VALUATION REPORT

IMMOVABLE

PROPERTY

(COMMERCIAL PREMISES)

PURCHASED BY

M/S. DIGITAL SCREENZ PVT. LTD.

AT

Unit No. 122, 1st Floor, "LINKWAY ESTATE PREMISES CO-OP SOC. LTD.", New Link road, Malad West, Mumbai - 400064.

AS
INSTRUCTED
BY

INDIAN OVERSEAS BANK – JOGESHWARI BRANCH

Panel Valuer: - M/S. Sthapatya Evaluators & Actuaries Pvt. Ltd.

Mumbai Office: -

203 Aziz Avenue, V.P Road, Vile Parle (W), Mumbai-400056.

Phone No. – 9867303931/8446283717

Email:-agokhale@sthapatyaindia.com

STHAPATYA EVALUATORS & ACTUARIES PVT. LTD. ★ MUMBAI

SUMMARY OF VALUATION REPORT OF

IMMOVABLE
PROPERTY

(COMMERCIAL PREMISES)

PURCHASED BY

M/S. DIGITAL SCREENZ PVT. LTD.

AT

Unit No. 122, 1st Floor, "LINKWAY ESTATE PREMISES CO-OP SOC. LTD.", New Link road, Malad West, Mumbai - 400064.

AS INSTRUCTED BY

INDIAN OVERSEAS BANK – JOGESHWARI BRANCH

Description	Present Fair Market Value as on 07/03/2025	Net Realizable Value (NRV) as 07/03/2025	Distress Sale Value as on 07/03/2025
Unit No. 122, 1St Floor, "LINKWAY ESTATE PREMISES CO-OP SOC. LTD.", New Link road, Malad West, Mumbai - 400064.	Rs. 73,72,800/- (Rupees Seventy Three Lacs Seventy Two Thousand Eight Hundred Only)	Rs. 66,35,520/- (Rupees Sixty Six Lacs Thirty Five Thousand Five Hundred & Twenty Only)	Rs. 62,66,880/- (Rupees Sixty Two Lacs Sixty Six Thousand Eight Hundred & Eighty Only)

TOTAL PRESENT FAIR MARKET VALUE: Rs. 73,72,800/- of Unit No. 122, 1st Floor, as on 07/03/2025 is (Rupees Seventy Three Lacs Seventy Two Thousand Eight Hundred Only)

FOR M/S. Sthapatya Evaluators & Actuaries Pvt. Ltd.

STHAPATYA EVALUATORS & ACTUARIES PVT. LTD. ★ MUMBAI

DIRECTOR/ AUTH. SIGN.
(APPROVED VALUER OF IOB)

Ref. No. SEAPL/IOB/JOG/MAR-25/001

TO,
INDIAN OVERSEAS BANK,
JOGESHWARI BRANCH,
MUMBAI.

VALUATION REPORT

I.	**GENERAL**	
1.	Purpose for which the valuation is made	Valuation is for Bank Loan.
2.	a) Date of inspection	03.03.2025
	b) Date on which the valuation is made	07.03.2025
3.	List of documents produced for perusal	
	i) Agreement	We refer Previous Valuation Report issued by PRAKSIS CONSULTANTS & VALUERS PVT. LTD. Ref. no. 23020/2022 In favour of; **M/S. DIGITAL SCREENZ PVT. LTD.** Dated. 06.08.2022 Registered Agreement Between **MR. DEEPAK PRAVINCHADRA JANI &** **MRS. MANJULA PRAVINCHANDRA JANI** **AND** **M/S. DIGITAL SCREENZ PVT. LTD.** Dated. 23.04.2018
	ii) O.C	**Part Occupancy Certificate Vide letter no. CHE/6550/BP(WS)/AP** **The development work of Part Service building comprising of Basement (pt) + Ground + 2nd Upper floor.** **Dated. 16/06/2002** **Issued By Executive Engineer B.P. MCGM** **(Source. Previous Valuation Report)**
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	**M/S. DIGITAL SCREENZ PVT. LTD.** (It's a Single ownership) (Source. Previous Valuation Report Dt. 2022)
5.	Brief description of the property (Including leasehold/ freehold etc.)	**Unit No. 122, 1st Floor, "LINKWAY ESTATE PREMISES CO-OP SOC. LTD.", New Link road, Malad West, Mumbai - 400064.** Subject Property is Commercial Unit. It's NPA Case. External visit has been perform as instructed by Bank Manager. Building as, Ground + 1st to 3rd floor + 4th (Part) upper floors. There are 32 commercial Units on Ground to 3rd Floors and 4 commercial units on 4th (pt.) floor (As observed at site)

