

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) BANK OF BARODA-COLABA CAUSEWAY 32, DENA BANK BUILDING, 2ND PASTA LANE, COLABA MARKET, COLABA CAUSEWAY, MUMBAI GSTIN/UIN : 27MUMB22923F1DU State Name : Maharashtra, Code : 27	Invoice No. PG-5522/22-23 Dated 4-Mar-23 Delivery Note Mode/Terms of Payment Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 30057 / 45870 Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,000.00
	CGST			270.00
	SGST			270.00
	Total			₹ 3,540.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Remarks:

Mrs. Arati Vindheshwari Gupta & Mr. Vindheshwari Motilal Gupta - Commercial Shop No. 10, Ground Floor, "Sai Sadan Bldg. No. 1 Co-op. Hsg. Soc. Ltd.", Village Tulinj, Vijay Nagar, Ambawadi, Nallasopara (East), Taluka Vasai, Dist. Palghar, Pin Code -401 209, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **ICICI BANK LTD**
 A/c No. : **123105000319**
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : **vastukala@icici**

for Vastukala Consultants (I) Pvt Ltd

Rattol
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Arati Vindheshwari Gupta & Mr. Vindheshwari Motilal Gupta**

Commercial Shop No. 10, Ground Floor, "Sai Sadan Bldg. No. 1 Co-op. Hsg. Soc. Ltd.", Village Tulinj, Vijay Nagar, Ambawadi, Nallasopara (East), Taluka Vasai, Dist. Palghar, Pin Code -401 209, State - Maharashtra, Country - India.

Latitude Longitude: 19°25'24.4"N 72°49'39.7"E

Valuation Prepared for:

**Bank of Baroda
Colaba Causeway Branch**

32, Dena Bank Building, 2nd Pasta Lane, Colaba Market, Colaba Causeway,
Mumbai - 400 005, State - Maharashtra, Country - India.



Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

Regd. Office : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



Valuation Report Prepared For: BOB / Colaba Causeway Branch / Mrs. Arati Vindheshwari Gupta (30057/45870) Page 2 of 22

Vastu/Mumbai/03/2023/30057/45870
04/22-63-SH
Date: 04.03.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 10, Ground Floor, "Sai Sadan Bldg. No. 1 Co-op. Hsg. Soc. Ltd.", Village Tulinj, Vijay Nagar, Ambawadi, Nallasopara (East), Taluka Vasai, Dist. Palghar, Pin Code -401 209, State - Maharashtra, Country - India belongs to **Mrs. Arati Vindheshwari Gupta & Mr. Vindheshwari Motilal Gupta.**

Boundaries of the property.

North : Gopikishan Apartment
South : Sai Sadan Bldg. 3 CHSL.
East : Chawl
West : Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 25,81,960.00 (Rupees Twenty Five Lakh Eight One Thousand Nine Hundred Sixty Only).**

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

Hence certified

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

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBBI/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941
Encl: Valuation report.

Digitally signed by MANOJ BABURAO-CHALIKWAR:
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMPK,
2.5.4.20=98220a-46a1156c03e0c11e0268c91349e5f00354073
3275179517a78b9a52, postalCode=400006, st=Maharashtra,
serialNumber=47a56a56a6bdc8b9602a5a6fca3c4b31313d8
e394e28f2e29a375b216c, cn=MANOJ BABURAO-CHALIKWAR
Date: 2023.03.09 11:21:29 +05'30'

Auth. Sign.



www.vastukala.org

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,
The Chief Manager,
Bank of Baroda
Colaba Causeway Branch
 32, Dena Bank Building, 2nd Pasta Lane,
 Colaba Market, Colaba Causeway,
 Mumbai – 400 005,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF SHOP)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 03.03.2023
	b) Date on which the valuation is made	: 04.03.2023
3.	List of documents produced for perusal: 1) Copy of Agreement for sale dated 17.06.2016 b/w. Mrs. Pragnya Chatan Dethia And Mrs. Arati Vindheshwari Gupta & Mr. Vindheshwari Motilal Gupta 2) Copy of Commencement Certificate No. CIDCO / VVSR / CC / BP – 3369 / E / 999 issued by CIDCO 3) Copy of Previous Valuation Report dated 25.02.2016 issued by Yash Techno Legal Consultants.	
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)	: Mrs. Arati Vindheshwari Gupta & Mr. Vindheshwari Motilal Gupta Address: Commercial Shop No. 10, Ground Floor, "Sai Sadan Bldg. No. 1 Co-op. Hsg. Soc. Ltd.", Village Tulinj, Vijay Nagar, Ambawadi, Nallasopara (East), Taluka Vasai, Dist. Palghar, Pin Code –401 209, State – Maharashtra, Country – India. Contact Person: Mr. Govardhanlal Suthar (Contact Person) Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Commercial Shop located on Ground floor. The composition of Shop is Single Hall. The property is at 2.9 Km. travelling distance from nearest railway station Nallasopara.
5a.	Total Lease Period & remaining period (if leasehold)	: N.A. as the property is Free hold.
6.	Location of property	
	a) Plot No. / Survey No.	: Survey No. 41 & Hissa No. 4/1
	b) Door No.	: Commercial Shop No. 10
	c) T.S. No. / Village	: Village – Tulinj

