

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 | Invoice No. PG-271/23-24 | Dated 25-Apr-23 |
| Buyer (Bill to) UBI-KALBADEVI (BABU GENU ROAD) BRANCH 68/72, Babu Genu Road, (New Hanuman Galli), Kalbadevi Road, Mumbai 400002 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27 | Delivery Note | Mode/Terms of Payment AGAINST REPORT |
| | Reference No. & Date. | Other References |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. 30970 / 2300274 | Delivery Note Date |
| | Dispatched through | Destination |
| | Terms of Delivery | |

| SI No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------------|--|---------|----------|-------------------|
| 1 | VALUATION FEE <i>(Technical Inspection and Certification Services)</i> | 997224 | 18 % | 5,000.00 |
| | CGST | | | 450.00 |
| | SGST | | | 450.00 |
| Total | | | | ₹ 5,900.00 |

Amount Chargeable (in words)

E. & O.E

Indian Rupee Five Thousand Nine Hundred Only

| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|-----------------|-------------|---------------|-----------|---------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 5,000.00 | 9% | 450.00 | 9% | 450.00 | 900.00 |
| Total | 5,000.00 | | 450.00 | | 450.00 | 900.00 |

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

Company's Bank Details

Bank Name : **UNION BANK OF INDIA**
 A/c No. : **635301010050194**
 Branch & IFS Code: **Bandra East & UBIN0563536**



UPI Virtual ID : Vastukala@icici

Remarks:

Mr. Ashwin Dilipkumar Sonecha.Industrial Unit No. 510,
 5th Floor, "Prestige Industrial Estate Co-op. Premises
 Soc. Ltd.", Baudi Cross Lane, Near Orlem Church, Off
 Marve Road, Malad (West), Mumbai PIN Code - 400
 064, 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

for Vastukala Consultants (I) Pvt Ltd

Rattod
 Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ashwin Dilipkumar Sonecha**

Industrial Unit No. 510, 5th Floor, “**Prestige Industrial Estate Co-op. Premises Soc. Ltd.**”, Baudi Cross Lane,
Near Orlem Church, Off Marve Road, Malad (West), Mumbai PIN Code - 400 064,
State – Maharashtra, Country – India

Longitude Latitude: 19°11'30.3"N 72°50'21.7"E

Valuation Done for:

Union Bank of India

Kalbadevi Branch (Babu Genu Road)

68/72, Babu Genu Road, (New Hanuman Galli), Kalbadevi Road, Mumbai 400002,
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 OPINION REPORT

This is to certify that the property bearing Industrial Unit No. 510, 5th Floor, "Prestige Industrial Estate Co-op. Premises Soc. Ltd.", Baudi Cross Lane, Near Orlem Church, Off Marve Road, Malad (West), Mumbai PIN Code - 400 064, State – Maharashtra, Country – India belongs to **Mr. Ashwin Dilipkumar Sonecha**.

Boundaries of the property.

North : Baudi Cross Lane
South : Raj Ratna Industrial Estate
East : Bhoomi Celestia Building
West : Slum Area

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 and valued for this particular purpose at **₹ 75,41,864.00 (Rupees Seventy Five Lakh Forty One Thousand Eight Hundred Sixty Four 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

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.25 15:35:30 +05'30'

Auth. Sign.



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22

Encl: Valuation report.



Our Pan India Presence at :

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

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

Vastukala Consultants (I) Pvt. Ltd.

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

To,

The Branch Manager**Union Bank of India****Kalbadevi Branch (Babu Genu Road)**

68/72, Babu Genu Road, (New Hanuman Galli),

Kalbadevi Road, Mumbai 400002,

State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF UNIT)

