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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Sanjay Ramkanwar & Mrs. Daman Sanjay Yadav**

Industrial Unit No. 3019, 3rd Floor, Wing - G, Block - A, "**Akshar Business Park**", Phase - I, Plot No. 3, Sector - 25, Sector 25, Village - Vashi, Taluka - Thane, District - Thane, Navi Mumbai, PIN - 400 703, State - Maharashtra, Country - India.

Latitude Longitude : 19°4'49.7"N 73°0'50.2"E

Intended User:

**Punjab National Bank
MCC Western One**

PNB Pragati Tower C19, G Block, Ground floor, Bandra Kurla Complex, Bandra(E),
Mumbai - 400051, State - Maharashtra, Country - India

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
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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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VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Unit No. 3019, 3rd Floor, Wing - G, Block - A, "**Akshar Business Park**", Phase - I, Plot No. 3, Sector - 25, Sector 25, Village - Vashi, Taluka - Thane, District - Thane, Navi Mumbai, PIN - 400 703, State - Maharashtra, Country - India belongs to **Mr. Sanjay Ramkanwar & Mrs. Daman Sanjay Yadav** .

Boundaries	:	Building	Unit
North	:	Internal Road	Staircase
South	:	Janta Market Road	Marginal Space
East	:	Railway Yard	Lift
West	:	Internal Road	Unit No. 3020

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 **₹ 6,41,16,216.00 (Rupees Six Crore Forty One Lakh Sixteen Thousand Two Hundred Sixteen 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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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 : 31.07.2024
	b) Date of valuation : 22.08.2024
	c) Title Deed Number : -
4	List of documents produced for perusal: I) Copy of Sale Deed No.18477 / 2021 Dated 07.12.2021 between Mr. Kishore Mujat (The Transferor) And Mr. Sanjay Ramkanwar & Mrs. Daman Sanjay Yadav (The Transferee). II) Copy of Occupancy Certificate No.NRV / OC / 20181BONMMC54286 / 4425 / 2018 Dated 03.11.2018 issued by Navi Mumbai Municipal Corporation.. III) Copy of RERA Certificate No.P51700009578 Dated 22.08.2017 issued by Maharashtra Real Estate Regulatory Authority. IV) Copy of Approved Building Plan No.NRV / OC / 20181BONMMC54286 / 4425 / 2018 Dated 03.11.2018 issued by Navi Mumbai Municipal Corporation.. V) Copy of Parking Allotment Letter Dated 15.11.2021 in the name of Mr. Sanjay Ramkanwar & Mrs. Daman Sanjay Yadav issued by Akshar Developers .
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) : Mr. Sanjay Ramkanwar & Mrs. Daman Sanjay Yadav Industrial Unit No. 3019, 3 rd Floor, Wing - G, Block - A, "Akshar Business Park", Phase - I, Plot No. 3, Sector - 25, Sector 25, Village - Vashi, Taluka - Thane, District - Thane, Navi Mumbai, PIN - 400 703, State - Maharashtra, Country - India. <u>Contact Person :</u> Mr. Avinash (Owner's Employee) Mobile No. 7992242482 Joint Ownership Details of ownership share is not available
6	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Industrial Unit located on 3 rd Floor. The Composition of Industrial Unit is Working Area + Pantry + 1 Toilet. The property is at 2.1 Km. distance from Sanpada Railway Station.
7	Location of property
a)	Plot No. / Survey No. : Plot No - 3, Sector - 25
b)	Door No. : Industrial Unit No. 3019

c)	C.T.S. No. / Village	:	Village - Vashi	
d)	Ward / Taluka	:	Taluka - Thane	
e)	Mandal / District	:	District - Thane	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. NRV / OC / 20181BONMMC54286 / 4425 / 2018 dated 03.11.2018	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes	
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. 3019, 3 rd Floor, Wing - G, Block - A, "Akshar Business Park", Phase - I, Plot No. 3, Sector - 25, Sector 25, Village - Vashi, Taluka - Thane, District - Thane, Navi Mumbai, PIN - 400 703, State - Maharashtra, Country - India.	
9	City / Town	:	City - Navi Mumbai	
	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 - Vashi Navi Mumbai Municipal Corporation	
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	:	Internal Road	Details not available
	South	:	Janta Market Road	Details not available
	East	:	Railway Yard	Details not available
	West	:	Internal Road	Details not available
	Unit	:	As per site	As per Document
	North	:	Staircase	Details not available