STHAPATYA EVALUATORS & ACTUARIES PVT. LTD. MUMBAI

		It is Approx. 2.4 km distance from Malad West Railway Station **Landmark-** Glass House Lounge, Malad west Link Road
5a.	Total Lease period & remaining period (if leasehold)	Lease not Applicable.
6.	Location of property	Malad (West), Mumbai.
	a) Plot No./ Survey No.	C.T.S No. 1093 Village. Malad (South) (Source. Previous Valuation Report Dt. 2022)
	b) Door No.	Unit No. 122, 1st Floor
	c) C.T.S. No./Village	C.T.S No. 1093 Village. Malad (South) (Source. Previous Valuation Report Dt. 2022)
	d) Ward/Taluka	Taluka. Mumbai
	e) Mandal/District	District. Mumbai
	f) Date of issue and validity of layout of approved map / plan	**Part Occupancy Certificate Vide letter no. CHE/6550/BP(WS)/AP** **The development work of Part Service building comprising of Basement (pt) + Ground + 2nd Upper floor.** **Dated. 16/06/2002** **Issued By Executive Engineer B.P. MCGM** **(Source. Previous Valuation Report)**
	g) Approved map /plan issuing authority	Yes. Within limits of Municipal Corporation Of Greater Mumbai.
	h) Whether genuineness or authenticity of approved map /plan is verified.	Yes, Since Part Occupancy Certificate is obtained for Said Building it Implies that the plan was verified by Respective Authorities.
	i) Any other comments on authenticity of approved plan and construction as per the approved plan	As above, we refer Part Occupancy Certificate available with the copy of documents. Part Occupancy Certificate is up to 2nd Floor But building is constructed up to 4th (pt) upper Floors. Hence, Legality to be check at banks end.
7.	Postal address of the property	**Unit No. 122, 1st Floor, "LINKWAY ESTATE PREMISES CO-OP SOC. LTD.", New Link road, Malad West, Mumbai – 400064.**
8.	City / Town	Village. Malad (South)
	Residential Area	No.
	Commercial Area	Yes.
	Industrial Area	No.
9.	Classification of the area	
	i) High / Middle / Poor	Middle Class
	ii) Urban / Semi Urban / Rural	Urban development.

SATHAPATYA EVALUATORS & ACTUARIES PVT. LTD. MUMBAI

10.	Coming under Corporation Limit / Village Panchayat / Municipality	Within the limits of Municipal Corporation Of Greater Mumbai.					
11.	Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No.					
12.	Building boundaries	As Per Previous Valuation Report					
	North	Fire Bridge					
	South	Green Hotel					
	East	Link Road					
	West	Gold life Business Centre					
13.	Dimensions of the site	A			B		
		Building boundaries as per site inspection			Commercial Premises as per site inspection		
	North	Garden			External Visit performed. Hence unable to Comment.		
	South	Parmar Plastics					
	East	New Link Road/Internal Road					
	West	Gold life Business Centre					
13. 1	Latitude, Longitude and Coordinates of the site	Latitude	19	17	70	08	N
		Longitude	72	83	68	65	E
14.	Extent of the site	A			B		
		As Per Deed			Actual		
		Documented Carpet area is **384 Sq. Ft.** (We refer Previous Valuation Report Dt. 2022)			As instructed External Visit performed. Hence unable to Comment.		
15.	Extent of the site considered for valuation (least of 14 A& 14 B)	We have considered Documented Carpet area for Valuation i.e. **384 Sq. Ft.** (We refer Previous Valuation Report Dt. 2022)					
16.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	At the time of site inspection Subject property is Owner Occupied. Name of Society Board: MR. DEEPAK PRAVINCHADRA JANI (Previous Owner)					
II.	**APARTMENT BUILDING**						
1.	Nature of the Apartment	Commercial Premises.					
2.	Location	Malad (West), Mumbai.					
	C.T.S No.	C.T.S No. 1093 Village. Malad (South) (Source. Previous Valuation Report Dt. 2022)					
	Block No.	--					
	Ward No.						
	Village/Municipality/Corporation.	Village. Malad (South), Within Limits of Municipal Corporation Of Greater Mumbai.					