| 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 : 17.04.2023 |
| | b) | Date on which the valuation is made : 25.04.2023 |
| 3. | List of documents produced for perusal | : |
| | 1. Copy of Agreement for Sale dated 22.08.2014. 2. Copy of Society Share Certificate No. 219 dated 24.09.2014 3. Copy of Full Occupancy Certificate Document No. CHE / 7240 / BP (WS) / AP dated 19.12.2011 issued by Municipal Corporation of Greater Mumbai 4. Copy of Previous Valuation Report Ref. No. YPCVL / 3950 / Corp. / 2019 - 20 dated 07.12.2019 issued by Yardi Prabhu Consultants & Valuers Pvt. Ltd. | |
| 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) | : Mr. Ashwin Dilipkumar Sonecha Address: Industrial Unit No. 510, 5 th Floor, “ Prestige Industrial Estate Co-op. Premises Soc. Ltd. ”, Baudi Cross Lane, Near Orlem Church, Off Marve Road, Malad (West), Mumbai PIN Code - 400 064, State – Maharashtra, Country – India Contact Person: Mr. Manish – (Owner's brother) Contact No. 9322502102 Sole Ownership |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : |
| | The property is a Industrial Unit located on 5 th Floor. As per Site Inspection, Unit No. 510 & 511 are internally amalgamated with single entrance. Units are constructed with Loft area. The Composition of Industrial Unit is: Ground floor - Working Area + Cabin + Toilet + Staircase Loft Floor - Single Unit The property is at 1.00 KM. travelling distance from nearest metro station Valnai. | |
| 6. | Location of property | : |

| | | | | |
|------|--|---|--|---|
| | South | : | - | - |
| | East | : | - | - |
| | West | : | - | - |
| 14. | Extent of the site | : | Carpet Area in Sq. Ft. = 591.00 Loft Area in Sq. Ft. = 431.00 (Area as per actual site measurement of Industrial Unit No. 510 & 511) Carpet Area in Sq. Ft. = 276.00 (Area as per Agreement for Sale of Unit No. 510) Built Up Area in Sq. Ft. = 331.00 (Carpet Area as per Agreement + 20%) | |
| 14.1 | Latitude, Longitude & Co-ordinates of Unit | : | 19°11'30.3"N 72°50'21.7"E | |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) | : | Carpet Area in Sq. Ft. = 276.00 (Area as per Agreement for Sale of Unit No. 510) | |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Owner Occupied | |
| II | APARTMENT BUILDING | | | |
| 1. | Nature of the Apartment | : | Industrial | |
| 2. | Location | : | | |
| | C.T.S. No. | : | C.T.S. No. 561, 564 (pt), 568 (Old) & 561/A to E (New) of Village - Valnai | |
| | Block No. | : | - | |
| | Ward No. | : | - | |
| | Village / Municipality / Corporation | : | Village - Valnai Municipal Corporation of Greater Mumbai | |
| | Door No., Street or Road (Pin Code) | : | Industrial Unit No. 510, 5 th Floor, " Prestige Industrial Estate Co-op. Premises Soc. Ltd. ", Baudi Cross Lane, Near Orlem Church, Off Marve Road, Malad (West), Mumbai PIN Code - 400 064, State - Maharashtra, Country - India | |
| 3. | Description of the locality Residential / Industrial / Mixed | : | Industrial | |
| 4. | Year of Construction | : | 2011 (As per Occupancy Certificate) | |
| 5. | Number of Floors | : | Basement + Ground + 6 Upper Floors | |
| 6. | Type of Structure | : | R.C.C. Framed Structure | |
| 7. | Number of Dwelling Units in the building | : | 28 Units on 5 th Floor | |
| 8. | Quality of Construction | : | Normal | |
| 9. | Appearance of the Building | : | Normal | |
| 10. | Maintenance of the Building | : | Normal | |
| 11. | Facilities Available | : | | |
| | Lift | : | 4 Lifts | |
| | Protected Water Supply | : | Municipal Water supply | |

