

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ganesh Shantaram Patil**

Commercial Shop No. 14, Ground Floor, Building No. 1, "**Janhavi Plaza**", Opp. Waliv Lake, Village - Waliv, Vasai (East), Taluka – Vasai, District – Palghar, PIN – 401 208, Maharashtra, India.

Latitude Longitude: 19°24'56.3"N 72°51'44.2"E

Intended User:

Canara Bank

Retail Asset Hub, Vasai Branch


God's Gift Bungalow, Mary Villa Stop, Manickpur Village,
Vasai Road, Vasai (West) – 401 202, State - Maharashtra, India.

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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**

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / Canara Bank / Retail Asset Hub, Vasai Branch / Miss. Aashita M. Singh (014272/2310685)

Page 2 of 26

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Vastu/Mumbai/02/2025/014272/2310685
21/16-335-PRBS
Date: 21.02.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 14, Ground Floor, Building No. 1, "Janhavi Plaza", Opp. Waliv Lake, Village - Waliv, Vasai (East), Taluka – Vasai, District – Palghar, PIN – 401 208, Maharashtra, India belongs to **Mr. Ganesh Shantaram Patil**.

Boundaries of the property.

North : Sitamai Complex
South : Internal Road
East : Internal Road
West : Waliv Gaon 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 and this particular purpose at **₹ 48,57,120.00 (Rupees Forty-Eight Lakh Fifty-Seven Thousand One Hundred Twenty Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) IBBI/RV/07/2018/10366

Encl: Valuation report.

Canara Bank Empanelment No.: ASSR: FA/ EMP/MUM-FAV-0083/2024-25

Encl: Valuation report.




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VALUATION OF SHOP BY COMPOSITE RATE

	Ref. No.	:	
	Date	:	
Existing Shop (Part A)			
I.	General		
	Name and Address of the Valuer	:	Manoj B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai - 400 072.
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	:	13.02.2025
	b) Date of valuation	:	21.02.2025
3.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Ganesh Shantaram Patil Commercial Shop No. 14, Ground Floor, Building No. 1, " Janhavi Plaza ", Opp. Waliv Lake, Village - Waliv, Vasai (East), Taluka – Vasai, District – Palghar, PIN – 401 208, Maharashtra, India. Contact Person: Mr. Pranit Mhatre (Owner's Accountant) Mobile No. 8983794121 Joint Ownership Details of ownership not provided
4.	List of documents produced for perusal:		
	1. Copy of Articles Agreement Registration No. 827 / 2015 dated 21.01.2015 between M/s. Janavi Builders & Developers (Builder) AND Mr. Ganesh Shantaram Patil (Purchaser).		
	2. Copy of Commencement Certificate No. CIDCO / VVSR / CC / BP – 4639 / E / 411 dated 26.05.2010 issued by CIDCO.		
	3. Copy of Occupancy Certificate No. VVCMC / TP / OC / VP – 0233 / 117 / 2017 - 18 dated 14.03.2018 issued by Vasai Virar City Municipal Corporation.		
	4. Copy of Electricity Bill Consumer No. 001840310686 dated 07.02.2025 in the name of Mr. Ganesh Shantaram Patil issued by MSEDCL.		
5.	Brief description of the property	:	The property is a Commercial Shop located on Ground Floor. The composition of Commercial Shop is Working Area + 1 Cabin + Loft. The property is at 6.9 Km travelling distance from Vasai Road Railway Station.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 1, Hissa No. 5/A
	b) Door No.	:	Commercial Shop No. 14
	c) C.T.S. No. / Village	:	Village – Waliv
	d) Ward / Taluka	:	Taluka – Vasai

