

KACPL/SBI/NT/YW/MG/ABK/20-21/MC443

August 21, 2020

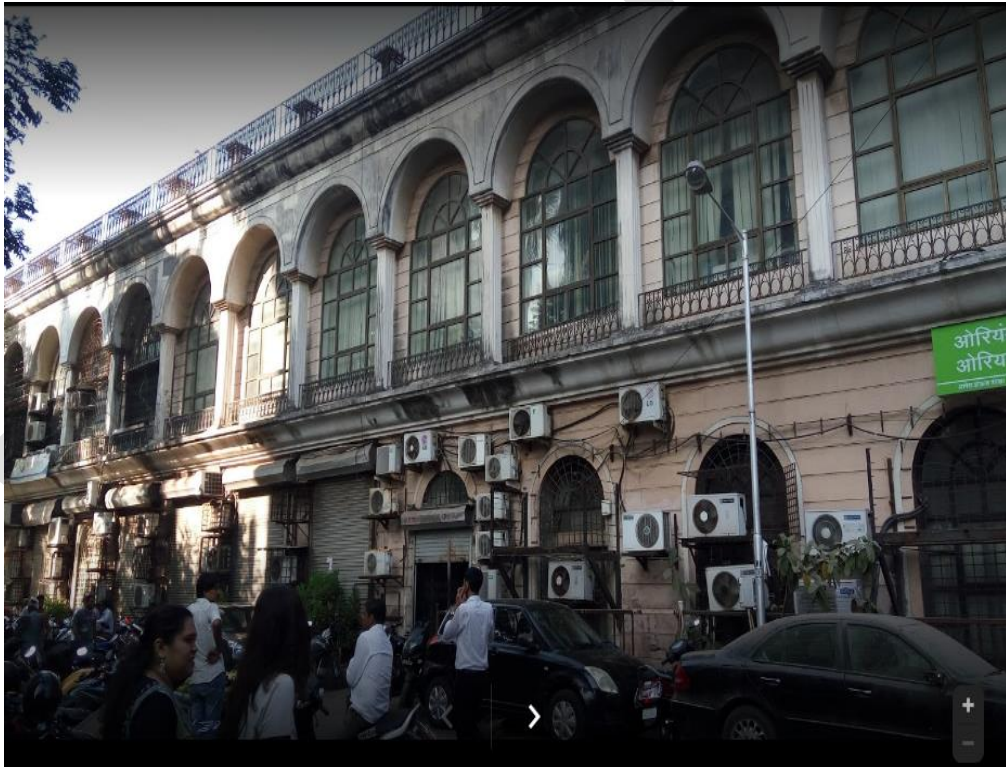
**VALUATION REPORT**  
**IN RESPECT OF COMMERCIAL PREMISE**

FOR

**M/s. Ritesh Exports**

PROPERTY ADDRESS

**Unit Nos. 118A & 118B, 1<sup>st</sup> floor, Shreeji Chambers, Tata Road No. 1 and 2,  
Opp. Prasad Chambers, Near Opera House, Mumbai-400 004.**



**STATE BANK OF INDIA**  
Diamond Branch, BKC, Mumbai.

KACPL/SBI/NT/YW/MG/20-21/MC443

August 21, 2020

To,  
**State Bank of India,**  
Diamond Branch,  
D-3 Tower, Bharat Diamond Bourse,  
BKC, Bandra (East), Mumbai – 400 051.

