

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Veenadevi Ganeshmal Jain**

Industrial Unit No. 24, Upper Ground Floor, "**Mistry Industrial Complex Premises Co-op. Soc. Ltd.**", New/Current Survey No. 18(pt), 19 & 84, Hissa No. 4(pt) & 5(pt), CTS No. 237, M.I.D.C. Cross Road A, Off. Mahakali Caves Road, Village - Mulgaon, Municipality Ward No. K-East, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 093, State - Maharashtra, India.

Latitude Longitude : 19°6'57.6"N 72°51'52.2"E

Valuation Prepared for:

Punjab National Bank

MCC 2 Fort P M Road Branch

United Bank of India Building, 3rd Floor, 25 Sir P M Road, Opposite Citibank,
Fort, Mumbai - 400001, State – Maharashtra, Country - India



Our Pan India Presence at :

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- 📍 **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
- ☎ TeleFax : +91 22 28371325/24
- ✉ mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Unit No. 24, Upper Ground Floor, "**Mistry Industrial Complex Premises Co-op. Soc. Ltd.**", New/Current Survey No. 18(pt), 19 & 84, Hissa No. 4(pt) & 5(pt), CTS No. 237, M.I.D.C. Cross Road A, Off. Mahakali Caves Road, Village - Mulgaon, Municipality Ward No. K-East, Andheri (East), Taluka - Andheri, District - Mumabi Suburban, PIN - 400 093, State - Maharashtra, India belongs to **Mrs. Veenadevi Ganeshmal Jain.**

Boundaries of the property

North	: Aptech Limited Company
South	: Slum Area
East	: MIDC Cross Road A
West	: Technopolis Knowledge Park

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,05,41,232.00 (Rupees One Crore Five Lakh Forty One Thousand Two Hundred Thirty Two Only)** .

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138



Encl.: Valuation report



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Mumbai	Aurangabad	Pune	Rajkot
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Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
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Valuation Report of Immovable Property

General	
1	Name and Address of Valuer : Sharadkumar Chalikwar Vastukala Consultants India Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.
2	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
3	a) Date of inspection : 03.02.2024
	b) Date of valuation : 02.03.2024
	c) Title Deed Number : -
4	List of documents produced for perusal: I) Copy of Sale Deed Registration No.2587/2014 Dated 04.04.2014 between Mr. Mansoor A. Chunawalla, Mr. Abbas M. Tinwala & Mrs. Sabera A. Tinwala & Mr. Abbas M. Sarawala(The Transferor) And Mrs. Veenadevi Ganeshmal Jain(The Transferee). II) Copy of Building Completion Certificate No.CE / 3341 / BSII / A / K Dated 12.06.1975 issued by Municipal Corporation Of Greater Mumbai. III) Copy of Share Certificate No.165bearing Nos. 821 to 825 having 5 Shares of Rs. 50/- each transferred dated 26.06.2014 in the name of Smt. Veenadevi Ganeshmal Jain issued by Mistry Industrial Complex Premises Co-op. Society Ltd.. IV) Copy of Electricity Bill CA No.152000614 Dated 18.01.2024. V) Copy of Society Maintenance Bill No.321 Dated 01.01.2024in the name of Mrs. Veenadevi Ganeshmal Jain issued by Mistry Industrial Complex Premises Co-op. Society Ltd..
5	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Mrs. Veenadevi Ganeshmal Jain Industrial Unit No. 24, Upper Ground Floor, " Mistry Industrial Complex Premises Co-op. Soc. Ltd. ", New/Current Survey No. 18(pt), 19 & 84, Hissa No. 4(pt) & 5(pt), CTS No. 237, M.I.D.C. Cross Road A, Off. Mahakali Caves Road, Village - Mulgaon, Municipality Ward No. K-East, Andheri (East), Taluka - Andheri, District - Mumabi Suburban, PIN - 400 093, State - Maharashtra, India. <u>Contact Person :</u> Mr. Ramesh Rajawat (Representative of owner) Mobile No. 9975402060 Sole Ownership
6	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Industrial Unit located on Upper Ground Floor. The composition of Industrial Unit is Working Area. having Reception Area + 5 Cabins + MS Loft Area (Used for Commercial Purpose)The property is at 1.2 distance from Western Express Highway Metro Station.
7	Location of property