	South	:	Marginal Space	Details not available
	East	:	Lift	Details not available
	West	:	Unit No. 3020	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	:	Details not available	Staircase
	South	:	Details not available	Marginal Space
	East	:	Details not available	Lift
	West	:	Details not available	Unit No. 3020
15	Extent of the site	:	Carpet Area in Sq. Ft. = 3176.77 (Area as per Site measurement) Carpet Area in Sq. Ft. = 3267.00 (Area As Per Sale Deed) Built Up Area in Sq. Ft. = 3593.70 (Carpet Area + 10%)	
15.1	Latitude, Longitude & Co-ordinates of Unit	:	19°4'49.7"N 73°0'50.2"E	
16	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 3267.00 (Area As Per Sale Deed)	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Name of the Apartment	:	Akshar Business Park	
2.	Description of the locality Residential / Commercial / Mixed	:	Industrial	
3.	Year of Construction	:	2018 (As per occupancy certificate)	
4.	Number of Floors	:	1 Basement + Ground + 4 Upper Floors	
5.	Type of Structure	:	R.C.C. Framed Structure	
6.	Number of Dwelling units in the building	:	3 rd Floor is having 4 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	:	Along with Nine Car Parking Spaces
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Industrial Unit		
1.	The floor in which the Unit is situated	:	3 rd Floor
2.	Door No. of the Unit	:	Industrial Unit No. 3019
3.	Specifications of the Unit		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood / Glass Door
	Windows	:	Glass Facade Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Unit?	:	Normal
7.	Sale Deed executed in the name of	:	Mr. Sanjay Ramkanwar & Mrs. Daman Sanjay Yadav
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Unit?	:	Built Up Area in Sq. Ft. = 3594.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per NMMC norms

11.	What is the Carpet area of the Unit?	:	Carpet Area in Sq. Ft. = 3176.77 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 3267.00 (As Per Area Sale Deed) All the above areas are 2% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Industrial
14.	Is it Owner-occupied or let out?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 2,13,700 (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)	:	₹ 18750/- to ₹ 22135/- per Sq. Ft. on Carpet Area ₹ 17046/- to ₹ 20122/- 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).	:	₹ 18,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 15,700/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 79,600/- per Sq. M. i.e. ₹ 7,395/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 76,528/- per Sq. M. i.e. ₹ 7,110/- 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 are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differ.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Unit with Services (v(3)i)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	6 years
	Life of the building estimated	:	54 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	9.00%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,548/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 15,700/- per Sq. Ft.
	Total Composite Rate	:	₹ 18,248/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Unit	3267.00 Sq. Ft.	18,248.00	5,96,16,216.00
2	Other/Car Parking	9	5,00,000.00	45,00,000.00

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 an Industrial Unit, we have adopted the 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 ₹ 18750.00 to ₹ 22135.00 per Sq. Ft. on Carpet Area / ₹ 17046.00 to ₹ 20122.00 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 ₹18,248.00 per Sq. Ft. on Carpet 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



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condition with aforesaid specifications is **₹6,41,16,216.00 (Rupees Six Crore Forty One Lakh Sixteen Thousand Two Hundred Sixteen Only)**. The **Realizable Value** of the above property is **₹5,77,04,594.00 (Rupees Five Crore Seventy Seven Lakh Four Thousand Five Hundred Ninety Four Only)**. The **Distress Value** is **₹5,12,92,973.00 (Rupees Five Crore Twelve Lakh Ninety Two Thousand Nine Hundred Seventy Three Only)**.

I.	Date of Purchase of Immovable Property	:	07/12/2021
II.	Purchase Price of immovable property	:	₹ 4,70,00,000.00
III.	Book value of immovable property	:	₹ 4,70,00,200.00
IV.	Fair Market Value of immovable property	:	₹ 6,41,16,216.00
V.	Realizable Value of immovable property	:	₹ 5,77,04,594.00
VI.	Distress Sale Value of immovable property	:	₹ 5,12,92,973.00
VII.	Guideline Value (As Per Index-II)	:	₹ 2,55,51,207.00
VIII.	Insurable value of the property (3593.70 Sq. Ft. X 2,800.00)	:	₹ 1,00,62,360.00
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

