सा व घरक्रमांक(असल्यास)	1) पोलिकेचे नाव: नवी मुंबई मनपाद्वर वर्णन : इतर माहिती: प्लॉट नं. 10, लळ मजला, बिग स्पॅरिंग, प्लॉट नं. 78 व 79, सेक्टर-17, वाशी, नवी मुंबई (क्षेत्र: 365 चौ. फु. बिस्टअप) ((Plot Number : 78 & 79 : SECTOR NUMBER : 17 :))	
(5) क्षेत्रफळ	365 चौ. फूट	
(6) आकारणी किंवा चुकी टप्यात असेल तेखा		
(7) टसदेवज करन देणा-या पडकाराचे व किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा अदेष असल्यास, प्रतिवादिचे नाव व पसा.	1) नाव -रुजत मनोज पटेल वय-37 पसा-प्लॉट नं. - माळा नं. - इमारतीचे नाव सदनिका क्र. ए-1003, 10वा मजला, गुणित अपार्टमेंट, प्लॉट नं. 1 व 2, सेक्टर-18ए, वाशी, नवी मुंबई, ब्लॉक नं. - रोड नं. - महाराष्ट्र, ठाणे. पिन कोड-400705 पॅन नं.-BWJPP0107K 2) नाव -रिटा प्रतिक पटेल वय-38 पसा-प्लॉट नं. - माळा नं. - इमारतीचे नाव सदनिका क्र. ए-1003, 10वा मजला, गुणित अपार्टमेंट, प्लॉट नं. 1 व 2, सेक्टर-18ए, वाशी, नवी मुंबई, ब्लॉक नं. - रोड नं. - महाराष्ट्र, THANE पिन कोड-400705 पॅन नं.-CVDPP1481Q 3) नाव -वर्षा श्याम पटेल वय-52 पसा-प्लॉट नं. - माळा नं. - इमारतीचे नाव सदनिका क्र. ए-1003, 10वा मजला, गुणित अपार्टमेंट, प्लॉट नं. 1 व 2, सेक्टर-18ए, वाशी, नवी मुंबई, ब्लॉक नं. - रोड नं. - महाराष्ट्र, THANE पिन कोड-400705 पॅन नं.-AGYPP4851J 4) नाव -श्याम वस्ता पटेल वय-58 पसा-प्लॉट नं. - माळा नं. - इमारतीचे नाव सदनिका क्र. ए-1003, 10वा मजला, गुणित अपार्टमेंट, प्लॉट नं. 1 व 2, सेक्टर-18ए, वाशी, नवी मुंबई, ब्लॉक नं. - रोड नं. - महाराष्ट्र, THANE पिन कोड-400705 पॅन नं.-AGKPP3081E	
(8) टसदेवज करन देणा-या पडकाराचे व किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा अदेष असल्यास, प्रतिवादिचे नाव व पसा	1) नाव -विशाल दस सुर्वशी वय-48, पसा-प्लॉट नं. - माळा नं. - इमारतीचे नाव सदनिका क्र. ई-401, टैव टर्नन कॉम्प्लेक्स सीरवदस ली, प्लॉट नं. 23/24, सेक्टर-19, खारघर, नवी मुंबई, ब्लॉक नं. - रोड नं. - महाराष्ट्र, RAIGARH(MH). पिन कोड-410210 पॅन नं.-AWNPS8016R 2) नाव -सोमिया विशाल सुर्वशी वय-39, पसा-प्लॉट नं. - माळा नं. - इमारतीचे नाव सदनिका क्र. ई-401, टैव टर्नन कॉम्प्लेक्स सीरवदस ली, प्लॉट नं. 23/24, सेक्टर-19, खारघर, नवी मुंबई, ब्लॉक नं. - रोड नं. - महाराष्ट्र, RAIGARH(MH). पिन कोड-410210 पॅन नं.-EPLPS4888G	
(9) टसदेवज करन टिल्याचा दिनांक	22/07/2024	
(10) टस नोंदणी केल्याचा दिनांक	22/07/2024	
(11) अनुक्रमांक खंड व पृष्ठ	17744/2024	
(12) बाजारभाजमागे सुवाक गुल्फ	1110000	
(13) बाजारभाजमागे नोंदणी गुल्फ	30000	
(14) शेर		
सुल्फकमासाडी विचाराल घेतलेला सपशीक .		
सुल्फक गुल्फ आकारतांन निवडलेला अनुकोड .	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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Sale Instances

Property	Commercial Shor for Sale in Sector – 17, Vashi, Navi Mumbai		
Source	Index-II		
Floor			
	Carpet	Built Up	Saleable
Area	272.50	327.00	392.40
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 51,457.00	₹ 42,881.00	₹ 35,734.00