a)	Plot No. / Survey No.	:	New Survey No - 18(pt), 19 & 84, Hissa No. 4(pt) & 5(pt)	
b)	Door No.	:	Industrial Unit No. 24	
c)	C.T.S. No. / Village	:	CTS No - 237, Village - Mulgaon	
d)	Ward / Taluka	:	MunicipalityWard No - K-East Taluka - Andheri	
e)	Mandal / District	:	District - Mumabi Suburban	
f)	Date of issue and validity of layout of approved map / plan	:	As Building Completion Certificate is received it may be assumed that the construction is as per Sanctioned Plan.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
j)	Comment on unauthorizes Construction if any	:	No	
k)	Comment on demolition proceedings if any	:		
8	Postal address of the property	:	Industrial Unit No. 24, Upper Ground Floor, " Mistry Industrial Complex Premises Co-op. Soc. Ltd. ", New/Current Survey No. 18(pt), 19 & 84, Hissa No. 4(pt) & 5(pt), CTS No. 237, M.I.D.C. Cross Road A, Off. Mahakali Caves Road, Village - Mulgaon, Municipality Ward No. K-East, Andheri (East), Taluka - Andheri, District - Mumabi Suburban, PIN - 400 093, State - Maharashtra, India.	
9	City / Town	:		
	Residential area	:	No	
	Commercial area	:	No	
	Industrial area	:	Yes	
10	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
11	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Mulgaon Municipal Corporation of Greater Mumbai (MCGM)	
12	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
13	Boundaries of the property	:	As per site	As per Document
	North	:	Aptech Limited Company	Details not available
	South	:	Slum Area	Details not available

	East	:	MIDC Cross Road A	Details not available
	West	:	Technopolis Knowledge Park	Details not available
14	Dimensions of the site	:	N. A. as property under consideration is a Industrial Unit in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
15	Extent of the site	:	Carpet Area in Sq. Ft. = 779.67 (Area as per Site measurement) Built Up Area in Sq. Ft. = 702.00 (Area As Per Agreement For Sale)	
15.1	Latitude, Longitude & Co-ordinates of Unit	:	19°6'57.6"N 72°51'52.2"E	
16	Extent of the site considered for Valuation	:	Built Up Area in Sq. Ft. = 702.00 (Area As Per Agreement For Sale)	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Name of the Apartment	:	Mistry Industrial Complex Premises Co-op. Soc. Ltd.	
2.	Description of the locality Residential / Commercial / Mixed	:	Industrial	
3.	Year of Construction	:	1975 (Building Completion Certificate)	
4.	Number of Floors	:	Lower Ground + Upper Ground Floor + 2 Upper Floors	
5.	Type of Structure	:	R.C.C. Framed Structure	
6.	Number of Dwelling units in the building	:	Upper Ground Floor is having 18 Units	
7.	Quality of Construction	:	Normal	
8.	Appearance of the Building	:	Normal	
9.	Maintenance of the Building	:	Normal	
10.	Facilities Available			
	Lift	:	2 Lifts	
	Protected Water Supply	:	Municipal Water Supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Open Car Parking	

	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Industrial Unit		
1.	The floor in which the Unit is situated	:	Upper Ground Floor
2.	Door No. of the Unit	:	Industrial Unit No. 24
3.	Specifications of the Unit		
	Roof	:	R.C.C. slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	MS Rolling Shutter
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Open plumbing with C.P. fittings. Casing Capping wiring
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	As per Maintenance Bill No. 321
	Tax paid in the name of	:	Mrs. Veenadevi Ganeshmal Jain
	Tax amount	:	8,738/-
5.	Electricity Service connection No.	:	Electricity Bill CA No. 152000614
	Meter Card is in the name of	:	Mrs. Veenadevi Ganeshmal Jain
6.	How is the maintenance of the Unit?	:	Normal
7.	Sale Deed executed in the name of	:	Mrs. Veenadevi Ganeshmal Jain
8.	What is the undivided area of land as per Sale Deed?	:	Information not available
9.	What is the plinth area of the Unit?	:	Built Up Area in Sq. Ft. = 702.00 (Area as per Agreement For Sale)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Unit?	:	Carpet Area in Sq. Ft. = 779.67 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 651.80 Wooden Loft Area in Sq. Ft. = 127.87
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
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?	:	₹ 22,000/- Expected rental income per month
IV	MARKETABILITY		