	d)	Ward / Taluka	:	Taluka – Vasai
	e)	Mandal / District	:	District – Palghar
	f)	Date of issue and validity of layout of approved map / plan	:	N.A. Copy of Approved Plan were not provided and not verified
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Commercial Shop No. 10, Ground Floor, "Sai Sadan Bldg. No. 1 Co-op. Hsg. Soc. Ltd.", Village Tulinj, Vijay Nagar, Ambawadi, Nallasopara (East), Taluka Vasai, Dist. Palghar, Pin Code –401 209, State – Maharashtra, Country – India.
8.		City / Town	:	Nallasopara, Vasai
		Residential area	:	Yes
		Commercial area	:	Yes
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Tulinj CIDCO / Vasai Virar City Municipal Corporation
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.		Dimensions / Boundaries of the property		As per the Agreement
		North	:	Details not available
		South	:	Gopikishan Apartment
		East	:	Sai Sadan Bldg. 3 CHSL.
		West	:	Chawl
			:	Road
13.2		Latitude, Longitude & Co-ordinates of the site	:	19°25'24.4"N 72°49'39.7"E
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 140.00 Frontside Otla in Sq. Ft. = 40.00 (Area as per actual site measurement) Built up area in Sq. Ft. = 168.00 (Carpet area + 20%) Built up area Sq. Ft. = 170.00 (Area as per Agreement for sale)
15.		Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up area Sq. Ft. = 170.00 (Area as per Agreement for sale)

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied Rented since – 2 Years
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential cum Commercial
2.	Location	:	
	C.T.S. No.	:	Survey No. 41 & Hissa No. 4/1
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Tulinj CIDCO / Vasai Virar City Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Commercial Shop No. 10, Ground Floor, "Sai Sadan Bldg. No. 1 Co-op. Hsg. Soc. Ltd.", Village Tulinj, Vijay Nagar, Ambawadi, Nallasopara (East), Taluka Vasai, Dist. Palghar, Pin Code –401 209, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Mixed
4.	Year of Construction	:	2006 (Approx.)
5.	Number of Floors	:	Ground + 4 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	12 Shops on Ground Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	Not Provided
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	SHOP		
1	The floor in which the Shop is situated	:	Ground Floor
2	Door No. of the Shop	:	Commercial Shop No. 10
3	Specifications of the Shop	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Kota tile flooring with Carpet
	Doors	:	M. S. Rolling Shutter
	Windows	:	Not Provided
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering with POP finished
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 Shop?	:	At the time of visit, the shop internal furniture work is in progress
7	Sale Deed executed in the name of	:	Mrs. Arati Vindheshwari Gupta & Mr. Vindheshwari Motilal Gupta
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Shop?	:	Built up area Sq. Ft. = 170.00 (Area as per Agreement for sale)
10	What is the floor space index (app.)	:	As per CIDCO norms
11	What is the Carpet Area of the Shop?	:	Carpet Area in Sq. Ft. = 140.00 Frontside Otla in Sq. Ft. = 40.00 (Area as per actual site measurement)
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?	:	Tenant Occupied Rented since – 02 Years
15	If rented, what is the monthly rent?	:	₹ 12,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing 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)	:	₹ 15,500.00 to ₹ 17,500.00 per Sq. Ft. on Built up Area
2	Assuming it is a 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).	:	₹ 15,800.00 per Sq. Ft. on Carpet Area ₹ 15,188.00 per Sq. Ft. (After Deprecation)
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,400.00 per Sq. Ft.
	ii) Land + others	:	₹ 13,400.00 per Sq. Ft.

4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 59,600.00 per Sq. M. i.e. ₹ 5,537.00 per Sq. Ft.
	Guideline rate (after deprecation)	:	₹ 51,355.00 per Sq. M. i.e. ₹ 4,771.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Shop with Services (v(3)i)	:	₹ 2,400.00 per Sq. Ft.
	Age of the building	:	17 Years
	Life of the building estimated	:	43 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	25.50%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,788.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 13,400.00 per Sq. Ft.
	Total Composite Rate	:	₹ 15,188.00 per Sq. Ft.
	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Shop (incl. car parking, if provided)	170.00	15,188.00	25,81,960.00
2	Wardrobes			
3	Showcases			
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			
11	As per current stage of work completion the value of the Shop (if Shop is under construction)			
12	After 100% completion final value of Shop			
	Total value of the property			25,81,960.00

Value of Shop

Fair Market Value	25,81,960.00
Realizable value	23,23,764.00
Distress Value	20,65,568.00



Value as per Circle Rate / Ready Reckoner Rate	8,11,070.00
Insurable value	4,08,000.00

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.