STHAPATYA EVALUATORS & ACTUARIES PVT. LTD. MUMBAI

	Door No, Street or Road (Pin Code).	Unit No. 122, New Link road, Malad West, 400064.
3.	Description of the locality Residential/ Commercial/ Mixed.	Commercial area
4.	Year of Construction	2002 (As building got Part Occupancy certificate) (Source. Previous Valuation Report Dt. 2022)
5.	Number of Floors.	Building as, Ground + 1st to 3rd floor + 4th (Part) upper floors. (As observed at site)
6.	Type of Structure.	RCC Type Structure
7.	Number of Dwelling units in the building	There are 32 commercial Units on Ground to 3rd Floors and 4 commercial units on 4th (pt.) floor (As observed at site).
8.	Quality of Construction	External visit performed as instructed
9.	Appearance of Building	External visit performed as instructed
10.	Maintenance of Building	External visit performed as instructed
11.	**Facilities Available**	
	Lift	1 Lifts, 2 Staircase
	Protected Water Supply	Yes.
	Underground Sewerage	Yes.
	Car Parking – Open/Cover	No.
	Does Compound Wall exist?	Yes.
	Is pavement laid around the building	Yes.
III.	**Commercial Premises**	
1.	The floor on which the Commercial Premises is situated	1St Floor
2.	Door No. of the Commercial Premises	Unit No. 122, Linkway Estate Premises CSL
3.	Specifications of the Commercial Premises	
	Roof	External Visit performed as instructed. Hence unable to Comment.
	Flooring	
	Doors	
	Windows	
	Fittings	
	Finishing	
4.	House Tax	--
	Society Registration No.	--
	Tax paid in the name of	--
	Tax amount	--
5.	Electricity Service Connection no.	--
	Meter Card is in the name of	--
6.	How is the maintenance of the Commercial Premises?	External Visit performed as instructed.
7.	Sale Deed executed in the name of	We refer Previous Valuation Report issued by PRAKSIS CONSULTANTS & VALUERS PVT. LTD. Ref. no. 23020/2022 In favour of; **M/S. DIGITAL SCREENZ PVT. LTD.** Dated. 06.08.2022 Registered Agreement Between

STHAPATYA EVALUATORS & ACTIVITIES PVT. LTD. MUMBAI

		MR. DEEPAK PRAVINCHADRA JANI & MRS. MANJULA PRAVINCHANDRA JANI AND M/S. DIGITAL SCREENZ PVT. LTD. Dated. 23.04.2018
8.	What is the undivided area of land as per Sale Deed?	Not mentioned in the copy of documents provided.
9.	What is the plinth area of the Commercial Premises?	We consider Documented Carpet area is **384 Sq. Ft.** WHEREIN At the time of Site Inspection, External visit performed as instructed. Hence unable to Measure.
10.	What is the floor space index (app.)	1.0
11.	What is the Carpet Area of the Commercial Premises	We consider Documented Carpet area is **384 Sq. Ft. (As per Previous Valuation Report Dt. 2022)**
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?	At the time of site inspection Subject property is Owner Occupied. Name of Society Board: MR. DEEPAK PRAVINCHADRA JANI (Previous Owner)
15.	If rented, what is the monthly rent?	
IV.	MARKETABILITY	
1.	How is the marketability?	Good
2.	What are the factors favouring for an extra Potential Value?	All basic amenities available nearby.
3.	Any negative factors are observed which affect the market value in general?	No.
V.	Rate	
1.	1. After analysing the comparable sale instances, what is the composite rate for a similar Shop with same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	Enquires with different peoples & Self judgement along with Web Search on different sites viz. 99 Acres & Magic Bricks. Also referred Few Index II from Registration office if Available.
2.	Assuming it is new construction, what is the adopted basic composite rate of the Shop under valuation after comparing with the specifications and other factors with the Shop under comparison (give details)	Rate per Sq. Ft. On Carpet up in the vicinity from Rs. 18,500/- Per Sq. Ft. To Rs. 19,500/- Per Sq. Ft. on Carpet up. For 23 years old construction with amenities as Observed at the time of site visit, we take Rate Rs. 19,200/- Per Sq. FT. On Carpet area.
3.	Break –up for the rates i) Building + Services ii) Land + Others	 Rs. 1,400/- Rs. 17,800/-
4.	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	Rs. 14,018.12/- Per Sq. Ft. BUA.
5.	Registered Value (if available) (FMV)	Rs. 96,00,000/- As on 06.08.2022

STHAPATYA EVALUATORS & ACTUARIES PVT. LTD. MUMBAI

		(As per Previous Valuation Report)
VI.	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**	
a.	Depreciated building rate.	Adopted depreciation 30% is applicable on Construction.
	Replacement cost of Shop with Services (v (3)i) Age of the building Life of the building estimated Depreciation percentage assuming the salvage value as 0% Depreciated Ratio of the building	Rs. 1,400/- Per Sq. Ft. BUA Including Depreciation. 23 Years. 37 Years more under normal circumstances & with due structural care in future. Depreciation for 23 Years building is 30% on Construction.
b.	Total composite rate arrived for valuation Depreciated building rate VI (a) Rate for Land & Other V (3) ii Total Composite Rate	Rs. 19,200/- Per Sq. Ft. Carpet Area. Rs. 1,400/- Per Sq. Ft. On Construction. Rs. 17,800/- Per Sq. Ft. For developed land. Rs. 19,200/- Per Sq. Ft. Carpet Area.