2248775 09-02-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 3 ट्रस्ट क्रमांक : 22487/2023 नोंदणी : Regn.83m
गावाचे नाव : वाशी		
(1) विलेखाचा प्रकार	सेल डीज	
(2) मोबदला	13200000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबत/पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5785952.1	
(4) भू-मापन, पोटहस्ता व घरक्रमांक (अस्त्यास)	1) पालिकेचे नाव-नवी मुंबई मनपाद्वारे वर्णन : इतर माहिती: शॉप नं.25 तळ मजला देवव्रत प्रेमिसेस को.ऑप.सो.लि.प्लॉट नं.83 सेक्टर-17 वाशी नवी मुंबई क्षेत्रफळ 327 चौरस फूट बिल्डअप परिया (Plot Number : 83 ; SECTOR NUMBER : 17 ;)	
(5) क्षेत्रफळ	327 चौ.फूट	
(6) आकारणी किंवा जुनी देण्यात असलेल्या		
(7) ट्रस्टदेवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यास प्रतिवादिचे नाव व पत्ता.	1) नाव -सजय जीवनदास खात्री - - वय-61 पत्ता -प्लॉट नं. - , माळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. बी-701/2 गावठी अपार्टमेंट घरत सिंग कॉलनी सर एम.व्ही.रोड अंधेरी (ई) मुंबई, महाराष्ट्र, मुम्बई. पिन कोड-400093 पिन नं.-AIXPK4833C 2) नाव -जागृती सजय खात्री - - वय-53 पत्ता -प्लॉट नं. - , माळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. बी-701/2 गावठी अपार्टमेंट घरत सिंग कॉलनी सर एम.व्ही.रोड अंधेरी (ई) मुंबई, महाराष्ट्र, मुम्बई. पिन कोड-400093 पिन नं.-AAPPK4711K	
(8) ट्रस्टदेवज करून घेणा-या पक्षकाराचे व किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यास प्रतिवादिचे नाव व पत्ता	1) नाव -वितेंद्र जेरा पटेल - - वय-28; पत्ता -प्लॉट नं. - , माळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. ठाणेविल्ल दन एक्स 201 प्लॉट नं 1-1-1-2 सेक्टर-14 वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड-400703 पिन नं.-GIYPP9846E 2) नाव -देविनेन जेशा पटेल - - वय-61; पत्ता -प्लॉट नं. - , माळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. ठाणेविल्ल दन एक्स 201 प्लॉट नं 1-1-1-2 सेक्टर-14 वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड-400703 पिन नं.-AITPP7410Q	
(9) ट्रस्टदेवज करून दिल्याचा दिनांक	21/11/2023	
(10) ट्रस्ट नोंदणी केल्याचा दिनांक	22/11/2023	
(11) अनुक्रमांक खंड व पृष्ठ	22487/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	792000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 2,11,68,000.00 (Rupees Two Crore Eleven Lakhs Sixty-Eight Thousand Only). The Realizable Value of the above property is ₹ 1,90,51,200.00 (Rupees One Crore Ninety Lakhs Fifty-One Thousand Two Hundred Only). The Distress Value is ₹ 1,69,34,400.00 (Rupees One Crore Sixty-Nine Lakhs Thirty-Four Thousand Four Hundred Only).

Place: Mumbai

Date: 30.12.2024

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: 2024.12.30 15:34:53 +05'30'

Director

Manoj B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Auth. Sign.

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 – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached



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(Annexure – I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 30.12.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative has personally inspected the property on 11.12.2024. 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



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- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is owned by to Smt. Meenakumari Singhavi (Shop No. A-5), Mrs. Meena Kumari Anil Singhvi (Shop No. A-6) as per documents provided.
2.	Purpose of valuation and appointing authority	As per the request from Nagpur Nagarik Sahakari Bank Ltd, Vashi Branch to assess value of the property for Bank Loan Purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Binumon Moozhickal – Technical Manager Jayaraja Acharya – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 11.12.2024 Valuation Date – 30.12.2024 Date of Report – 30.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 11.12.2024
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 Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all round development of commercial and residential 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 **30th December 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise 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 Shop, admeasuring **350.00 Sq. Ft. total Carpet Area**. in the name of **Smt. Meenakumari Singhavi (Shop No. A-5), Mrs. Meena Kumari Anil Singhvi (Shop No. A-6)**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Smt. Meenakumari Singhavi (Shop No. A-5), Mrs. Meena Kumari Anil Singhvi (Shop No. A-6)** 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 Shop, admeasuring **350.00 Sq. Ft. total Carpet Area.**

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Exiting use premise is considered for this assignment.

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



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Valuation Report Prepared For: Nagpur Nagarik Sahakari Bank Ltd / Vashi Branch (01862) Smt. Meenakumari Singhavi (12975/2309744) Page 24 of 27
micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Commercial Shop, admeasuring **350.00 Sq. Ft. total Carpet Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(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.



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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.

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).



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26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.30 15:35:01 +05'30'

Auth. Sign.



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