**VALUATION REPORT  
(IN RESPECT OF COMMERCIAL PREMISE)**

I.	GENERAL	
1.	<i>Purpose for which the valuation is made</i>	To ascertain market value of the Unit No. 118A & 118B, 1 <sup>st</sup> floor, Shreeji Chambers Premises Co-op. Soc. Ltd., Tata Road No. 1 and 2, Opp. Prasad Chambers, Near Opera House, Mumbai-400 004.
2.	a) <i>Date of inspection</i> b) <i>Date on which the valuation is made</i>	August 20, 2020. August 21, 2020.
3.	<i>Document produced for perusal</i>	<p>i. Agreement for Sale dated 10<sup>th</sup> June 1996 executed between the vendors – M/s. Purported Investments Pvt. Ltd. and the purchasers – Mr. Shailesh Nagindas Shah, Mr. Deepak Nagindas Shah &amp; Mr. Mukesh Kantilal Shah of M/s. Ritesh Exports indicating area 530 sq. ft. and purchase price of Rs. 33,00,000/-.</p> <p>ii. Part Occupancy Certificate No. 35/9985/A dated March 31, 1992 issued by BrihanMumbai Mahanagarpalika.</p> <p>iii. Title Certificate dated October 16, 1989 issued by Ambubhai &amp; Diwanji.</p> <p>iv. Title Certificate dated January 31, 1991 issued by Wadia Ghandy &amp; Co.</p> <p><u>For Unit No. 118A -</u></p> <p>i. Share Certificate No. 42/118-A in the name of M/s. Ritesh Exports holding 5 Shares of Rs. 50 /- each bearing distinctive Nos. 206 to 210 issued by Shreeji Chambers Premises Co-op. Soc. Ltd.</p> <p>ii. Share Certificate No. 41/118-A in the name of M/s. Ritesh Exports holding 5 Shares of Rs. 50 /- each bearing distinctive Nos. 201 to 205 issued by Shreeji Chambers Premises Co-op. Soc. Ltd.</p> <p><u>For Unit No. 118B -</u></p> <p>i. Share Certificate No. 43/118-B in the name of M/s. Ritesh Exports holding 5 Shares of Rs. 50 /- each bearing distinctive Nos. 211 to 215 issued by Shreeji Chambers Premises Co-op. Soc. Ltd.</p>

	ii. Share Certificate No. 44/118-A in the name of M/s. Ritesh Exports holding 5 Shares of Rs. 50 /- each bearing distinctive Nos. 216 to 220 issued by Shreeji Chambers Premises Co-op. Soc. Ltd.	
4.	<i>Name of the owner(s) and his/their address (es) with Phone No. (details of share of each owner in case of joint ownership)</i>	Mr. Shailesh Nagindas Shah, Mr. Deepak Nagindas Shah & Mr. Mukesh Kantilal Shah of M/s. Ritesh Exports
	<i>Name of the <b>Seller</b> of the property</i>	-
5.	<i>Brief description of the property</i>	The said Unit are located on 1 <sup>st</sup> floor of the building known as Shreeji Chambers Premises Co-op. Soc. Ltd. which is approx. 2.7 km from Churchgate railway station.  The said units are used as office.
6.	<i>Location of property</i> a) <i>Plot No./ Survey No./ CTS No.</i> b) <i>Door No.</i> c) <i>T.S. No. / Village</i> d) <i>Ward / Taluka</i> e) <i>Mandal / District</i> f) <i>Date of issue and validity of layout of approved map/plan</i> g) <i>Approved map/plan issuing authority</i> h) <i>Whether genuineness or authenticity of approved map/plan is verified</i> i) <i>Any other comments by our empaneled valuers on authentic of approved plan</i>	CS No. 8/1487. Unit Nos 118A & 118B. Village- Girgaum Division - Mumbai. Approved Plans not provided. N.A. N.A. N.A.
7.	<i>Postal address of the property</i>	Unit No. 118A & 118B, 1 <sup>st</sup> floor Shreeji Chambers Premises Co-op. Soc. Ltd., Tata Road No. 1 and 2, Off. Rajaram Mohan Roy Marg and Off. Jagannath Shankar Seth road, Opp. Prasad Chambers, Near Opera House, Mumbai-400004.
8.	<i>City / Town</i> <i>Residential Area</i> <i>Commercial Area</i> <i>Industrial Area</i>	Yes. Yes. No.
9.	<i>Classification of the area</i> i). High / Middle / Poor ii). Urban / Semi Urban / Rural	High. Urban.
10.	<i>Coming under Corporation limit / Village Panchayat / Municipality</i>	MCGM.
11.	<i>Whether covered under any State /Central Govt. enactment's (e.g., Urban Land</i>	Not apparent from documents shown.