	e)	Mandal / District	:	District – Palghar	
	f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received, we assumed that the construction is as per Sanction Plan.	
	g)	Approved map / plan issuing authority	:		
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
	i)	Any other comments by our empaneled valuers on authentic of approved plan	:	N.A.	
7.		Postal address of the property	:	Commercial Shop No. 14, Ground Floor, Building No. 1, "Janhavi Plaza", Opp. Waliv Lake, Village - Waliv, Vasai (East), Taluka – Vasai, District – Palghar, PIN – 401 208, Maharashtra, India.	
8.		City / Town	:	Palghar	
		Residential area	:	Yes	
		Commercial area	:	Yes	
		Industrial area	:	No	
9.		Classification of the area	:		
	i)	High / Middle / Lower	:	Middle Class	
	ii)	Urban / Semi Urban / Rural	:	Urban area	
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Waliv CIDOC/ Vasai Virar City Municipal Corporation	
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	N. A.	
12.		Boundaries of the Shop		As per Site	As per Document
		North	:	Sitamai Complex	Information Not Available
		South	:	Internal Road	Information Not Available
		East	:	Internal Road	Information Not Available
		West	:	Waliv Gaon Road	Information Not Available
		Boundaries of the Building		As per Site	As per Document
		North	:	Marginal Space	Information Not Available
		South	:	Internal Road	Information Not Available
		East	:	Marginal Space	Information Not Available
		West	:	Shop No. 13	Information Not Available
13.		Dimensions of the site			
				A As per the Deed	B Actuals
		North	:	N.A.	N.A.
		South	:		
		East	:		

	West	:	
14.	Extent of the site	:	<p>Carpet area = 238.00 Sq. Ft. Loft area = 234.00 Sq. Ft. OtlA Area = 47.00 Sq. Ft. Total Area = 519.00 Sq. Ft. (Area as per Site measurement)</p> <p>Carpet area = 240.00 Sq. Ft. (Area as per Agreement for Sale)</p> <p>Built Up area = 288.00 Sq. Ft. (Area as per Agreement + 20%)</p>
14.1	Latitude, Longitude & Co-ordinates of Commercial Shop	:	19°11'45.5" N 72°52'23.1"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet area = 240.00 Sq. Ft. (Area as per Agreement for Sale)
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II APARTMENT BUILDING			
1.	Nature of Apartment	:	Commercial
2.	Shop No. and Floor	:	Commercial Shop No. 14 on Ground Floor
3.	Name of the Apartment	:	"Janhavi Plaza"
4.	Postal Address	:	Commercial Shop No. 14, Ground Floor, Building No. 1, "Janhavi Plaza" , Opp. Waliv Lake, Village - Waliv, Vasai (East), Taluka – Vasai, District – Palghar, PIN – 401 208, Maharashtra, India.
5.	Location	:	
	T.S. No	:	-
	Block No.	:	-
	Ward No.	:	-
	Village/Municipality/Corporation	:	Village – Waliv CIDOC/ Vasai Virar City Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Commercial Shop No. 14, Ground Floor, Building No. 1, "Janhavi Plaza" , Opp. Waliv Lake, Village - Waliv, Vasai (East), Taluka – Vasai, District – Palghar, PIN – 401 208, Maharashtra, India
6.	Description of the locality Residential / Commercial / Mixed	:	Commercial
7.	Year of Construction	:	2018 (As per Occupancy Certificate)
8.	Number of Floors	:	Ground + 4 th Upper Floors
9.	Type of structure	:	RCC Framed Structure
10.	Number of Dwelling units in the building	:	Ground Floor is having 14 Shops
11.	Quality of Construction	:	Good
12.	Appearance of the Building	:	Good

13.	Maintenance of the Building	:	Good
14.	Facilities Available	:	
	Lift	:	1 Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking Space
	Around Compound wall	:	Yes
	Pavement around the building	:	Yes
	Any other facility	:	-

III	Shop		
1.	The floor in which the Shop is situated	:	Ground Floor Structure
2.	Door No. of the Shop	:	Commercial Shop No. 14
3.	Specifications of the Shop	:	
	Roof	:	R.C.C Roofing
	Flooring	:	Vitrified Tile flooring
	Doors	:	Teak wood door framed with Glass door
	Windows	:	N.A.
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering
4.	House Tax	:	
	Assessment No.	:	Details not provided
	Tax paid in the name of:	:	Details not provided
	Tax amount:	:	Details not provided
5.	Electricity Service connection No.	:	Details not provided
	Meter Card is in the name of	:	Details not provided
6.	How is the maintenance of the Shop?	:	Good
7.	Sale Deed executed in the name of	:	Mr. Ganesh Shantaram Patil
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 = 288.00 Sq. Ft. (Area as per Agreement + 20%)
10.	What is the floor space index (app.)?	:	As per local norms
11.	What is the Carpet Area of the Shop?	:	Carpet area = 238.00 Sq. Ft. Loft area = 234.00 Sq. Ft. Otla Area = 47.00 Sq. Ft. Total Area = 519.00 Sq. Ft. (Area as per Site measurement) Carpet area = 240.00 Sq. Ft. (Area as per Agreement for Sale)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Commercial