Details of valuation

Sr. No.	Description	Qty.	Rate per unit (Rs)	Estimated Value (Rs)
1.	Present value of the Commercial Premises (incl. car parking, if provided) 19200	**384 Sq. Ft. Carpet Area.**	**Rs. 19,200/- Per Sq. Ft. Carpet Area.**	**Rs. 73,72,800/-**
2.	Wardrobes			-
3.	Showcases			-
4.	Kitchen Arrangement			-
5.	Superfine Finish			-
6.	Interior Decorations			-
7.	Electricity deposits / Electrical fittings, etc.			-
8.	Extra Collapsible gates/ grillwork etc.			-
9.	Potential value, if any			-
10.	Others.			-
11.	As per current stage of work completion the value of the commercial premises (if unit is under construction)			-
12.	**Total After completion of the building will be**			**Rs. 73,72,800/-**

Value of Commercial Premises

Fair Market Value	**Rs. 73,72,800/- (Rupees Seventy Three Lacs Seventy Two Thousand Eight Hundred Only)**
Realizable Value	**Rs. 66,35,520/- (Rupees Sixty Six Lacs Thirty Five Thousand Five Hundred & Twenty Only)**
Distress Value	**Rs. 62,66,880/- (Rupees Sixty Two Lacs Sixty Six Thousand Eight Hundred & Eighty Only)**
Registered Value (As per Previous Valuation Report)	**Rs. 96,00,000/- As on 06.08.2022**

STHAPATYA EVALUATORS & ACTUARIES PVT. LTD. MUMBAI

Value as per Circle rate.	Rs. 65,59,547.83/-
Insurance Value	Rs. 5,80,608/-

Note: Part Occupancy Certificate is up to 2nd Floor But building is constructed up to 4th (pt) upper Floor. As observed at site, Building is Ground + 1st to 3rd floor + 4th (Part) upper floor. Hence, Legality to be check at banks end.

***Future value of a Commercial Premises /apartment under development may be considered in the case of Home Loan only.**
(Valuation: Here, the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging &applicability of CRZ provisions (Distance from sea-coast/ tidal level must be incorporated) and their effect on i) saleability ii) likely rental value in future and iii) any likely income it may generate may be discussed).

1) Photograph of owner/representative with property in background to be enclosed.

2) Screen shot of longitude/latitude and co-ordinates of property using GPS/various Apps/Internet sites

3) Any other important information about the property in question.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid **Rs. 73,72,800/- (Rupees Seventy Three Lacs Seventy Two Thousand Eight Hundred Only)**

The realizable value of the above property **Rs. 66,35,520/- (Rupees Sixty Six Lacs Thirty Five Thousand Five Hundred & Twenty Only)** As of 07.03.2025 And

The distress value **Rs. 62,66,880/- (Rupees Sixty Two Lacs Sixty Six Thousand Eight Hundred & Eighty Only)**

Place-Mumbai
Date- 07.03.2025

STHAPATI VALUATORS & ACTUARIES PVT. LTD. MUMBAI

Enclosed:

1. Declaration from the Manager

The undersigned has inspected the property detailed I the Valuation Report dated_________ on ________ We are satisfied that the fair and reasonable market value of the property is Rs_________ (Rupees________________ Only)

Date: 07.03.2025
Place: Mumbai

Signature

(Name of Branch Official with seal)

DECLARATION FORM VALUERS

I hereby declare that-

a. The information furnished in my Valuation Report dated 07.03.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the

b. I have no direct or indirect interest in the property valued;

c. The property was inspected on 03.03.2025 the work is not sub-contracted to any other valuer and carried out by myself.

d. I have not been convicted of any offence and sentenced to a term of Imprisonment;

e. I have not been found guilty of misconduct in my professional capacity.

f. 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.

g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for in the IVS in "General Standards" and "Asset Standards" as applicable.

h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure I- A signed copy of same to be taken and kept along with this declaration)

i. I am registered under Section 34 AB of the Wealth Tax Act 1957.

j. I am Proprietor of the firm/company, who is competent to sign this Valuation Report.

k. Further, I hereby provide the following information.

SR.NO	Particulars	Valuer comment
1.	Background information of the assets being valued;	Unit No. 122, 1st Floor, "LINKWAY ESTATE PREMISES CO-OP SOC. LTD.", New Link road, Malad West, Mumbai – 400064.
2.	Purpose of valuation and appointing authority;	Valuation is for Mortgage loan facility from IOB JOGESHWARI BRANCH
3.	Identity of the valuer and any other experts involved in the valuation;	M/S. Sthapatya Evaluators & Actuaries Pvt. Ltd. Through its Ex. Director Mr. Amod Gokhale. (Govt. Registered Valuer)
4.	Disclosure of the valuer interest or conflict, if any;	We referred Previous Valuation Report as mentioned above
5.	Date of appointment, valuation date of the report;	Valuation report Dated 07.03.2025