| | | | |
|------------|--|---|---|
| | Underground Sewerage | : | Connected to Municipal Sewerage System |
| | Car parking - Open / Covered | : | Basement Car Parking No. 16-A |
| | Is Compound wall existing? | : | Yes |
| | Is pavement laid around the building | : | Yes |
| III | UNIT | | |
| 1 | The floor in which the Unit is situated | : | 5 th Floor |
| 2 | Door No. of the Unit | : | Industrial Unit No. 510 |
| 3 | Specifications of the Unit | : | |
| | Roof | : | R.C.C. Slab |
| | Flooring | : | Vitrified flooring |
| | Doors | : | MS rolling shutter + Glass door |
| | Windows | : | Aluminum sliding windows |
| | Fittings | : | Concealed Plumbing with C.P. fittings & concealed wiring |
| | Finishing | : | Cement Plastering |
| 4 | House Tax | : | |
| | Assessment No. | : | Details not provided |
| | Tax paid in the name of: | : | Details not provided |
| | Tax amount: | : | Details not provided |
| 5 | Electricity Service connection No.: | : | Details not provided |
| | Meter Card is in the name of: | : | Details not provided |
| 6 | How is the maintenance of the Unit? | : | Normal |
| 7 | Sale Deed executed in the name of | : | Mr. Ashwin Dilipkumar Sonecha |
| 8 | What is the undivided area of land as per Sale Deed? | : | N.A. |
| 9 | What is the plinth area of the Unit? | : | Built Up Area in Sq. Ft. = 331.00 (Carpet Area as per Agreement + 20%) |
| 10 | What is the floor space index (app.) | : | As per local norms |
| 11 | What is the Carpet Area of the Unit? | : | Carpet Area in Sq. Ft. = 591.00 Loft Area in Sq. Ft. = 431.00 (Area as per actual site measurement of Industrial Unit No. 510 & 511) Carpet Area in Sq. Ft. = 276.00 (Area as per Agreement for Sale of Unit No. 510) |
| 12 | Is it Posh / I Class / Medium / Ordinary? | : | Medium |
| 13 | Is it being used for Residential or Industrial purpose? | : | Industrial purpose |
| 14 | Is it Owner-occupied or let out? | : | Owner Occupied |
| 15 | If rented, what is the monthly rent? | : | ₹ 18,000.00 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 Unit with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas) | : | ₹ 25,000.00 to ₹ 26,000.00 per Sq. Ft. on Carpet Area |
| 2 | Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details). | : | ₹ 26,000.00 per Sq. Ft. on Carpet Area |
| 3 | Break – up for the rate | : | |
| | I. Building + Services | : | ₹ 2,700.00 per Sq. Ft. |
| | II. Land + others | : | ₹ 23,300.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) | : | ₹ 1,65,880.00 per Sq. M. i.e. ₹ 15,411.00 per Sq. Ft. |
| | Guideline rate (after depreciation) | : | ₹ 1,55,124.00 per Sq. M. i.e. ₹ 14,411.00 per Sq. Ft. |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | | |
| a | Depreciated building rate | : | |
| | Replacement cost of Unit with Services (v(3)i) | : | ₹ 2,700.00 per Sq. Ft. |
| | Age of the building | : | 12 Years |
| | Life of the building estimated | : | 48 Years (Subject to proper, preventive periodic maintenance & structural repairs.) |
| | Depreciation percentage assuming the salvage value as 10% | : | 18.00% |
| | Depreciated Ratio of the building | : | - |
| b | Total composite rate arrived for Valuation | : | |
| | Depreciated building rate VI (a) | : | ₹ 2,214.00 per Sq. Ft. |
| | Rate for Land & other V (3) ii | : | ₹ 23,300.00 per Sq. Ft. |
| | Total Composite Rate | : | ₹ 25,514.00 per Sq. Ft. |
| | Remark: <i>As per Site Inspection, Unit No. 510 & 511 are internally amalgamated with single entrance. Units are constructed with Loft area. As there are no permission documents available for the Loft, it is not considered for the purpose of valuation. For the purpose of valuation, we have considered area as per Agreement for Sale of Industrial Unit No. 510 only.</i> | | |

Details of Valuation:

| Sr. No. | Description | Qty. | Rate per Unit (₹) | Estimated Value (₹) |
|---------|--|----------------|-------------------|---------------------|
| 1 | Present total value of the Unit (A) | 276.00 Sq. Ft. | 25,514.00 | 70,41,864.00 |
| 2 | Car Parking (B) | 1 No. | 5,00,000.00 | 5,00,000.00 |
| 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 | | | |
| | Total Value of the property (A) + (B) | | | 75,41,864.00 |
| | Realizable value of the property | | | 67,87,678.00 |
| | Distress value of the property | | | 60,33,491.00 |
| | Insurable value of the property | | | 8,93,700.00 |
| | Guideline value of the property | | | 47,70,041.00 |