	<i>Ceiling Act) or notified under agency area / scheduled area / cantonment area.</i>		
12.	<i>Boundaries of the property</i>  <i>North</i>  <i>South</i>  <i>East</i>  <i>West</i>	Residential building.  Tata road No. 2.  Shreeji Darshan.  Shreeji Arcade.	
13.	<i>Dimensions of the site</i>  <i>North</i> <i>South</i> <i>East</i> <i>West</i>	A	B
		As per the Deed	Actuals
		N. A.	N. A.
14.	<i>Extent of the site</i>	Not applicable.	
14.1	<i>Latitude, Longitude &amp; Co-ordinates of property</i>	18°57'17.8"N, 72°49'03.1"E	
15.	<i>Extent of the site considered for valuation (least of 14a &amp; 14b)</i>	As identified in Point No. 11 of Part 3 (Offices).	
16.	<i>Whether occupied by the owner / tenant?</i> <i>If occupied by tenant since how long?</i> <i>Rent received per month.</i>	Owner occupied.	

## II. APARTMENT BUILDING:

1.	<i>Nature of Apartment</i>	Office units.
2.	<i>Location</i> <i>T.S. No.</i> <i>Block No.</i> <i>Ward No.</i> <i>Village/ Municipality/ Corporation</i> <i>Door No., Street or Road (Pin Code)</i>	- - - Village Girgaum Division, MCGM. Unit No. 118A & 118B, Tata road No. 2 (400004).
3.	<i>Description of the locality Residential / Commercial/ Mixed</i>	Mixed.
4.	<i>Year of construction</i>	1992. (As per O.C.)
5.	<i>Number of floors</i>	Ground + 2 upper floors.
6.	<i>Type of structure</i>	RCC framed Structure with brick wall masonry.
7.	<i>Number of dwelling units in the Building</i>	41 units on 1 <sup>st</sup> floor.
8.	<i>Quality of construction</i>	Good.
9.	<i>Appearance of the building</i>	Good.
10.	<i>Maintenance of the building</i>	Good.

11.	<i>Facilities available</i> <i>Lift</i> <i>Protected water supply</i> <i>Underground Sewerage</i> <i>Car Parking - Open/Covered</i> <i>Is compound wall exiting.</i> <i>Pavement around the building</i>	2 lifts are provided for the said building. Available. Available. Open space is available for the said building. Yes. (Compound wall on half part) Chequered tiles.
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### III OFFICE UNIT.

1.	<i>The floor in which the Unit is situated</i>	1 <sup>st</sup> floor.	
2.	<i>Door number of the Unit</i>	Unit No. 118A & 118B.	
3.	<i>Specification of the Unit</i> <i>Roof</i> <i>Flooring</i> <i>Doors</i> <i>Windows</i> <i>Fittings</i> <i>Finishing</i>	RCC roof. Vitrified flooring. Wooden & Glass Doors. Aluminum Sliding window. Standard. Standard.	
4.	<i>House Tax Assessment No.</i> <i>Tax paid in the name of</i> <i>Tax amount</i>	Details not provided - -	
5.	<i>Electricity service connection number Meter Card is in the name of</i>	Details not provided.	
6.	<i>How is the maintenance of the Unit?</i>	Good.	
7.	<i>Sale Deed executed in the name of</i>	M/s. Ritesh Exports.	
8.	<i>What is the undivided area of land as per sale?</i>	N.A.- Valuation is only for Office units.	
9.	<i>What is the <b>plinth area</b> of the Unit</i>	530 sq. ft.	
10.	<i>What is the floor space index (App.)?</i>	As per local norms.	
11.	<i>What is the area of the Unit?</i> <i>Unit No. 118A &amp; 118B</i> <i>Mezzanine (Loft)</i>	<i>As per agreement/ Index II</i> 530 sq. ft.	<i>As per measurements</i> 484 sq. ft. (Carpet) 464 sq. ft. (Carpet)

	Area calculation for valuation	<i>Carpet Area in sq. ft.</i>	<i>Built up area in sq. ft.</i>
	Unit No. 118A & 118B	484	581
	Mezzanine (Loft)	464	
	<b>Note: Our valuation report is based on the area which is identified in the agreement/ Index II or that physically measured by us at the time of inspection, whichever is lower.</b>		
12.	Is it Posh/I Class/Medium/ Ordinary	I class.	
13.	Is it being used for residential or commercial purpose?	Commercial purpose.	
14.	Is it owner occupied or let out?	Owner occupied.	
15.	If tenanted, what is the monthly rent?	N.A.	