STHAPATYA EVALUATORS & ACTUARIES PVT. LTD. MUMBAI

6.	**Inspection and/or investigation undertaken;**	Site inspection date 03.03.2025
7.	**Nature and source of the information used or relied upon;**	Enquiries with different people, Market search from Different sites. & Index II From Registration Offices for similar properties in the vicinity.
8. 9.	**Procedure adopted in carrying out the valuation and valuation standards followed;** **Restrictions on use of the report, if any;**	Valuation is carried out on Market Approach Method. For Bank Purpose only.
10.	**Major factor that was taken into account during the valuation;**	All Major aspects which are governing the market value such as Age, Connectivity, Location, Floor rise, View are taken in to consideration.
11.	**Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not before the purpose of limiting his responsibility for the Valuation Report.**	Our Disclaimer.

SHAPATYA EVALUATORS & ACTUARIES PVT. LTD. MUMBAI

Place- Mumbai
Date- 07.03.2025

• This report is prepared with available information relying on documents provided to us, and to be used exclusively for the purpose mentioned. We have used best of our judgement and on assumption that 'TITLE' for the property is clear and marketable without any encumbrance and doubts.

• Valuation is based on our experience of similar valuations in this location &current market information gathered during inspection.

• This valuation is purely our opinion & has legal or contractual obligation on our part.

• Our opinion on market value should also be taken if revaluation is carried out of this property.

• Abnormal market condition like change in govt. policies, natural calamity, pandemic etc. after the date of valuation is not applicable to the valuation report

MODEL CODE OF CONDUCT FOR VALUERS

Al 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 not.

13. A valuer shall not take up an assignment error any of his/its relatives or associates are 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.

STHAPATYA EVALUATORS & ACTUARIES PVT. LTD. MUMBAI

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, fi there has been a prior engagement in an unconnected transaction, the value 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 values 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 values 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.

STHAPATYA EVALUATORS & ACTUARIES PVT. LTD. MUMBAI

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

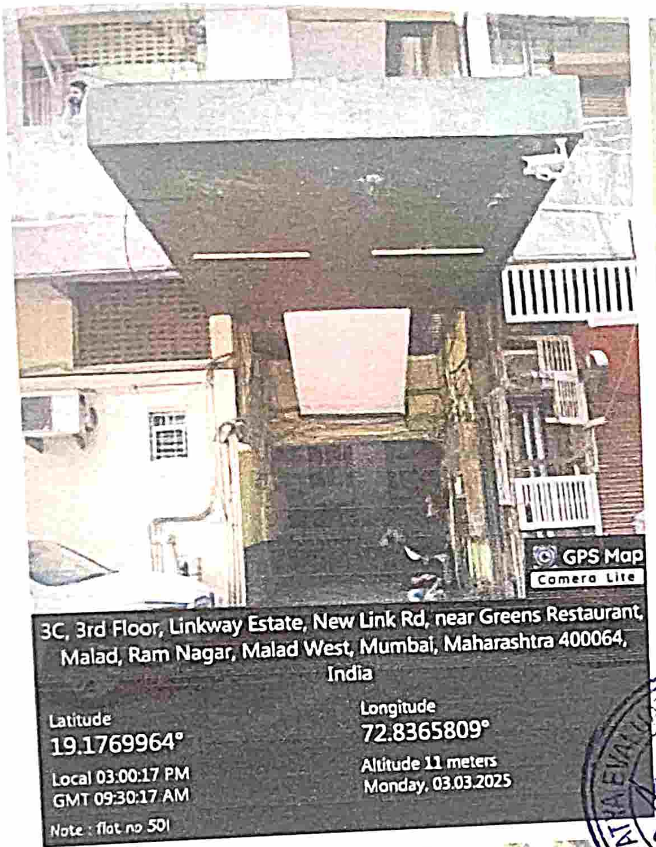
29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely tube able to devote adequate time to each of his/ its assignments.