14.	Is it Owner-occupied or tenanted?	:	Owner Occupied
15.	If tenanted, what is the monthly rent?	:	₹ 12,000.00 Expected rental income per month
	DRAWING APPROVAL	:	
	the building approval, reference violations observed if any, and its consequences thereof violations observed if any, and its consequences thereof	:	Nil

PART B - VALUATION OF SHOP UNDER CONSTRUCTION

A. CERTIFICATE ON GENUINENESS OF RATE:

a.sq. m. of undivided share of land @ Rsper sq. m.	:	Not Applicable
b. sq. m. of building Construction @ Rssq. m.	:	
c.	Total value on completion	:	
d.	Composite Rate	:	

B.	STAGE VALUE	:	Not Applicable
a.	Actual works completed	:	
b.	Percentage of works completed	:	
c.	Composite Rate	:	
C.	VALUATION DETAILS	:	Not Applicable
	Present stage value of the Shop:	:	
a.	Undivided share of land sq. ft.	:	
b.	Stage value of building % x Rs	:	
c.	Total stage value of the Shop as on date	:	

PART C - VALUATION OF EXISTING SHOP

A.	GENERAL	:	
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
	Rate	:	
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Commercial Shop with same specifications in the adjoining locality? - (Along with details / reference of at - least	:	₹ 20,000.00 to ₹ 23,000.00 per Sq. Ft. on Carpet area

	two latest deals / transactions with respect to adjacent properties in the areas)		
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Commercial Shop under valuation after comparing with the specifications and other factors with the Commercial Shop under comparison (give details).	:	₹ 20,500.00 per Sq. Ft. on Carpet area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 18,000.00 per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)	:	₹ 53,300.00 per Sq. M. i.e., ₹ 4,952.00 per Sq. M.
	Guideline rate (after depreciation)	:	₹ 50,174.00 per Sq. M. i.e., ₹ 4,661.00 per Sq. M.
B.	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	:	
	Replacement cost of Commercial Shop	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	07 Years
	Life of the building estimated	:	53 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	:	10.50%
	Depreciated Ratio of the building	:	-
b.	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,238.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 18,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 20,238.00 per Sq. Ft.

C. VALUATION DETAILS				
Sl. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
	Present value of the Shop (incl. car parking, if provided)	240.00 Sq. Ft.	20238.00	48,57,120.00
	Wardrobes			
	Show cases /Almirahs			
	Kitchen arrangements			
	Superfine finish			
	Interior decorations			
	Electricity, water, drainage deposits etc.			

	Electrical fittings, etc.	:			
	Extra Collapsible gates/ grill works etc.	:			
	Potential Value, if any?	:			
	Share of common amenities, if any?	:			
	Total				48,57,120.00

Sl. No.		(INR)
	Factors favoring for an additional value	
1.	All the civic amenities are available within the proximity of the said building.	Nil
2.		Nil
	Total - Add (+)	Nil
	Factors favoring for less value	
1.		Nil
2.		Nil
	Total - Less (-)	Nil
	Present Market Value	48,57,120.00
	Guideline Value (288.00 Sq. Ft. x 4,661.00)	13,42,368.00
	Remarks	
	-	

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 comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of Shops, 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 comparable 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 i.e., ₹ 20,000.00 to ₹ 23,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Commercial Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all-round development of Commercial and commercial application in the locality etc. We estimate ₹ 20,238.00 per Sq. Ft. on Carpet area 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 Government. CRZ Provisions not applicable.
Saleability	Good
Likely rental values in future in	₹ 12,000.00 Expected rental income per month
Any likely income it may generate	Rental Income