1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
V	Rate		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Unit 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)	:	₹ 13,200/- to ₹ 22,000/- per Sq. Ft. on Carpet Area ₹ 12,000/- to ₹ 20,000/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details).	:	₹ 17,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700/- per Sq. Ft.
	II. Land + others	:	₹ 14,300/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,52,440/- per Sq. M. i.e. ₹ 14,162/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,08,026/- per Sq. M. i.e. ₹ 10,036/- 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	:	No justification require as variation is less than 20%
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Unit with Services (v(3)i)	:	₹ 2,700/- per Sq. Ft.
	Age of the building	:	49 years
	Life of the building estimated	:	11 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	73.50%
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		

	Depreciated building rate VI (a)	:	₹ 716/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 14,300/- per Sq. Ft.
	Total Composite Rate	:	₹ 15,016/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Unit	702.00 Sq. Ft.	15,016.00	1,05,41,232.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Industrial Unit, where there are typically many comparables available to analyze. As the property is a Industrial Unit, 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 ₹ 13,200.00 to ₹ 22,000.00 per Sq. Ft. on Carpet Area / ₹ 12,000.00 to ₹ 20,000.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report , current market conditions , demand and supply position, Unit size, location, upswing in real estate prices , sustained demand for Industrial Unit, all round development of Residential and Commercial application in the locality etc. We estimate ₹15,016.00 per Sq. Ft. on Built Up Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹1,05,41,232.00 (Rupees One Crore Five Lakh Forty One Thousand Two Hundred Thirty Two Only)**.The **Realizable Value** of the above property is **₹94,87,109.00 (Rupees Ninety Four Lakh Eighty Seven Thousand One Hundred Nine Only)**. The **Distress Value** is **₹84,32,986.00 (Rupees Eighty Four Lakh Thirty Two Thousand Nine Hundred Eighty Six Only)**.

I.	Date of Purchase of Immovable Property	:	04/04/2014
II.	Purchase Price of immovable property	:	₹ 56,53,053/-
III.	Book value of immovable property	:	₹ 59,65,753.00
IV.	Fair Market Value of immovable property	:	₹ 1,05,41,232.00
V.	Realizable Value of immovable property	:	₹ 94,87,109.00
VI.	Distress Sale Value of immovable property	:	₹ 84,32,986.00
VII.	Guideline Value (As Per Index-II)	:	₹ 70,45,272.00
VIII.	Insurable value of the property (702.00 Sq. Ft. X 2,700.00)	:	₹ 18,95,400.00
IX.	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 13, 14 & 15

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

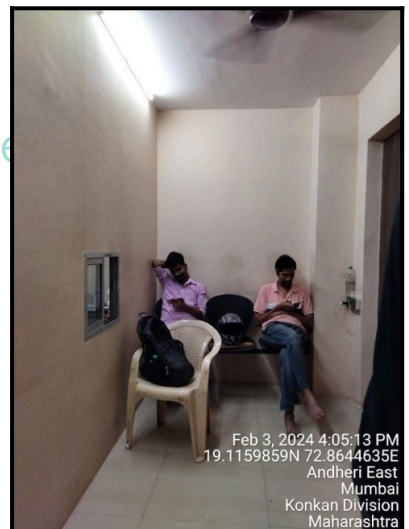
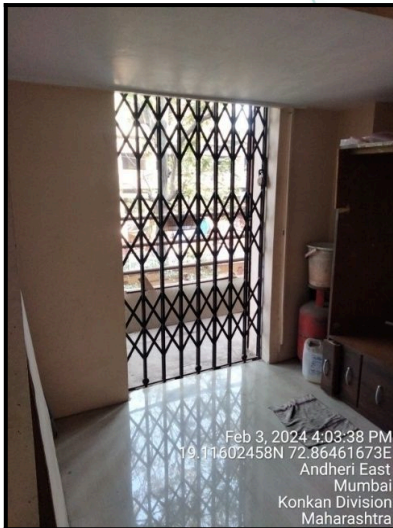
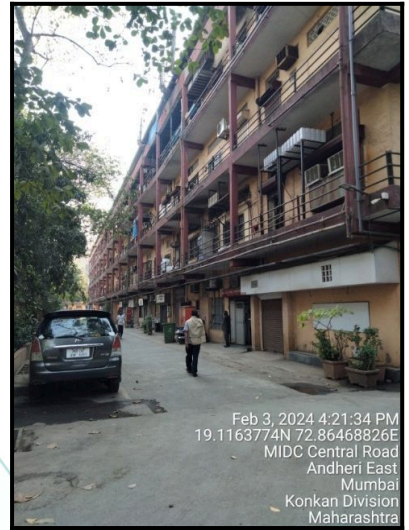
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Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