## VI. MARKETABILITY.

1.	How is the marketability	Good.
2.	What are the factors favoring for an extra potential value?	Nil.
3.	Any negative factors observed which affect the market value in general	Nil.

## 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 atleast two latest deals/ transactions with respect to adjacent properties in the areas)	Rs. 34,000/- to Rs.40,000/- per sq. ft. on built up.		
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)	Rs. 36,000/- per sq. ft. on Built up.		
3.	<b>Break- up for the rate</b>  Building + Services  i) Land + others	Rs. 2,000/- per sq. ft.  Rs. 34,000/- per sq. ft.		
4.	Guideline rate obtained from the Registrar's office - Stamp Duty Ready Reckoner Rate 2019-20 (an evidence thereof to be enclosed)	Rs. 3,85,100/- per sq. mtr. i.e. Rs. 35,777/-per sq. ft. on built up.		
	Guideline Value (Agreement area)	<i>Built-up Area in sq. ft.</i>	<i>Unit Rate Rs./ sq. ft.</i>	<i>Total Value Rs.</i>
		530	35,777	1,89,61,810



**VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:**

a.	<p><i>Depreciated Building Rate</i></p> <p><i>Replacement cost of Unit with Services(v(3)i) (Insurable Value)</i></p> <p><i>Age of the building</i></p> <p><i>Life of the building estimated</i></p> <p><i>Depreciation percentage assuming the salvage value as 10%</i></p> <p><i>Depreciated Ratio of the building</i></p>	<p>Rs. 2,000 – Rs. 840 = Rs. 1,160/- per sq. ft.</p> <p>Rs. 2,000/- X 636 sq. ft. = Rs. 12,72,000/--</p> <p>28 Years (As per O.C.)</p> <p>32 years depending on the regular preventive maintenance of the building.</p> <p>42 %</p> <p>58 %</p>
b.	<p><i>Total Composite rate arrived for valuation</i></p> <p><i>Depreciated Building rate VI(a)</i></p> <p><i>Rate for Land &amp; other V(3) ii</i></p> <p><i>Total Composite Rate</i></p>	<p>Rs. 36,000/- per sq. ft. on Built up area.</p> <p>Rs. 1,160/- per sq. ft.</p> <p>Rs. 34,000/- per sq. ft.</p> <p>Rs. 35,160/- per sq. ft. on built-up area. However, we have considered Rs. 36,000/- per sq. ft. for valuation purpose.</p>

**VIII. DETAILS OF VALUATION.**

Sl. No.	Description		Area in Sq. ft.	Unit Rate (Rs./ sq. ft.)	Estimated/ Present Value (Rs.)
1.	Present value of the Unit (incl. car parking, if provided)	(Built up)	581	36,000	2,09,16,000
	Loft	(Carpet)	464	12,000	55,68,000
2.	Wardrobes				
3.	Show cases				
4.	Kitchen arrangements				
5.	Superfine finish				
6.	Interior decorations				
7.	Electricity deposits/ electrical fittings, etc.,				
8.	Extra collapsible gates / grill works etc.,				
9.	Potential value, if any				
10.	Others				
Total.					2,64,84,000
<b>Valuation Methodology</b>					
<p>The method adopted for valuation of the commercial premises is sales comparison method in which the sales instances of the similar properties or properties with similar attributes in the same region are traced and the market rates are derived by using the experience and expertise of the valuer. Also, the valuation of the premises is based on the present market value of the premises depending on the condition, location and other infrastructural facilities available at and around the said premises. We have considered the valuation on <b>built-up area</b> for the premises, which is an increase of 20% over that of its carpet area.</p> <p>The realizable value of the said commercial premises is considered at 85% of the present market value of the said premises, while the forced sale value for the said premises is considered at 75% of its present market value.</p>					
<b>Remarks:</b>					
<div><div>➤</div><div>The said property is commercial units.</div></div> <div><div>➤</div><div>We have valued the mezzanine floor of the said property as it is a RCC construction.</div></div> <div><div>➤</div><div>All the civic amenities are available within the proximity of the said building.</div></div> <div><div>➤</div><div>We note that the ready reckoner value is significantly less than market value.</div></div> <div><div>➤</div><div>We have adopted the sale rate based on the information provided by local estate brokers and the current prevailing market rates in the area.</div></div>					