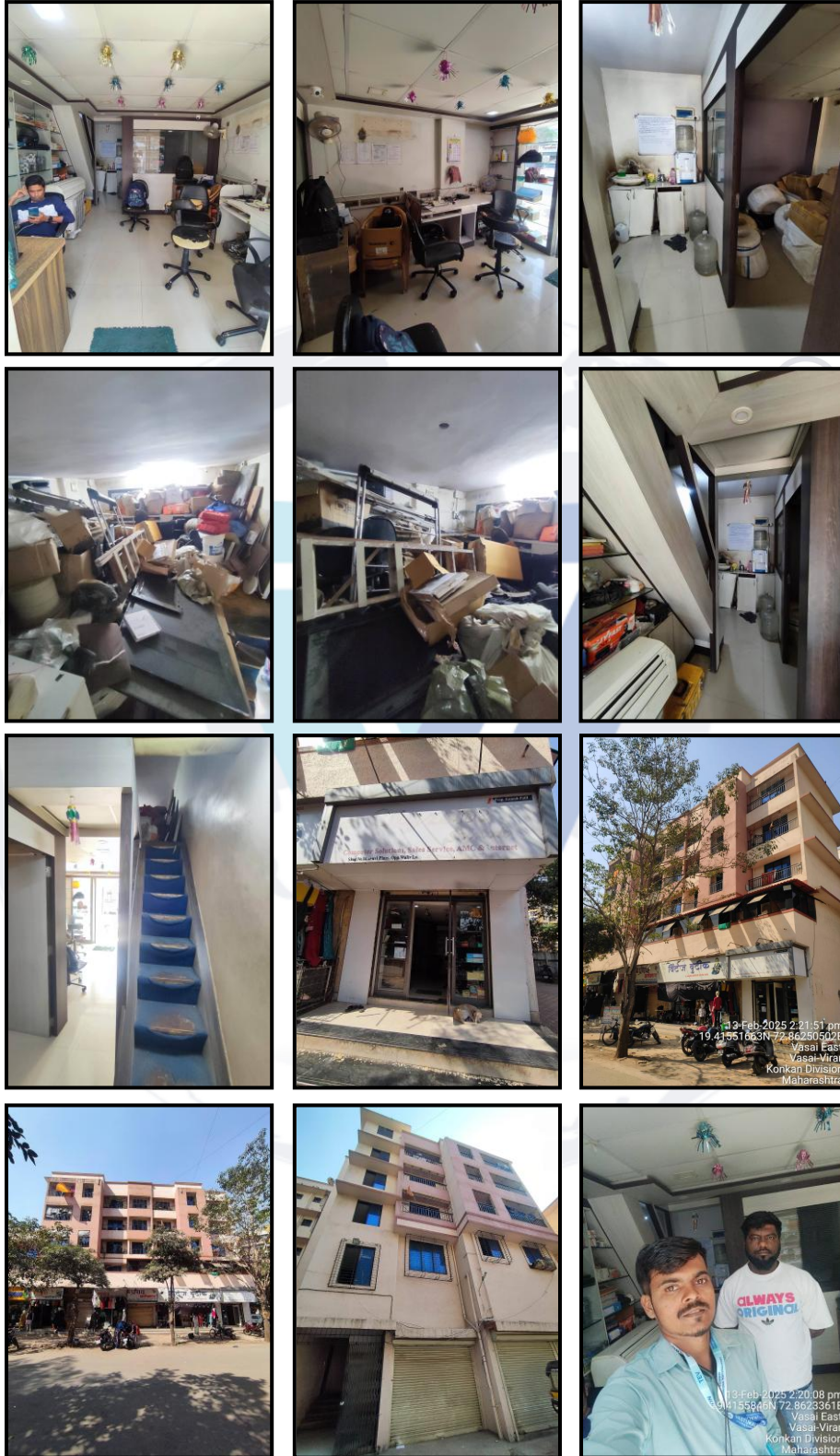
Justification for price /rate



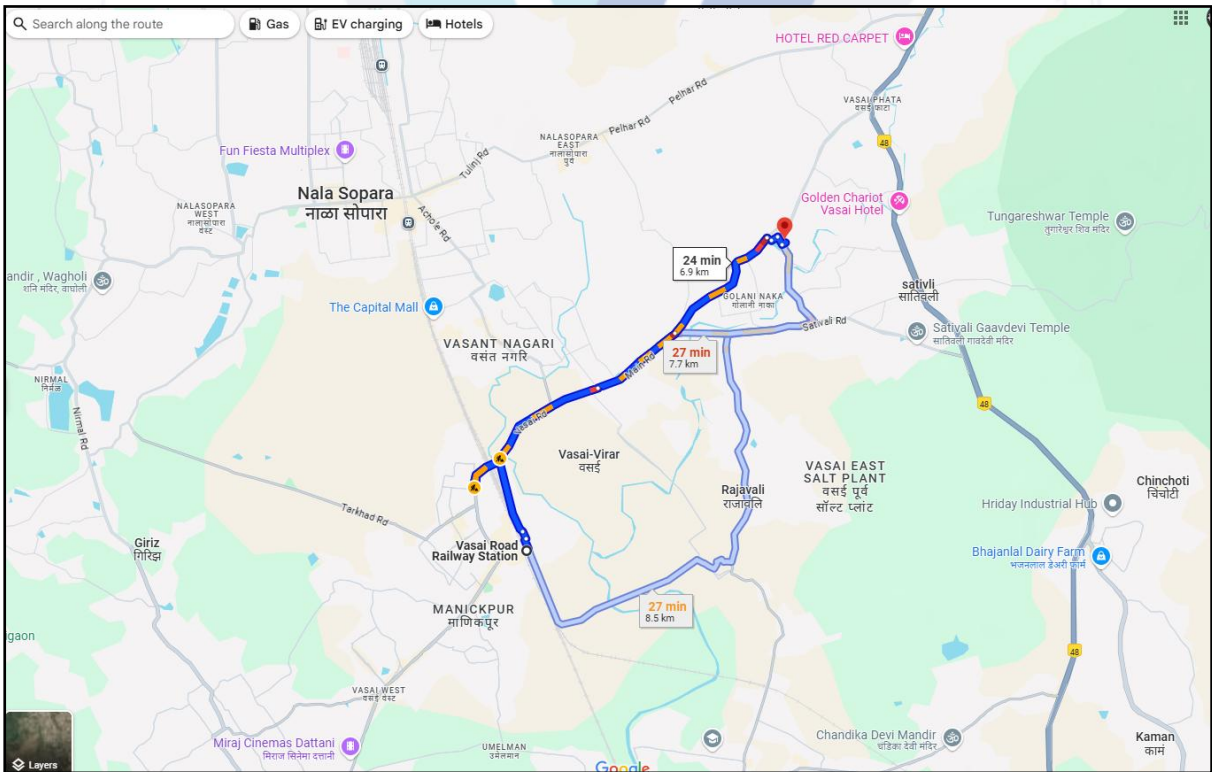
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property 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.

Actual Site Photographs



Route Map of the property



Longitude Latitude - 19°24'56.3"N 72°51'44.2"E

Note: The Blue line shows the route to site from nearest Railway station (Vasai Road – 6.9 Km.)




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 Government of Maharashtra

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बाजारमूल्य दर पत्रक

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Year	Annual Statement of Rates				Language
20242025	Selected District	पालघर	Select Taluka	वसई	English
	Select Village	गावाचे नांव - मोजे वाळीव	Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location	
	Enter Survey No	1	Search		

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
4-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी	8640	43100	48800	53300	48800	चौ. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Shop	53,300.00			
Increase by 0% on Shop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	53,300.00	Sq. Mtr.	4,952.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	8,640.00			
The difference between land rate and building rate (A – B = C)	44,660.00			
Depreciation Percentage as per table (D) [100% - 07%] (Age of the Building – 07 Years)	93%			
Rate to be adopted after considering depreciation [B + (C x D)]	50,174.00	Sq. Mtr.	4,661.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Shop / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

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

Price Indicator

Property	Commercial Shop		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	130.00	156.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 19,231.00	₹ 16,026.00	-

Pay Rent
Post Your Property
New
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Shop In Vasai East, Mumbai For Sale

Vasant Nagri, Sheth Vidya Mandir English High Sch...