Enclosure ®	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts

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Actual Site Photographs

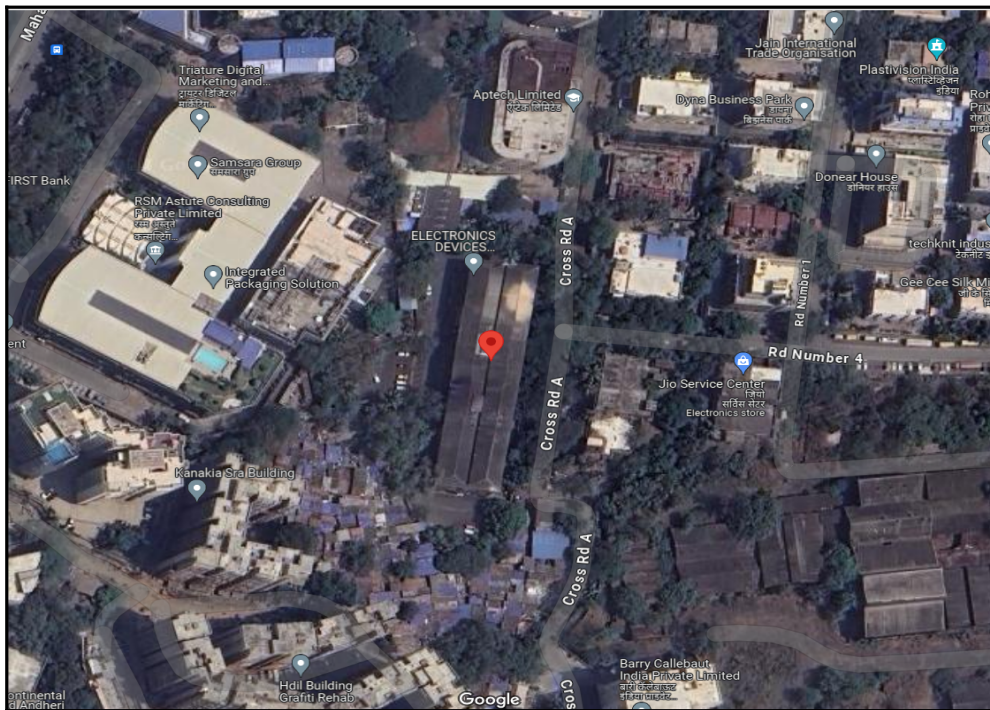


Actual Site Photographs

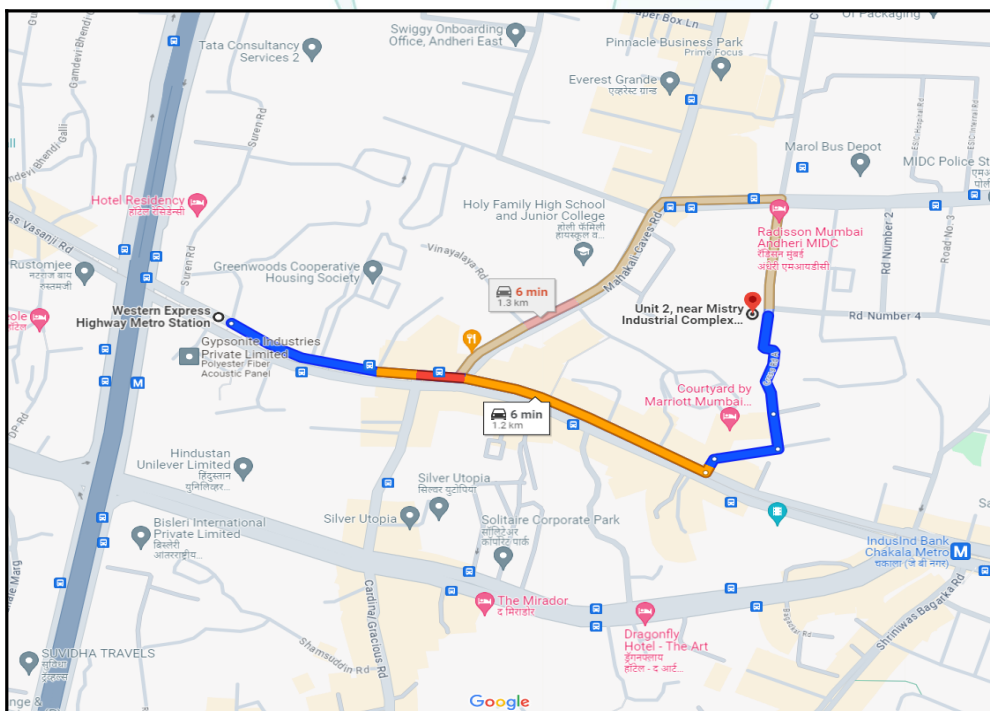


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Route Map of the property




Note: Red marks shows the exact location of the property



Longitude Latitude: 19°6'57.6"N 72°51'52.2"E


Note: The Blue line shows the route to site distance from nearest Metro Station (Western Express Highway - 1.2).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year

Language

Selected District

Select Village

Search By Survey No. Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
41/212-भुभाग: उत्तर, पूर्व व दक्षिणेश गावाची हद्द व पश्चिमेस महाकाली गुंफा मार्ग.	61800	148780	171100	185980	152440	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Unit	152440			
Unit Located on Upper Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,52,440.00	Sq. Mtr.	14,162.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	61800			
The difference between land rate and building rate(A-B=C)	90,640.00			
Percentage after Depreciation as per table(D)	49%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,08,026.00	Sq. Mtr.	10,036.00	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 Flat / 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

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 Indicator

Property	Industrial Gala
Source	Index no.2
Area Type	Built Up
Area	790 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 12,025/- per Sq. Ft.
Floor	-

सूची क्र.2		दुय्यम निबंधक : सह दु.नि. अंधेरी 6
8087513 05-01-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		दस्त क्रमांक : 8087/2023 नोंदणी : Regn:63m
गावाचे नाव : मुळगांव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9413471.88	
(4) भू-मापन,फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: युनिट नं.56 , 1 ला मजला, मिस्ली इंडस्ट्रियल कॉम्प्लेक्स प्रिमाईसेस को ऑप सोसा ली, एम .आय .डी .सी . क्रॉस रोड ए, ऑफ महाकाली केव्हस रोड,अंधेरी पूर्व,मुंबई 400093 ((C.T.S. Number : 237 ;))	