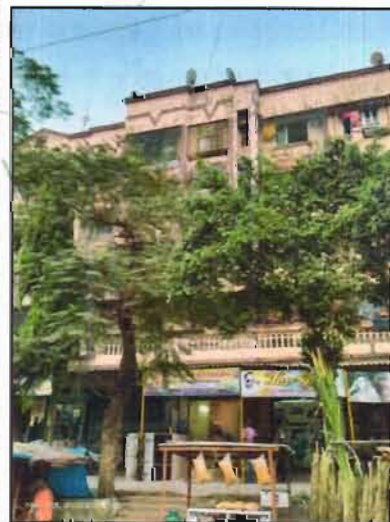
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

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 Commercial Shop, where there are typically many comparables available to analyze. As the property is a Commercial Shop, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ ₹ 15,500.00 to ₹ 17,500.00 per Sq. Ft. on Built up Area. Considering the rate with attached report, current market conditions, demand and supply position, Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all-round development of commercial and residential application in the locality etc. We estimate ₹ ₹ 15,188.00 per Sq. Ft. (After Deprecation) for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 12,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°25'24.4"N 72°49'39.7"E

Note: The Blue line shows the route to site from nearest railway station (Nallasopara – 2.9 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year
20222023

Annual Statement of Rates

Selected District: पालघर

Select Taluka: वसई

Select Village: मोजे (गाव) तुळीज

Search By: Survey No Location

Select	वर्णनिका	खुली जमीन	निवासी सदनिका	ऑफीस	दुकान	औद्योगिक	एकक (R.L.)
SurveyNo	1-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी	13100	47800	55000	59700	55000	चौ मीटर
SurveyNo	2-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी	12400	46500	53400	55700	53400	चौ मीटर
SurveyNo	3-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी	11400	48100	55300	58400	55300	चौ मीटर
SurveyNo	4-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी	11100	45900	52700	59600	52700	चौ मीटर
SurveyNo	5-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी	10220	37000	42700	49400	42700	चौ मीटर

Stamp Duty Ready Reckoner Market Value Rate for Shop	59,600.00			
Increase by 0% on Shop Located on Ground Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	59,600.00	Sq. Mt.	5,537.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	11,100.00			
The difference between land rate and building rate (A – B = C)	48,500.00			
Depreciation Percentage as per table (D) [100% - 17%] (Age of the Building – 16 Years)	83%			
Rate to be adopted after considering depreciation [B + (C x D)]	51,355.00	Sq. Mt.	4,771.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Table – D: Depreciation Percentage Table

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



Vastukala Consultants (I) Pvt. Ltd.

Think.Innovate.Create

An ISO 9001:2015 Certified Company

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Price Indicators

magicbricks
Buy Sell Home Loans
Post Property

Commercial Shop For Sale in Nalasopara East, Mumbai
Property ID: 4586778

₹ 47.0 Lac ₹ 2088/sqft [Apply for loan](#)

Commercial Shop For Sale in Nalasopara East, Mumbai



Ground Floor

Super Area
225 sqft
₹ 2088/sqft

Property Age
New Construction

Unfurnished

Carpet Area
210 sqft
₹ 2238/sqft

Floor
Ground (Out of 7 Floors)

Contact Owner
Get Phone No.

Contact Owner

Akshay Gohil +91-87XXXXXX070

Your Name

Email

IND +91 Mobile Number

[Sign up to Magicbricks Terms of Use](#)

Get Contact Details

More Details

Price: ₹ 47 Lac

Address: Sai Dham Tower, Achole Road Nalasopara East, Nalasopara East, Mumbai - Mira Road and Beyond, Maharashtra

Transaction Type: Resale

Loading: 6%

Construction Status: Ready to Move

Description: Commercial shop is available for sale. It covered area of 225 sq-ft. It is a good location property. Please contact for more details.