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 Industrial Unit, where there are typically many comparables available to analyze. As the property is a Industrial Unit, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 25,000.00 to ₹ 26,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Unit size, location, upswing in real estate prices, sustained demand for Industrial Unit, all round development of Industrial application in the locality etc. We estimate ₹ 25,514.00 per Sq. Ft. on Carpet Area (after depreciation) 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 | | |
| i) | Saleability | Good |
| ii) | Likely rental values in future in | ₹ 18,000.00 Expected rental income per month |
| iii) | Any likely income it may generate | Rental Income |

Think.Innovate.Create

Actual Site Photographs



Actual Site Photographs



Ready Reckoner Rate

| DIVISION / VILLAGE: VALANAI | | | | | | |
|--|---|-------|-----------------|-----------------------|--------|------------|
| Commence From 1st April 2023 To 31st March 2024 | | | | | | |
| Type of Area | Urban | | Local Body Type | Corporation "A" Class | | |
| Local Body Name | Municipal Corporation of Greater Mumbai | | | | | |
| Land Mark | Terrain: Village Boundary to the North, East, and South, Link Road to the West. | | | | | |
| Rate of Land + Building in ₹ per sq. m. Built-Up | | | | | | |
| Zone | Sub Zone | Land | Residential | Office | Shop | Industrial |
| 70 | 70/327 | 76250 | 165880 | 190760 | 207350 | 165880 |
| 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609 | | | | | | |

Think.Innovate.Create

Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

Save Time & Money with ★ MB Prime
Find the right Property by calling Upto 35 Owners directly
Join Prime ★ 50% OFF

Posted on Dec 17, 22 Property ID: 62440365

₹1.60 Cr [Apply for loan](#) ✔ ONLY ON MAGICBRICKS

Industrial Building For Sale in [Kanch Pada, Mumbai](#)

Ready to Move

Super Built-Up Area
900 sqft
₹17,778/sqft

Transaction Type
Resale

Age Of Construction
Above 20 years

Contact Owner
Get Phone No.

Last contact made 78 days ago

Contact Owner
pragnesh +91-98-XXXXXX457

Your Name

Email

IND -91 ▾ Mobile Number

I Agree to MagicBricks [Terms of Use](#)

Get Contact Details

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

Get priority access & benefits with ★ MB Prime
Unlock exclusively Reserved Owner Properties
Join Prime ★ 50% OFF

Posted on Apr 11, 23 Property ID: 52524639

₹2.25 Cr [Apply for loan](#) ✔ ONLY ON MAGICBRICKS

Industrial Building For Sale in [Malad West, Mumbai](#)

Ready to Move Main Road Facing

Super Built-Up Area
1000 sqft
₹22,500/sqft

Type Of Ownership
Co-operative Society

Property Currently Leased Out

Transaction Type
Resale

Age Of Construction
Above 20 years

Contact Owner
Get Phone No.

Last contact made 174 days ago

Contact Owner
Yash Swetta +91-98XXXXXX01

Your Name

Email

IND -91 ▾ Mobile Number

I Agree to MagicBricks [Terms of Use](#)

Get Contact Details

Price Indicators

NOBROKER My Bookings My Item Post Your Property Sign up Log in

Commercial Bldg. Industrial Building In Kanchpada, , Mumbai For Sale ₹ 1.51 Crores ₹ 1.13 Lacs/Month 810 Sq.Ft. Built Up Area

Home Commercial Properties for Sale in Mumbai Commercial Properties for Sale in Malad west Industrial building for Sale in Malad west Property Details

Photos Location

Industrial Building
Public
Freehold
Ground Floor
Unfurnished
More Than 10 Year
Nov 13, 2022
Immediately

Get Owner Details

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

Nearty: Inheri Hall Malad Inheri Hall Malad TypeCITY D Mart Olan

NOBROKER My Bookings My Item Post Your Property Sign up Log in

Commercial Bldg. Industrial Building In New Sonal Industry, Mumbai F... ₹ 1.8 Crores ₹ 1.35 Lacs/Month 700 Sq.Ft. Built Up Area

Home Commercial Properties for Sale in Mumbai Commercial Properties for Sale in Malad west Industrial building for Sale in Malad west Property Details

Photos Location

Industrial Building
Public And Reserved
Freehold
4
Unfurnished
More Than 10 Year
Jan 26, 2023
Immediately