As a result of our appraisal and analysis, it is our considered opinion that the value of the above referred Unit No. 118A & 118B, 1<sup>st</sup> floor, Shreeji Chambers Premises Co-op. Soc. Ltd., Tata Road No. 1 and 2, Off. Rajaram Mohan Roy Marg and Off. Jagannath Shankar Seth road, Opp. Prasad Chambers, Near Opera House, Mumbai-400 004, in its present prevailing condition with aforesaid specifications is as under:

<i>Market Value (MV)</i>	Rs. 2,64,84,000/- (Rupees two crore sixty four lakh eighty four thousand only).
<i>Realizable Value (90% of MV).</i>	Rs. 2,38,36,000/- (Rupees two crore thirty eight lakh thirty six thousand only).
<i>Distress Sale Value (75% of MV)</i>	Rs. 1,98,63,000/- (Rupees one crore ninety eight lakh sixty three thousand only)
<i>Book Value</i>	Rs. 33,00,000/- (Rupees thirty three lakh only).
<i>Rental Value</i>	Owner occupied. If given on rent it may fetch approx. Rs. 75,000/- to Rs. 80,000/- per month.

For **KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED.**

**ANIL B. PAI KAKODE**  
Director & Govt. Approved Valuer  
Wealth Tax Regn. No. CAT VII-20 of 1988

**ASHOK S. AKERKAR**  
Associate Director & Govt. Approved Valuer  
CCIT/PNJ/4(3)-Tech/2005-06

Place : Mumbai

**Date :** August 21, 2020

The undersigned has inspected the property detailed in the Valuation Report dated August 21, 2020 on ..... We are satisfied that the *fair and reasonable market value* of the property is **Rs. 2,64,84,000/- (Rupees two crore sixty four lakh eighty four thousand only).**

Signature  
(Name of the Branch Manager with Office Seal).

**DECLARATION-CUM- UNDERTAKING**

We Anil B. Pai Kakode son/~~daughter~~ of late Mr. Bhaskar Pai Kakode and Mr. Ashok S. Akerkar son/~~daughter~~ of late Mr. Shantaram G. Akerkar, do here solemnly affirm and state that:

- a. We are citizen of India.
- b. We will not undertake valuation of any assets in which we have a direct or indirect interest or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c. The information furnished in our valuation report dated 21-08-2020 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property. We have not been convicted of any offence and sentenced to a term of Imprisonment;
- d. Our engineer has personally inspected the property on 20-08-2020. The work is not subcontracted to any other valuer and carried out by our team.
- e. Valuation report is submitted in the format as prescribed by the Bank. We have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during our empanelment with you, we will inform you within 3 days of such depanelment.
- f. We have not been removed/dismissed from service/ employment earlier.
- g. We have not been convicted of any offence and sentenced to a term of imprisonment.
- h. We have not been found guilty of misconduct in professional capacity.
- i. We have not been levied a penalty under section 271
- j. We are not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k. We are not an undischarged insolvent
- l. We have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income Tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- m. We 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.
- n. Our PAN Card number/Service Tax number as applicable – Anil Kakode – AAFPP1215R and Ashok Akerkar – ABKPA2220P.
- o. We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p. We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q. We 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 our ability.

- r. We 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.
- s. We abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- t. We are registered under Section 34 AB of the Wealth Tax Act, 1957.
- u. I, Mr. Anil B. Pai Kakode is a valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. We are the ~~proprietor/partner~~/ authorized official of the ~~firm~~/ company, who are competent to sign this valuation report.
- x. We will undertake the valuation work on receipt of Letter of Engagement generated from the system (Le. LLMS/LOS) only.
- y. Further, we hereby provide the following information.