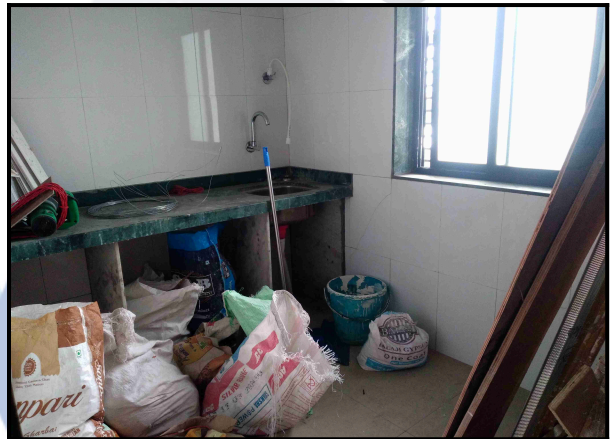
Chartered Engineer (India)

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

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

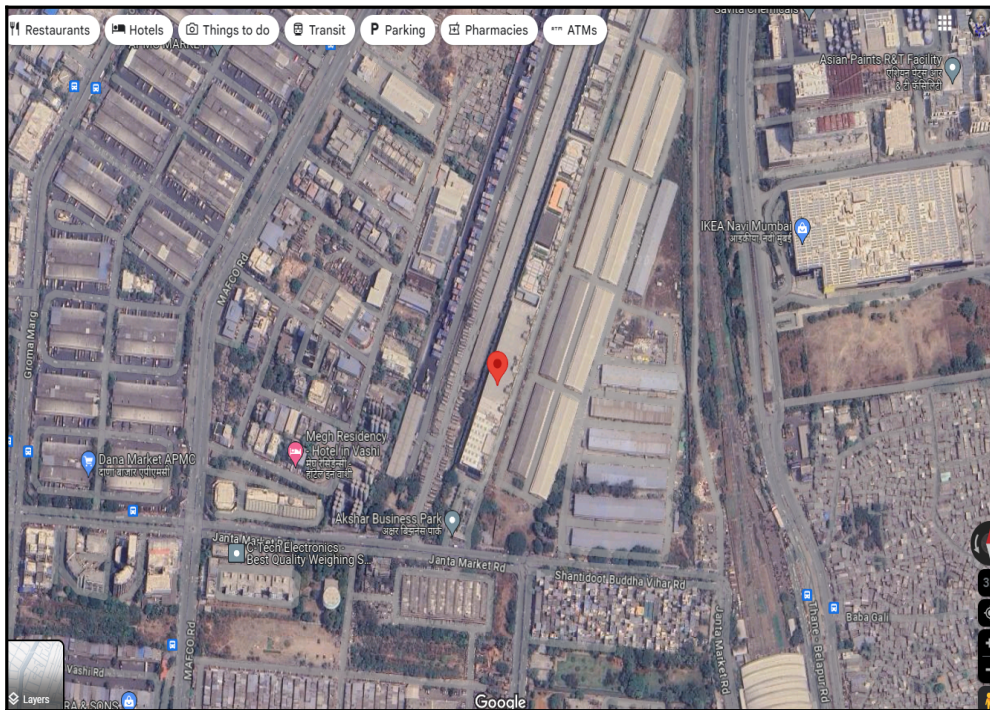
Actual Site Photographs



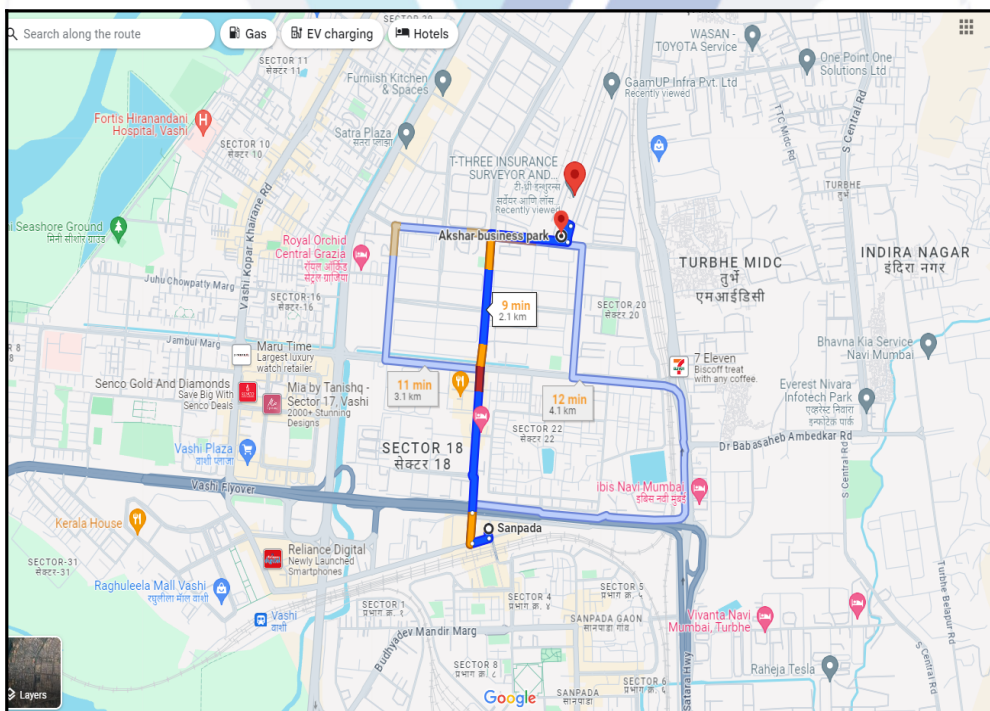
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°4'49.7"N 73°0'50.2"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Sanpada - 2.1 Km.).