Get Owner Details

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

Nearty: Inheri Hall Malad Inheri Hall Malad D Mart InDI Megadev Olan

Price Indicators

Ghar.tv Select City Search Post Property Post Requirement

Property in Mumbai / Property in Malad West / Property in Kanch Pada Road / Office Space for Sale in New Sonal Link Industrial Estate Last updated on 23 Feb 2021

450 Sq.ft Office Space for Sale in New Sonal Link Industrial Estate
Kanch Pada Road, Malad West, Mumbai - 400064
Building: New Sonal Link Industrial Estate

1.08 Cr (Negotiable)
₹ 24000 / Sq.ft

Allwyn Borde
Agent
Deal Maker Agent
[Connect Now](#)

Configuration: Office Space | Built-up Area: 450 Sq.ft | Possession: Ready To Move

Furnishing: Un-Furnished | Property Code: CHARL199944

Is there any error or missing information?
[Report Error / Add Missing information](#)

magicbricks Buy Rent Sell Home Loans Login Post Property

Posted on: Mar 29 21 | Property ID: 66299201

₹1.82 Cr [Apply for loan](#) ✓ ONLY ON MAGICBRICKS

Industrial Building For Sale in New Sonal CHS Ltd, Malad, Mumbai

Ready to Move

Super Built-Up Area: **800 sqft** | Transaction Type: **Resale** | Age Of Construction: **15 to 20 years**

₹ 22,750/sqft

Type Of Ownership: **Freehold**

[+3 Photos](#)

Contact Owner | [Book Site Visit](#) | Last contact made 18 days ago | [Get Contact Details](#)

Contact Owner: Chirag Simaria +91-99XXXXXX15

Your Name: _____
Email: _____
IND +91 | Mobile Number: _____
[I Agree to MAGICBRICKS Terms of Use](#)

Sales Instances

| Index 2 | | सूची क्र.2 | दुयम निबंधक - मह दुमि कोरीवली & दुमि अग्रवाल - 4086/2021 मोठणी Regn 63m |
|---|--|------------|--|
| गवाचे नाव : वळणई | | | |
| 1. विलेखना प्रकार | अगरमारा | | |
| 2. मीटरदस्ता | 9500000 | | |
| 3. आजारभाड भाडेपट्ट्याचा बांधकामपट्ट्याकार आजारणी देणे वी पट्टेदार से मसुदा करावे | 64/3855/24 | | |
| 4. मू. मापन पोट्टिसिमा व घरकामाक अक्षय्यास | 1. याचिणेचे माड Mumbai Municipal दुमर वरान दुमर माहिती दुमरीयत सुटित म 111 माडा म 3 हा माजला दुमरीये माड वेस्टिज दुमरीयत वसेट वेस्टिज दुमरीयत वसेट को अंश प्रीमायनेस कोमट्टी रि अरिंम रोड म बावडी सेम मालाड पश्चिम मुंबई 400064 क्षेत्राक 1/207 वी सुट कारेट CTS Number 561 564791 and 565104 & 5614 | | |
| 5. क्षेत्राक | 45.37 वी मीटर | | |
| 6. आजारणी किंवा सुटी उपयान असेल किंवा | | | |
| 7. दुमरीयत अलग देवा वा सिट्टन ठेवणा वा पक्षकाराचे माड किंवा दिवाणी यापानयाचा दुकुमनाया किंवा अंशेन अक्षय्यास मसिवाटिचे माड व पल | 1. माड कोमपन अमरीकेस वच 41 पला प्लॉट म 2/1142 माडा म 11 हा माजला दुमरीये माड वेस्टिज अर सिविलिज अरका को अंश को सि अरिंम म माई बाबा पाल पवरायान नगर मीट वीवी रोड म अंश किंम रोड मालाड पश्चिम मुंबई महाराष्ट्र (MUMBAI) पिन कोड 400044 पिन म 4427P019866 | | |
| 8. दुमरीयत अलग देवा वा पक्षकाराचे व किंवा दिवाणी यापानयाचा दुकुमनाया किंवा अंशेन अक्षय्यास मसिवाटिचे माड व पल | 1. माड पोरयान सेली अयान वच 41 पला प्लॉट म माडा म दुमरीयेचे माड अयान अरका कोरि म रोमारीपो कर्म राठीकी सिविल रोड म माई रोड मालाड पश्चिम मुंबई महाराष्ट्र (MUMBAI) पिन कोड 400096 पिन म 442P019866 | | |
| 9. दुमरीयत अलग दिवाणा किंमक | 1173/2021 | | |
| 10. दुमरी मोठणी किंवाया किंमक | 12 73/2021 | | |
| 11. अनुकामाक खंड व सुट | 4086/2021 | | |
| 12. बाजारभाडामागे मुलाक मुलाक | 255000 | | |
| 13. आजारभाडामागे मोठणी मुलाक | 50000 | | |
| 14. सेम | | | |
| दुवाअनायाठी दिवाणा पोरसेला इपलीस | | | |
| मुलाक मुलाक आजारलाय निवडसेला अनुकोडे - 41 within the limits of any Municipal Corporation or any Cantonment area annexed to it. | | | |