Sl No.	Particulars	Valuer comment
1	background information of the asset being valued;	Commercial premise.
2	purpose of valuation and appointing authority	Official of the State Bank of India to ascertain fair market value of the property.
3	identity of the valuer and any other experts involved in the valuation;	Kakode Associates Consulting Pvt. Ltd.
4	disclosure of valuer interest or conflict, if any;	-
5	date of appointment, valuation date and date of report;	August 12, 2020 August 21, 2020 August 21, 2020
6	inspections and/or investigations undertaken;	Measurement and photographs of the property with data collection.
7	nature and sources of the information used or relied upon;	Based on our site visit & the information collected at site.
8	procedures adopted in carrying out the valuation and valuation standards followed;	As per standards.
9	restrictions on use of the report, if any;	-
10	major factors that were taken into account during the valuation;	Nil
11	major factors that were taken into account during the valuation;	Nil.

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.	-
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FOR **KAKODE ASSOCIATES CONSULTING PVT. LTD.**

ANIL B. PAI KAKODE  
Director & Govt. Approved Valuer  
DATE : AUGUST 21, 2020.

ASHOK AKERKAR  
Associate Director & Govt. Approved Valuer  
PLACE : MUMBAI.

**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.
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.

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 authorized by the authority, the registered valuers organization 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 organization 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 organization discredits the profession.

FOR **KAKODE ASSOCIATES CONSULTING PVT. LTD.**

**ANIL B. PAI KAKODE**  
**Director & Govt. Approved Valuer**

DATE : AUGUST 21, 2020

**ASHOK AKERKAR**  
**Associate Director & Govt. Approved Valuer**

PLACE : MUMBAI.

## PHOTOGRAPHS



**VIEW OF BUILDING**

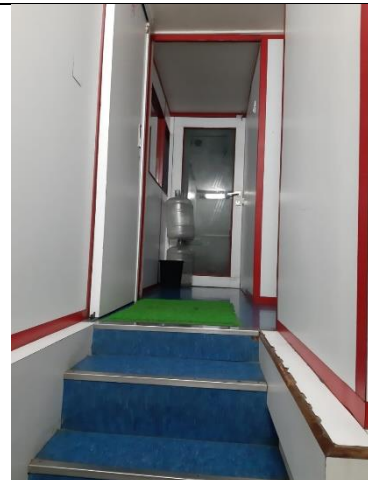


**VIEW OF NAME BOARD**

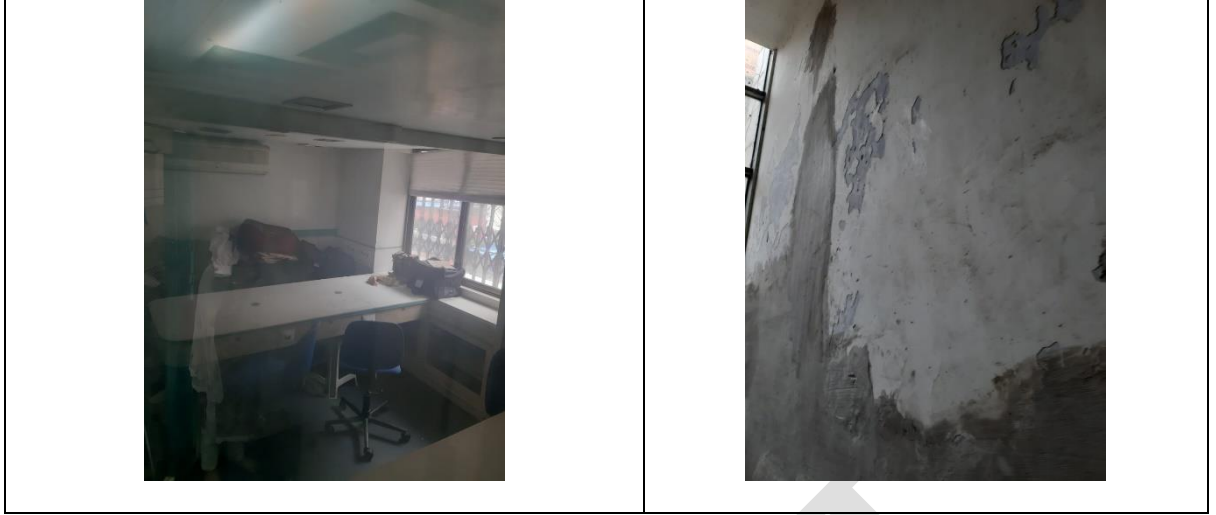


**VIEW OF MAIN DOOR**

**INSIDE VIEW OF OFFICE**







### GOOGLE MAP

### STAMP DUTY READY RECKONER RATE 2019-20

Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
सद्य स्थितीत पुढील आदेशापर्यंत सन २०