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

Place-Mumbai

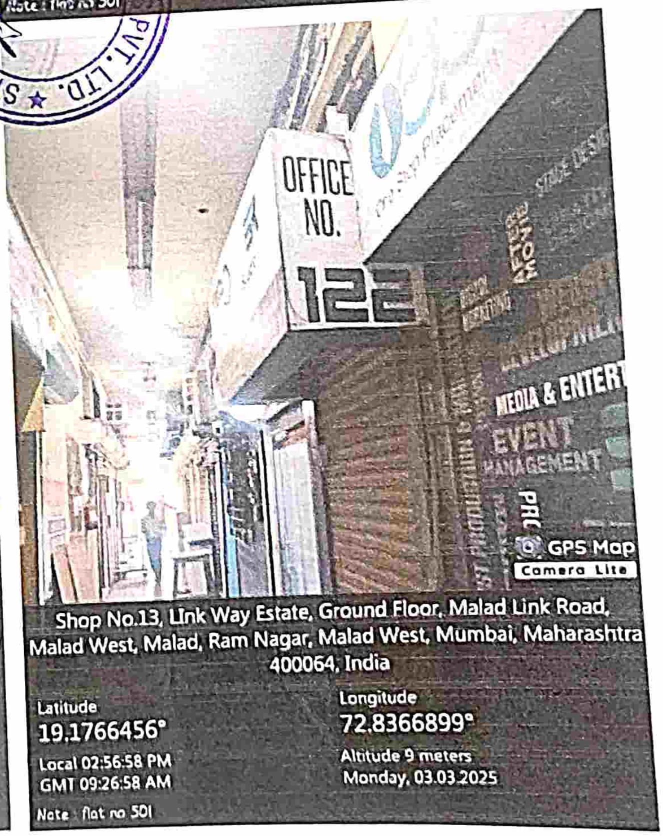
Date- 07th March 2025.

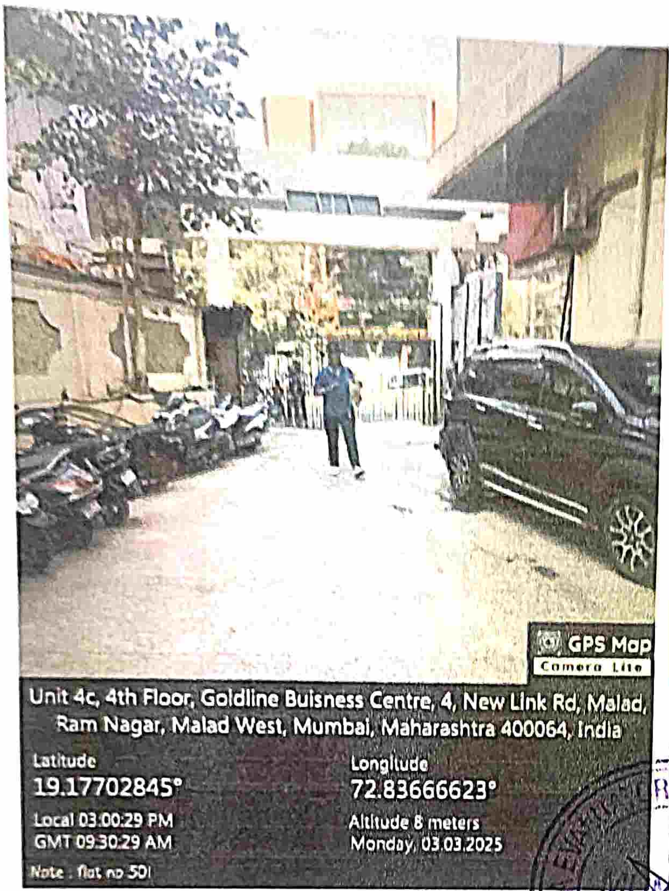
SHARTIYA EVALUATORS & ACTUARIES PVT. LTD. MUMBAI

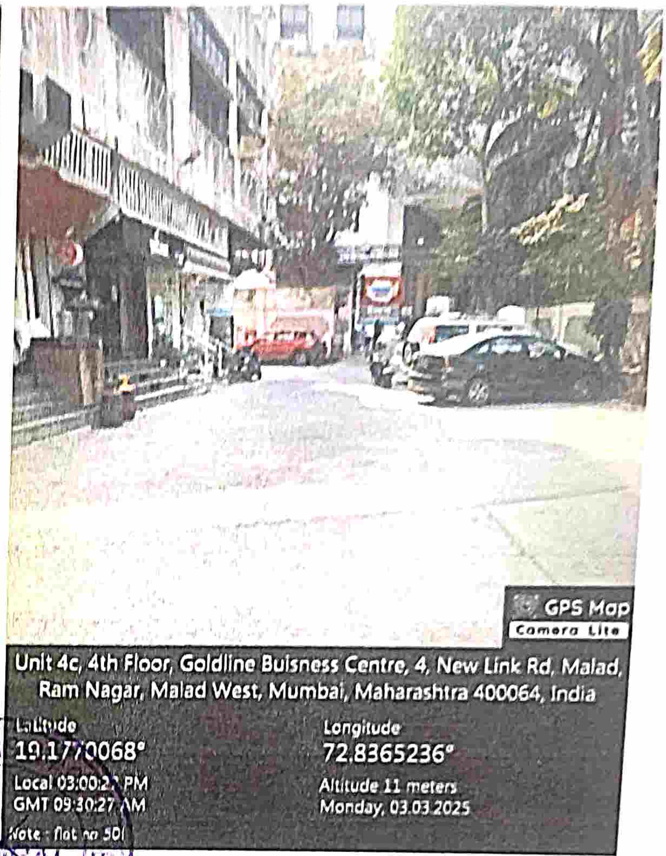

GPS Map
Camera Lite
3C, 3rd Floor, Linkway Estate, New Link Rd, near Greens Restaurant, Malad, Ram Nagar, Malad West, Mumbai, Maharashtra 400064, India
Latitude
19.1769964°
Longitude
72.8365809°
Local 03:00:17 PM
GMT 09:30:17 AM
Altitude 11 meters
Monday, 03.03.2025
Note : flat no 501