Think.Innovate.Create



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 specifications is **₹ 75,41,864.00 (Rupees Seventy Five Lakh Forty One Thousand Eight Hundred Sixty Four Only)**. The **Realizable Value** of the above property is **₹ 67,87,678.00 (Rupees Sixty Seven Lakh Eighty Seven Thousand Six Hundred Seventy Eight Only)** and the **Distress value** is **₹ 60,33,491.00 (Rupees Sixty Lakh Thirty Three Thousand Four Hundred Ninety One Only)**.

Place: Mumbai

Date: 25.04.2023

For **VASTUKALA CONSULTANTS (I) PVT. LTD****Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.25 15:35:49 +05'30'

Auth. Sign.

Director**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22

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).

Think.Innovate.Create

Date

Signature

(Name of the Branch Manager with Office Seal)

| Enclosures | | |
|------------|---|----------|
| | Declaration From Valuers (Annexure – II) | Attached |
| | Model code of conduct for valuer (Annexure – III) | Attached |

Annexure – II

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 25.04.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 17.04.2023. 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 valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

Think.Innovate.Create

| Sr. No. | Particulars | Valuer comment |
|---------|---|--|
| 1. | Background information of the asset being valued; | The property under consideration was purchased by Mr. Ashwin Dilipkumar Sonecha from Mr. Amiet Rameshchandra Barot vide Agreement for Sale dated 22.08.2014 |
| 2. | Purpose of valuation and appointing authority | As per the request from Union Bank of India, Kalbadevi Branch (Babu Genu Road), Mumbai to assess fair market value of the property for Bank Loan Purpose |
| 3. | Identity of the valuer and any other experts involved in the valuation; | Sharadkumar B. Chalikwar – Regd. Valuer Aniket Nawale – Valuation Engineer Nitesh Khedekar – Technical Manager Prajakta Patil – Technical Officer |
| 4. | Disclosure of valuer interest or conflict, if any; | We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant |
| 5. | Date of appointment, valuation date and date of report; | Date of Appointment – 17.04.2023 Valuation Date – 25.04.2023 Date of Report – 25.04.2023 |
| 6. | Inspections and/or investigations undertaken; | Physical Inspection done 17.04.2023 |
| 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 Comparative Method |
| 9. | Restrictions on use of the report, if any; | This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property. |
| 10. | major factors that were taken into account during the valuation; | current market conditions, demand and supply position, Industrial Unit size, location, upswing in real estate prices, sustained demand for Industrial Unit, all round development of Industrial and residential application in the locality etc. |
| 11. | 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 **25th April 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's representative and site visit conducted, we understand that the subject property is Industrial Unit, **Carpet Area in Sq. Ft. = 276.00** in the name of **Mr. Ashwin Dilipkumar Sonecha**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Ashwin Dilipkumar Sonecha**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client's representative, we understand that the Industrial Unit,

Carpet Area in Sq. Ft. = 276.00

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the shop and properties that are typically traded on a flat basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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 Industrial Unit, **Carpet Area in Sq. Ft. = 276.00.**

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 – III**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 authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. 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 organisation discredits the profession.

For VASTUKALA CONSULTANTS (I) PVT. LTD

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.25 15:36:01 +05'30'

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22