बाजारमूल्य दर पत्रक

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Year  
20192020

Annual Statement of Rates

Selected District: मुंबई (मेन)  
Select Village: गिरगांव डिव्हीजन  
Search By: ☐ Survey No ☒ Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	6/52-रस्ता : नेताजी सुभाष रोड व डॉ. पुरंदरे मार्ग ( शासकीय मुद्रणालयापासून बाबुलनाथ मार्ग या पर्यंत )	217900	394700	436800	529600	394700 चौरस मीटर
SurveyNo	6/53-रस्ता : पंडित रमाबाई मार्ग ( नाना चौकापासून चौपाटी पर्यंत )	256400	450700	550900	637700	450700 चौरस मीटर
SurveyNo	6/54 -रस्ता : जगन्नाथ शंकरशेट मार्ग ( बॅंजयकर मार्ग पासून सरदार वल्लभ भाई पटेल )	145700	264300	454500	496100	264300 चौरस मीटर
SurveyNo	6/55-अ-भूभाग : पूर्वेस पश्चिम रेल्वे लाईन, पश्चिमेस विभागाची पश्चिम हद्द, उत्तरेस सरदार पटेल रोड (करेकर ब्रीज), दक्षिणेस विभागाची दक्षिण हद्द.	122400	238600	262500	333800	238600 चौरस मीटर
SurveyNo	6/55 -भूभाग : पूर्वेस जगन्नाथ शंकरशेट मार्ग, पश्चिमेस पश्चिम रेल्वे लाईन, उत्तरेस सरदार वल्लभ भाई पटेल रोड (करेकर ब्रीज), दक्षिणेस विभागाची हद्द	119900	231900	385100	417400	231900 चौरस मीटर

1 2

Survey Number

52, 51, 50, 5/59, 5/28, 49, 48, 47, 46, 45, 53, 43, 66, 44, 54, 55, 2, 6, 6/11, 6/15/17, 18, 65, 67, 69, 6A/59, 7, 42, 26, 6/28, 23, 35, 34, 33, 31, 30, 3/77, 3/59, 3/39, 3/28, 3/1540, 3/1473, 29, 21, 22, 41, 7/28, 20/1517, 2/61, 36, 37, 4, 4/1487, 2/35, 2/28, 4/28, 4/35, 4/77, 40, 27, 12/28, 1482, 1476, 1475, 1474, 1470, 1469, 1468, 1466, 1465, 1464, 1462, 1461, 14/28, 1487, 1/35, 1/1465, 1/1467, 24, 70, ...



## COMPARABLE RATE

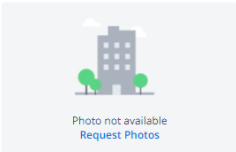


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Commercial office / space in Opera House

₹ 2.2 Cr  
₹ 39,856/sq.ft.

552 sq.ft. ▾  
(51 sq.m.) Plot Area

Office premises is well furnished. It is situated at a distance... [more](#)

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Posted on 20th Aug, 2020 by Owner  
**Amit Shah**

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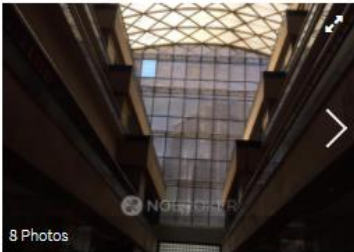
### Office For Sale In Girgaon , Mumbai

Charni Road East , Roxy Cinemas, Charni Road [Explore Nearby](#)

**800 Sq.ft.** ⓘ  
Builtup

**₹ 2.37 Lacs/Month**  
Estimated EMI

**₹ 3.15 Crores**  
₹ 39,375 / Sq. ft.



8 Photos

Office  
Property Type

Fully furnished  
Furnishing

Reserved  
Parking

Immediately  
Available From

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Nearby:

[Sardar Pav Bhaji](#) [Metro INOX Cinema](#) [Maratha Mandir Theatre](#) [Liberty Cinema](#) [South Mumbai](#)