(5) क्षेत्रफळ	73.42 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अमिता विजयराज पारिख (PAN NO : AABPP2993C) वय:-73 पत्ता:-प्लॉट नं. 4-डी , माळा नं. 4 था मजला, इमारतीचे नाव: पी आय एल कोर्ट, 111 एम, ब्लॉक नं. कर्वे रोड, चर्चगेट, मुंबई , रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400020 पॅन नं:-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रतिमा अनिल मिश्रा (PAN NO : AVUPM2539H) वय:-37; पत्ता:-प्लॉट नं. 3305, माळा नं. -, इमारतीचे नाव: वसंत मार्बल ग्रॅन्ड्युअर को ऑप ही सो लि, ब्लॉक नं: बंद. वेस्टर्न एक्सप्रेस हायवे, मागाठाणे टेलिफोन एक्सचेंज जवळ, बोरिवली पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:- 2): नाव:-अनिलकुमार - मिश्रा (PAN NO : AHOPM4320Q) वय:-43; पत्ता:-प्लॉट नं: 3305, माळा नं. -, इमारतीचे नाव: वसंत मार्बल ग्रॅन्ड्युअर को ऑप ही सो लि, ब्लॉक नं: बंद. वेस्टर्न एक्सप्रेस हायवे, मागाठाणे टेलिफोन एक्सचेंज जवळ, बोरिवली पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	05/07/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	05/07/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	8087/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	570000	
(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.	

Property	Industrial
Source	Nobroker.com
Area Type	Built Up
Area	1350 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 20,000/- per Sq. Ft.
Floor	-

NOBROKER

home icon logo

Industrial Building In Andheri East, Mumbai For Sale
bajson, maharaja restaurant

₹ 2.7 Crores
20,000 / Sq.Ft

₹ 2.03 Lacs/Month
Estimated EMI

1,350 Sq.Ft
Built Up Area

Photos Location

Industrial Building
Property Type

Reserved
Parking (1 Slot)

Freehold
Ownership Type

2
Of Total 2 Floors

Unfurnished
Furnishing

More Than 10 Year
Age of Property

Oct 9, 2023
Posted On

Immediately
Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Technopolis Knowledge Park Ackruti Softech Park Carnival Cinemas SunCity Mukta A2 Cinemas Vile Parle Chakala