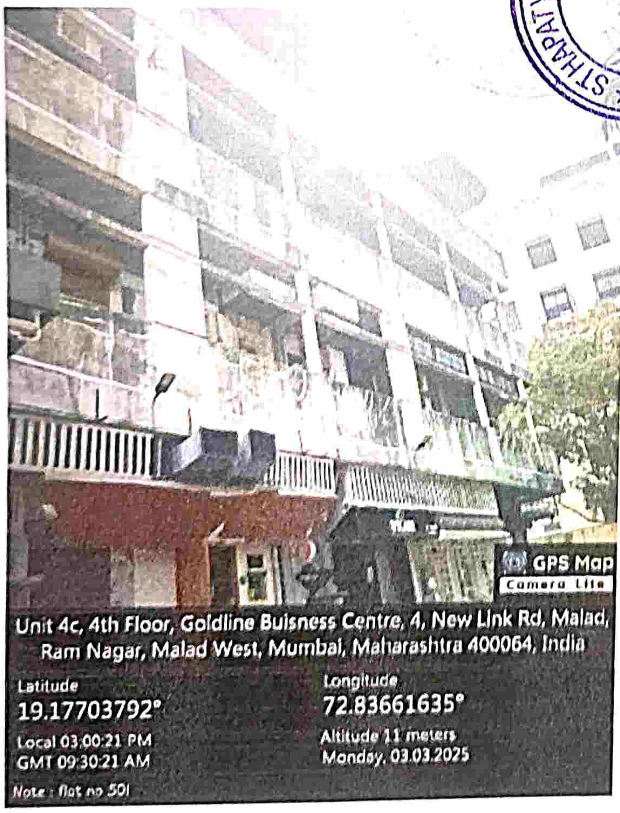

LINK WAY ESTATE PREMISES CO-OP. SOC. LTD
GPS Map
Camera Lite
near Chincholi Fire Station, 5RGP+QM2, link Road, Chincholi Bunder,Malad West, Malad West, opposite Previlege Inn, Malad, Ram Nagar, Malad West, Mumbai, Maharashtra 400064, India
Latitude
19.17691526°
Longitude
72.83662207°
Local 02:59:53 PM
GMT 09:29:53 AM
Altitude 11 meters
Monday, 03.03.2025
Note : flat no 501

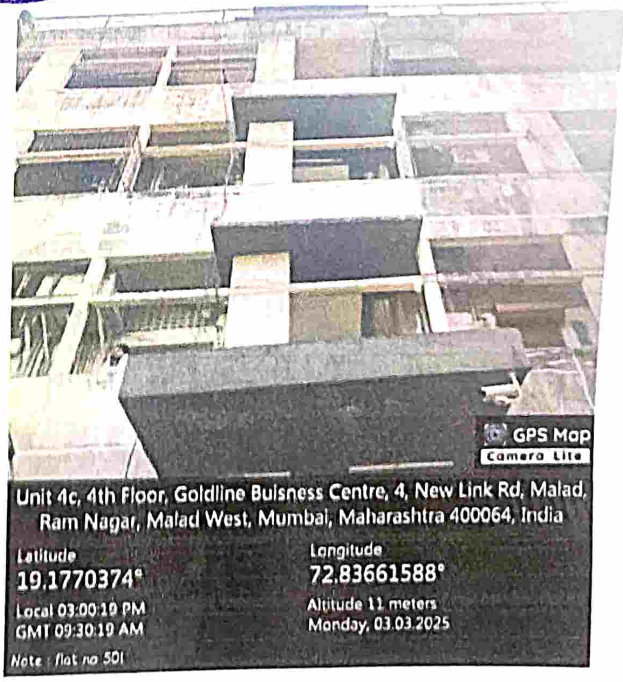

GPS Map
Camera Lite
Shop No.13, Link Way Estate, Ground Floor, Malad Link Road, Malad West, Malad, Ram Nagar, Malad West, Mumbai, Maharashtra 400064, India
Latitude
19.1766697°
Longitude
72.8366928°
Local 02:58:51 PM
GMT 09:28:51 AM
Altitude 9 meters
Monday, 03.03.2025
Note : flat no 501