₹ 25 Lacs

12,500 / Sq.Ft

₹ 18,773/Month

Estimated EMI

200 Sq.Ft

Built Up Area

130 Sq.Ft

Carpet Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Vasai / Shops for Sale in Vasai / Proper...

Photos
Location

DMart
Carnival Cinemas
Pizza Hut
Dwarika Veg Delight
Medhuben Township

Shop

Property Type

Freehold

Ownership Type

Unfurnished

Furnishing

Feb 9, 2025

Posted On

None

Parking

Lower Basement

Of Total 0 Floors

More Than 10 Year

Age of Property

Immediately

Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

NoBroker Services

NEW

Create Agreement

NEW

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Renovations

Activity On This Property

18

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

Description

Shop is in good location.

6.4

7.6

Powered By: Smart Recommendation

Amenities

Power Backup
Need To Arrange

Lift
None

Similar Properties

Shop in Vasant Nagari, ...

Regal complex, Vasei East link Road

Within 1 km

Price: ₹25 Lacs

Area: 180 sqft

Shop in Nala Sopara, M...

, Achole Talav, Achole Rd, Nee...

1.0 km away

Price: Area:

VASTUKALA

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Price Indicator

Property	Commercial Shop		
Source	99acres		
Floor	-		
	Carpet	Built Up	Saleable
Area	100.00	121.00	-
Percentage	-	20%	-
Rate Per Sq.Ft.	₹ 20,826.00	₹ 17,355.00	-

99acres
Commercial Buy ▾ | Enter Locality / Project / Society / Landmark
Post property FREE

Home > Commercial property for sale in Beyond Mira Road > Shop for sale in Beyond Mira Road > Shop for sale in Virar > Shop for sale in Virar East Posted on Feb 05, 2025

Market/High Street

₹21 Lac

@ 10,000 per sq.ft.

Estimated EMI ₹16,773

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

Commercial Shops for Sale

in Virar East, Mumbai

Contact C

SH

Overview
Owner Details
Recommendations
Articles

Property (0) Explore Locality Photos/Videos

Photos not shared by advertiser

Request Photos

Sale Amount

₹ 21 Lac

@ 10,000 per sq.ft.

Carpet Area

210 sq.ft. ▾

(19.51 sq.m.)

Floor Number

Ground

Parking

Only private parking available

Washrooms

Only Public Washrooms available

Possession in

undefined

Ownership: Freehold 📍 Lock-in period: No lock-in period Property Suitable for: Grocery, Clothes, Fast Food Property Code: **S80068087**
www.99acres.com/S80068087

Property facilities

🛋️ Furnished
🧯 No Fire extinguisher
🚒 No Fire sensors
🚰 No Sprinklers
🚰 No Fire hose

About Property

Address: Virar East, Mumbai

Best in class property available at virar east location in mumbai

Virar East Photos

Sale Instances

Property	Commercial Shop		
Source	Index No. II		
Floor	-		
	Carpet	Built Up	Saleable
Area	179.00	215.00	-
Percentage	-	20%	-
Rate Per Sq.Ft.	₹ 20,372.00	₹ 16,977.00	-