NoBroker Services

NEW Create Agreement

Check Loan Eligibility

NEW Estimate Interiors Cost

Book Legal Services

Book Renovations

Activity On This Property

102 Unique Views

0 Shortlists

1

Similar Properties

There are no Similar Properties

Amenities

Property	Industrial
Source	Nobroker.com
Area Type	Built Up
Area	1210 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 16,033/- per Sq. Ft.
Floor	-

NOBROKER Pay Rent Post Your Property Sign up

Industrial Building In Andheri East, Mumbai For Sale
Chimatpada, Marol Naka, Marol Fire Brigade

₹ 1.94 Crores
16,000 / Sq.Ft

₹ 1.45 Lacs/Month
Estimated EMI

1,210 Sq.Ft
Built Up Area

Photos Location

Industrial Building
Property Type

Freehold
Ownership Type

Unfurnished
Furnishing

Sep 3, 2023
Posted On

Public And Reserved
Parking (2 Slots)

2
Of Total 2 Floors

More Than 10 Year
Age of Property

Immediately
Available From

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Akruti Softech Park Hiranandani Lighthall Carnival Cinemas Maxus Cinema Marol Naka

NoBroker Services

- Create Agreement
- Check Loan Eligibility
- Estimate Interiors Cost
- Book Legal Services
- Book Renovations


Activity On This Property

19 Unique Views 0 Shortlists 0 Inquiries

Similar Properties

Amenities

Property	Industrial
Source	Nobroker.com
Area Type	Built Up
Area	600 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 15,000/- per Sq. Ft.
Floor	-



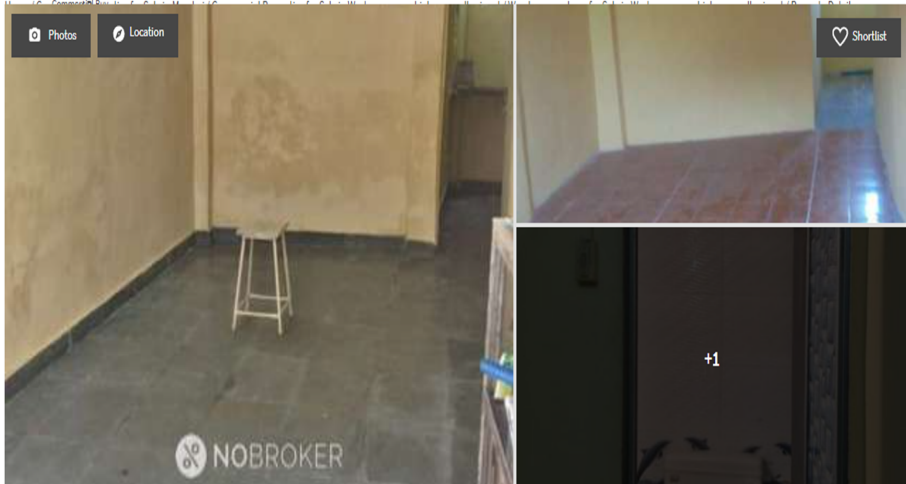
[Pay Rent](#)
[Post Your Property](#)
[Sign](#)

Godown/Warehouse In Andheri East, Mumbai For Sale
Chakala, Chakala

₹ 90 Lacs
15,000 / Sq.Ft

₹ 67,584/Month
Estimated EMI

600 Sq.Ft
Built Up Area



Godown Warehouse
Property Type

Freehold
Ownership Type

Unfurnished
Furnishing

Feb 14, 2024
Posted On

Public
Parking

Ground Floor
Of Total 1 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

Amenities

Justification for Price / Rate

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

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



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(Appendix-VII)**UNDERTAKING**

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

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and.
- g. My PAN Card number as applicable is AEAPC7114Q
- h. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under of overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/ Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services

No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mrs. Veenadevi Ganeshmal Jain from Mr. Mansoor A. Chunawalla, Mr. Abbas M. Tinwala & Mrs. Sabera A. Tinwala & Mr. Abbas M. Sarawala vide Sale Deed dated 04.04.2014.
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, MCC 2 Fort P M Road Branch to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar - Regd. Valuer Tushar Bhuwad - Valuation Engineer Shyam Kajvilkar - 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 - 02.02.2024 Valuation Date - 02.03.2024 Date of Report - 02.03.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 03.02.2024
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Industrial Unit size, location, upswing in real estate prices, sustained demand for Industrial Unit, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

(Annexure-V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

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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.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

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

Occupation, employability and restrictions

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

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