Ready Reckoner Rate

DIVISION / VILLAGE : VASHI Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban Area		Local Body Type	Class "C" Corporation		
Local Body Name	Navi Mumbai Municipal Corporation					
Land Mark	Vashi Node Sector No. 25. Central Warehousing Corporation, Peripheral Road 300m Railway Gates Yard.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
5	5/172	28400	67800	79600	101100	79600
(Record Not Available)						
⇌ Compare With Previous Year ↓						

Stamp Duty Ready Reckoner Market Value Rate for Unit	79600			
Unit Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	79,600.00	Sq. Mtr.	7,395.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	28400			
The difference between land rate and building rate(A-B=C)	51,200.00			
Percentage after Depreciation as per table(D)	6%			
Rate to be adopted after considering depreciation [B + (C X D)]	76,528.00	Sq. Mtr.	7,110.00	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

Price Indicators



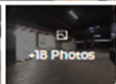
Property	Office		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,600.00	1,760.00	2,112.00
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹18,750.00	₹17,045.00	₹14,205.00

magicbricks
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B
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Post

Posted on: Jul 30, 24

₹3.0 Cr ₹9375/sqft EMI - ₹1.35L | [How much loan can I get?](#)

Office Space For Sale in Akshar Business Park, Sector 25 Vashi, Navi Mumbai

→ 18 Photos

Unfurnished | 1 Car Parking

Commercial Complex	Super Area	Carpet Area
Akshar Business Park	3200 sqft - ₹9,375/sqft	1600 sqft - ₹18,750/sqft
Floor	Units On Floor	Pantry
1 (Out of 4 Floors)	2	Dry Pantry
Washroom	Overlooking	Facing
1	Main Road Facing	East

✔ Assured Returns of 8% per annum
 ✔ Property Currently Leased Out

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More Details

Price	₹3 Cr
Booking Amount	₹3.0 Lac
Facilities	Power Back Up, Lift, Reserved Parking, Security, Water Storage, Service/Goods Lift, Air Conditioned, Internet/Wi-Fi Connectivity, RO Water System, Cafeteria/Food Court, Conference Room, CCTV Camera, Fire Sprinklers, Projector, Tea/Coffee, Printer, Whiteboard, Wheelchair Accessibility
Address	vashi turbhe road, Sector 25 Vashi, Navi Mumbai - Central Navi Mumbai, Maharashtra
LEED Certification	Not Applicable
Lifts	4
Water Availability	24 Hours Available


[View all details ▾](#)

Description: pre leased office for sale in vashi ita a fully commercial building

Contact Agent



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Property	Office		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	595.00	654.50	785.40
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹21,849.00	₹19,862.00	₹16,552.00

magicbricks
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Post P

Posted on: Jul 25, 24

₹1.30 Cr ₹10924/sqft [EMI - ₹ 59k](#) | [Can I afford it?](#)

Office Space For Sale in Akshar Business Park, [Sector 25 Vashi, Navi Mumbai](#)



Grade A+
Unfurnished
1 Car Parking

Commercial Complex	Super Area	Carpet Area
Akshar Business Park	1190 sqft - ₹10,924/sqft	595 sqft - ₹21,849/sqft
Floor	Units On Floor	Pantry
4(Out of 4 Floors)	3	Dry Pantry
Washroom	Overlooking	Facing
1	Main Road Facing	East

+6 Photos
Download

Contact Agent

Mukesh Lakhani

Get Phone

More Details

Price: ₹1.3 Cr

Booking Amount: ₹13.0 Lac

Facilities: Power Back Up, Lift, Reserved Parking, Security, Water Storage, Service/Goods Lift, Air Conditioned, Internet/Wi-Fi Connectivity, RO Water System, Cafeteria/Food Court, Conference Room, CCTV Camera, Fire Sprinklers, Projector, Tea/Coffee, Printer, Whiteboard, Wheelchair Accessibility

Address: Sector 25 vashi., Sector 25 Vashi, Navi Mumbai - Central Navi Mumbai, Maharashtra

LEED Certification: Not Applicable

Lifts: 2

Water Availability: 24 Hours Available

[View all details ▾](#)

Description: Office premises on sale at vashi navi mumbai.