OFFICE NO.
122
MEDIA & ENTERT
EVENT
MANAGEMENT
GPS Map
Camera Lite
Shop No.13, Link Way Estate, Ground Floor, Malad Link Road, Malad West, Malad, Ram Nagar, Malad West, Mumbai, Maharashtra 400064, India
Latitude
19.1766456°
Longitude
72.8366899°
Local 02:56:58 PM
GMT 09:26:58 AM
Altitude 9 meters
Monday, 03.03.2025
Note : flat no 501


GPS Map
Camera Lite
Unit 4c, 4th Floor, Goldline Buisness Centre, 4, New Link Rd, Malad, Ram Nagar, Malad West, Mumbai, Maharashtra 400064, India
Latitude
19.17702845°
Local 03:00:29 PM
GMT 09:30:29 AM
Longitude
72.83666623°
Altitude 8 meters
Monday, 03.03.2025
Note : flat no 501


GPS Map
Camera Lite
Unit 4c, 4th Floor, Goldline Buisness Centre, 4, New Link Rd, Malad, Ram Nagar, Malad West, Mumbai, Maharashtra 400064, India
Latitude
19.1770068°
GMT 09:30:27 AM
Longitude
72.8365236°
Altitude 11 meters
Monday, 03.03.2025
Note : flat no 501


GPS Map
Camera Lite
Unit 4c, 4th Floor, Goldline Buisness Centre, 4, New Link Rd, Malad, Ram Nagar, Malad West, Mumbai, Maharashtra 400064, India
Latitude
19.17703792°
Local 03:00:21 PM
GMT 09:30:21 AM
Longitude
72.83661635°
Altitude 11 meters
Monday, 03.03.2025
Note : flat no 501


GPS Map
Camera Lite
Unit 4c, 4th Floor, Goldline Buisness Centre, 4, New Link Rd, Malad, Ram Nagar, Malad West, Mumbai, Maharashtra 400064, India
Latitude
19.1770374°
Local 03:00:19 PM
GMT 09:30:19 AM
Longitude
72.83661588°
Altitude 11 meters
Monday, 03.03.2025
Note : flat no 501

Malad West, Mumbai, Western Mumbai

Shop for sale in Malad West, Mumbai

RESALE

Request Photos >

₹2.25 Cr
₹45,000 /sqft

500 sqft (46 sqm)
Carpet Area

Highlights : North Facing Ground Floor

Unfurnished commercial shop 500 sq.Ft for sale, 24 x 7 working...

1mo ago

FEATURED DEALER

Atlanta Estate Agency

View Number | Contact

Owner: Chetan Trivedi

Shop for Sale in Malad West Mumbai

CARPET AREA 210 sqft	FLOOR Ground out of 10	STATUS Ready to Move
PROPERTY AGE 10 to 15 years old	FURNISHING STATUS Unfurnished	

₹1.15 Cr
₹36,508 per sqft

Suitable For: Grocery Shop, Meat Shop, Mobile Shop, Clothes Shop, ... +3 more

This shop is in equal distance to inorbit infinity mall ,close link Lower Malad Inorbit met...

Contact Owner | Get Phone No.

Rs. 54,761.90/- carpet

Owner: Rakesh Pawar

Shop for Sale in Malad West Mumbai

CARPET AREA 285 sqft	FLOOR 1 out of 9	STATUS Ready to Move
PROPERTY AGE Less than 5 years old	FURNISHING STATUS Unfurnished	WATER AVAILABILITY 24 Hours Available

₹95 Lac
₹25,676 per sqft

Commercial shop is available for sale. It is a good location property. Please contact for ...

Contact Owner | Get Phone No.

Rs. 33,333.33/- Carpet

Owner: Jayesh Bhararia

Shop for Sale in Malad West Mumbai

CARPET AREA 780 sqft	FLOOR 2 out of 2	STATUS Ready to Move
PROPERTY AGE 10 to 15 years old	FURNISHING STATUS Furnished	WATER AVAILABILITY 24 Hours Available

₹2.55 Cr
₹21,250 per sqft

Full Furnished Office for sale with Jodi offer close to link road Up for sale in Malad West,...

Contact Owner | Get Phone No.

Rs. 32,692.30/- Carpet

No Image Available

Posted: 3 months ago

Owner: Aakash Desai

Shop for Sale in Malad West Mumbai

SUPER AREA 1700 sqft	FLOOR 1 out of 4	STATUS Ready to Move
PROPERTY AGE 10 to 15 years old	FURNISHING STATUS Unfurnished	WATER AVAILABILITY 24 Hours Available

₹8.50 Cr
₹50,000 per sqft

The Property is Situated in Heart of Malad West, Just opposite of Malad West Railway S...

Contact Owner | Get Phone No.

Rs. 31,250/- carpet