14624533 03-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि.वसई 4 दस्त क्रमांक : 14624/2024 नोंदणी : Regn:63m
गावाचे नाव : वालीव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3650000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1065000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: शॉप नं. 08,तळ मजला,श्री साईनाथ कॉम्प्लेक्स,गाव वालीव,वसई पूर्व,ता. वसई,जि. पालघर - 401208((Survey Number : 19 :))	
(5) क्षेत्रफळ	215 चौ.फूट	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-परमात्मा आर पांडे तर्फे कुलमुखत्यार रमेश परमात्मा पांडे वय:-48 पत्ता:-प्लॉट नं: शॉप नं. 33 , माळा नं: तळ मजला , इमारतीचे नाव: रश्मि रेसिडेन्सी, बालाजी बँकेट जवळ , ब्लॉक नं: न्यु लिंक रोड , रोड नं: वसई पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-ALWPP8512B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विनय नितीनकुमार पंचाल वय:-34; पत्ता:-प्लॉट नं: बी -8, माळा नं: , इमारतीचे नाव: नवरंग सोएचएस लि. , ब्लॉक नं: पारिख गल्ली , रोड नं: कादिवली पश्चिम, मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-BGSP1235K 2): नाव:-भाविशा विनय पंचाल वय:-33; पत्ता:-प्लॉट नं: बी -8, माळा नं: , इमारतीचे नाव: नवरंग सोएचएस लि. , ब्लॉक नं: पारिख गल्ली , रोड नं: कादिवली पश्चिम, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-CUVPS3323M	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	27/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	14624/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	255500	
(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 Shop		
Source	Index No. 2		
Floor	-		
	Carpet	Built Up	Saleable
Area	166.00	200.00	-
Percentage	-	20%	-
Rate Per Sq.Ft.	₹ 18,600.00	₹ 15,500.00	-

17103350 27-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि.वसई 3 दस्त क्रमांक : 17103/2024 नोदणी : Regn:63m
गावाचे नाव : वालीव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3100000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1071000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग क्रमांक 3 गाव मौजे वालीव तालुका वसई जिल्हा पालघर सर्वे नं 98/3,98/4,98/7 पार्ट व 4/10 प्लॉट नं 27,28,29,30,31 येथील बिल्डींग नं सी मध्ये बांधलेली दीप टॉवर को ऑप हौ सो लिमिटेड या इमारती मधील शॉप नं 03 तळ मजला ज्याचे क्षेत्र 216 चौ फुट बिल्टअप एरिया म्हणजेच 240 चौ फुट सुपर बिल्टअप एरिया इतके((Survey Number : सर्वे नं 98/3,98/4,98/7 पार्ट व 4/10 प्लॉट नं 27, 28,29,30,31 ;))	
(5) क्षेत्रफळ	240 चौ.फूट	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पल्लवी जिग्नेश गोडा - - वय:-47 पत्ता:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव: फ्लॅट नं ए-301 अपेक्षा अजार्टमेंट नवघर वसई रोड प जिल्हा पालघर (ठाणे) , ब्लॉक नं :-, रोड नं :-, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AFQPG0687L	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रकाश वचानाराम पुरोहित - - वय:-35; पत्ता:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव: फ्लॅट नं ए-503 कोणार्क एम्बेसी को ऑप हौ सो लिमिटेड मधुवन टाउनशिप गोखिबरे वसई पूर्व वसई पालघर महाराष्ट्र, ब्लॉक नं :-, रोड नं :-, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-BFHPP0768M	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/08/2024	
(10)दस्त नोदणी केल्याचा दिनांक	26/08/2024	
(11)अनुक्रमांक, खंठ व पृष्ठ	17103/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	217000	
(13)बाजारभावाप्रमाणे नोदणी 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.	

As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications ₹ 48,57,120.00 (Rupees Forty Eight Lakh Fifty Seven Thousand One Hundred Twenty Only). The Book Value of the above property as of 21.01.2015 is ₹ 32,10,000.00 (Rupees Thirty-Two Lakh Ten Thousand Only). The Realizable Value of the above property is ₹ 43,71,408.00 (Rupees Forty-Three Lakh Seventy-One Thousand Four Hundred Eight Only). The Distress Value is ₹ 38,85,696.00 (Rupees Thirty-Eight Lakh Eighty-Five Thousand Six Hundred Ninety-Six Only).

Place: Mumbai

Date: 21.02.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) IBBI/RV/07/2018/10366

Encl: Valuation report.