Contact Agent

[Contact Agent](#)

[Get Phone No.](#)

Last contact made 63 days ago

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Sale Instances

Property	Office		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	503.51	553.86	664.63
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹20,665.00	₹18,786.00	₹15,655.00

1618475

01-08-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 16184/2024

नोंदणी :

Regn:83m

गावाचे नाव : वाशी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10405000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे)	4469540
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : , इतर माहिती: युनित नं.2107,दुसरा मजला,डब्लू-विंग,अक्षर बिझनेस पार्क,ब्लॉक-डी,फेज-3,प्लॉट नं. 3,सेक्टर-25,वाशी,नवी मुंबई,क्षेत्र-503.51 चौ.फुट कारपेट एरिया.((Plot Number : 3 ;))
(5) क्षेत्रफळ	503.51 चौ.फूट
(6) आकारणी किंवा जुडी 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:-मे. अक्षर डेव्हलपर्स तर्फे भागीदार श्री. हरी बी. मुजात यांच्या तर्फे कु. मु. म्हणुन श्री. दिपक दिनकर साळोखे वय ४४ वय:- पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस नं.-225, 2 रा मजला, बिग स्पॅन्स, प्लॉट नं.-78,79, सेक्टर-17,वाशी,नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-AAKFA0455B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रविशेखर उदयभान भिवगडे - - वय:-48; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1502, चामुंडा हाइट्स, प्लॉट नं.40,42,43, सेक्टर-15, घणसोली, नवी मुंबई-400701, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-AHOPB7970R 2): नाव:-गौरी रविशेखर भिवगडे - - वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1502, चामुंडा हाइट्स, प्लॉट नं.40,42,43, सेक्टर-15, घणसोली, नवी मुंबई-400701, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-ARDPB8330J
(9) दस्तऐवज करून दिल्याचा दिनांक	30/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	30/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	16184/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	624300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Property	Office		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	405.48	446.03	535.24
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹22,134.00	₹20,122.00	₹16,768.00

17582392

28-07-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 17582/2024

नोंदणी :

Regn:83m

गावाचे नाव : वाशी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	8975000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3298385.2
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : , इतर माहिती: युनिट नं.3109,तिसरा मजला,व्हाय-विंग,अक्षर बिझनेस पार्क,ब्लॉक-डी,फेज-3,प्लॉट नं. 3,सेक्टर-25,वाशी,नवी मुंबई,क्षेत्र-405.48 चौ.फुट कारपेट एरिया.((Plot Number : 3 ;))
(5) क्षेत्रफळ	405.48 चौ.फूट
(6)आकारणी किंवा जुडी 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:-मे. अक्षर डेव्हलपर्स तर्फे भागीदार श्री. हरी बी. मुजात यांच्या तर्फे कु. मु. म्हणुन श्री. दिपक दिनकर साळोखे वयः ४४ वय:- पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस नं.-225, 2 रा मजला, बिग स्पॅस, प्लॉट नं.-78,79, सेक्टर-17,वाशी,नवी मुंबई, ब्लॉक नं. -, रोड नं. --, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-AAKFA0455B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-लीना आंटनी - - वय:-50; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं-602, प्लॉट नं-40, धीर कॉर्नर, सेक्टर-20, कामोठे,रायगड, महाराष्ट्र-410218, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410208 पॅन नं:-AGAPA3887F
(9) दस्तऐवज करून दिल्याचा दिनांक	18/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	18/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	17582/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	538500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)खेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Sanjay Ramkanwar & Mrs. Daman Sanjay Yadav from Mr. Kishore Mujat vide Sale Deed dated 07.12.2021.
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, MCC Western One 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 Vaibhav Bhagat - 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 - 30.07.2024 Valuation Date - 22.08.2024 Date of Report - 22.08.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 31.07.2024
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.

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



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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.



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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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