NOBROKER
My Bookings
Post Your Property


Shop in Nalasopara East, Mumbai For Sale

₹ 45 Lac

₹ 33,752 /Month

269 Sq Ft

Apply Now



Shop

Freehold

Unfurnished

Feb 18, 2022

Public

Ground Floor

More Than 10 Year

Wanted/Lease

Get Owner Details

Report what was not correct in the property

Listed by Broker Sold Out Wrong Info

NOBROKER Services

Credit Agreement

Check Loan Eligibility

Estimate Market Cost

Book Legal Services

Book Renovation

Activity on This Property

11 0 0

Similar Properties



Sales Instance

1457350 04-03-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 3 दस्त क्रमांक : 1457/2023 नोंदणी : Regn:63m
गावाचे नाव : तुळीज		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2800000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	897000	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:वसई विरार महानगरपालिकाइतर वर्णन :सदनिका नं: शॉप नं 5, माळा नं: तळ मजला, इमारतीचे नाव: साई सदन बिल्डिंग नं 1। को-ओप हाऊसिंग सोसायटी लि., ब्लॉक नं: डिवाईन हायस्कूल च्या समोर, रोड : तुलिनज रोड नालासोपारा पूर्व (Survey Number : 41 ;)	
(5) क्षेत्रफळ	15.05 चौ.मीटर	
(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:-सुनीता देवी संतोष जयसवाल वय:-37 पत्ता:-प्लॉट नं: शॉप नं 5 , माळा नं: तळ मजला, इमारतीचे नाव: साई सदन बिल्डिंग नं 1। को-ओप हाऊसिंग सोसायटी लि. , ब्लॉक नं: डिवाईन हायस्कूल च्या समोर, रोड नं: तुलिनज रोड नालासोपारा पूर्व , महाराष्ट्र, THANE. पिन कोड:-401209 पॅन नं:-CYWPD0647L 2): नाव:-संतोष जनार्दन जयसवाल वय:-46 पत्ता:-प्लॉट नं: शॉप नं 5 , माळा नं: तळ मजला, इमारतीचे नाव: साई सदन बिल्डिंग नं 1। को-ओप हाऊसिंग सोसायटी लि. , ब्लॉक नं: डिवाईन हायस्कूल च्या समोर, रोड नं: तुलिनज रोड नालासोपारा पूर्व , महाराष्ट्र, THANE. पिन कोड:-401209 पॅन नं:-ARHPJ9709R	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नंदकुमार धोंडू साळवी वय:-45; पत्ता:-प्लॉट नं: बी/2, माळा नं: सिताराम नगर , इमारतीचे नाव: काजुपाडा, ब्लॉक नं: डिवाईन हायस्कूल च्या जवळ, रोड नं: तुलिनज रोड नालासोपारा पूर्व , महाराष्ट्र, THANE. पिन कोड:-401209 पॅन नं:-BDPPS7807C 2): नाव:-नंदिनी नंदकुमार साळवी वय:-40; पत्ता:-प्लॉट नं: बी/2, माळा नं: सिताराम नगर , इमारतीचे नाव: काजुपाडा, ब्लॉक नं: डिवाईन हायस्कूल च्या जवळ, रोड नं: तुलिनज रोड नालासोपारा पूर्व , MAHARASHTRA, THANE. पिन कोड:-401209 पॅन नं:-ERQPS7378L	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	20/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1457/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	196000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	28000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		



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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ **25,81,960.00 (Rupees Twenty Five Lakh Eight One Thousand Nine Hundred Sixty Only)**. The Realizable Value of the above property as of 04.03.2023 is ₹ **23,23,764.00 (Rupees Twenty Three Lakh Twenty Three Thousand Seven Hundred Sixty Four Only)**, and the Distress value ₹ **20,65,568.00 (Rupees Twenty Lakh Sixty Five Thousand Five Hundred Sixty Eight Only)**.

Place: Mumbai

Date: 04.03.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=PC/DMN,
2.5.4.2204932bfc4fcd45d054e0f94e2880513400f34330411134
15279017a1805652, postalCode=400088, st=Maharashtra,
serialNumber=41456a566a6b0c99f0502a30a9ca3a2a11010e1e1
94a33f2a296327766260c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.08 11:21:41 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Enclosures

	Declaration from the valuer (Annexure – III)	Attached
	Model code of conduct for valuer (Annexure – IV)	Attached

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____

_____ only).

Date

Signature
(Name Branch Official with seal)

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mrs. Arati Vindheshwari Gupta & Mr. Vindheshwari Motilal Gupta from Mrs. Pragnya Chatan Dethia vide Agreement for sale dated 17.02.2016.
2.	purpose of valuation and appointing authority	As per the request from Bank of Baroda, Colaba Causeway Branch to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanket – Valuation Engineer Shobha Kuperkar – Technical Manager
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 – 03.03.2023 Valuation Date – 04.03.2023 Date of Report – 04.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 03.03.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> 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 Comparison 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, Commercial Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop , all-round development of commercial and residential application in the locality etc.
11.	major factors that were not 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.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **04th March 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Commercial Shop, admeasuring **Built up area is 170.00 Sq. Ft.** in the name **Mrs. Arati Vindheshwari Gupta & Mr. Vindheshwari Motilal Gupta**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Commercial Shop , admeasuring **Built up area is 170.00 Sq. Ft.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure – IV)

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.
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.