Canara Bank Empanelment No.: ASSR: FA/ EMP/MUM-FAV-0083/2024-25

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

Enclosures		
	Declaration from the valuer (Annexure- II)	Attached
	Model code of conduct for valuer - (Annexure - III)	Attached



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PART D – CERTIFICATE

1. It is hereby certified that in our opinion,
 - i. The present stage value of the Shop which is under construction is ₹ **Not Applicable** (Rupees **Not Applicable** only).
 - ii. The Present Market Value of the Shop by adopting suitable Composite Rate is ₹ **48,57,120.00 (Rupees Forty-Eight Lakh Fifty-Seven Thousand One Hundred Twenty Only)**.
2. The Forced Sale Value of the property is estimated as **20%** less than the Present Market Value. ₹ **38,85,696.00 (Rupees Thirty-Eight Lakh Eighty-Five Thousand Six Hundred Ninety-Six Only)**.
3. Number of Title Deed involved in this Shop is One. The relevant document for the subject property in the opinion of this valuer is the Agreement for Sale dated **14.02.2025**, executed between the Builder – **M/s. Janavi Builders & Developers** with Registration No. **827 / 2015** Registered at **Sub Registrar's Office Vasai No. 1**
4. If this Shop is offered as security, the concerned financial institution is requested to verify the extent of undivided share of land mentioned this valuation report with respect to the latest legal opinion.
5. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I (1).
6. The property was inspected on **13.02.2025** by our representative **Mr. Ajay Rewale** in the presence of **Mr. Pranit Mhatre (Owner's Accountant)** The Legal aspects were not considered in this valuation.
7. This valuation work is undertaken by the valuer based upon the request from **Canara Bank, Retail Asset Hub Vasai Branch**.
8. Any other details.

Place: Thane

Date: 21.02.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.**Director****Auth. Sign.****Manoj B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) IBBI/RV/07/2018/10366

Canara Bank Empanelment No.: ASSR: FA/ EMP/MUM-FAV-0083/2024-25

Note: This report contains **27** Pages.

Enclosure:

1. Key plan showing the location of the property.
2. Sketch showing the location of the subject Shop with reference to the floors.
3. Sketch of the Shop if available.



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FORMAT - A

DECLARATION FROM VALUERS

I hereby declare that-

1. The information furnished in my valuation report dated 21.02.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
2. I have no direct or indirect interest in the property valued;
3. I/ my authorized representative has personally visited the property on 13.02.2025. The work is not sub- contracted to any other valuer and carried out by myself.
4. I have not been convicted of any offence and sentenced to a term of Imprisonment.
5. I have not been found guilty of misconduct in my professional capacity.
6. 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" as enshrined for valuation in the Part - B of the above handbook to the best of my ability.
7. 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.
8. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
9. I am the Director of the company, who is competent to sign this valuation report.
10. 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 a Commercial Shop purchased by Mr. Ganesh Shantaram Patil from M/s. Janavi Builders & Developers vide Articles of Agreement for Sale dated 21.01.2015.
2.	Purpose of valuation and appointing authority	As per the request from Canara Bank, Retail Asset Hub, Vasai Branch to assess Fair Market Value of the property for Housing Loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar - Regd. Valuer Ajay Rewale - Valuation Engineer Binumon Moozhickal - Technical Manager Pradnya Rasam- Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 13.02.2025 Valuation Date – 21.02.2025 Date of Report – 21.02.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on – 13.02.2025
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 overall or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Commercial Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all-round development of Commercial and Commercial application in the locality etc.
11.	Caveats, limitations, and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **21st February 2025** 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 visualizing the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is **Commercial Shop admeasuring Carpet Area in Sq. Ft. = 240.00**. The property is owned by **Mr. Ganesh Shantaram Patil**. At present, the property is **Owner occupied**. 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 **Mr. Ganesh Shantaram Patil** . 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.



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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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the documents, we understand that the subject property is **Commercial Shop admeasuring Carpet Area in Sq. Ft. = 240.00.**

Condition & Repair

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

Valuation Methodology

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

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

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



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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 Carpet Area in Sq. Ft. = 240.00.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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.



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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 in compatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal,

Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation, - For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

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

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability, and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Place: Thane

Date: 21.02.2025

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

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) IBBI/RV/07/2018/10366

Canara Bank Empanelment No.: ASSR: FA/ EMP/MUM-FAV-0083/2024-25



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