

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-394/23-24 | Dated 3-May-23 |
| Buyer (Bill to) JANASEVA SAHAKARI BANK-BHAYANDER EAST BHAYANDER EAST Janki Avane 1st Floor, Phatak Road, Bhaynder East Thane-401105 GSTIN/UIN : 27AAAAJ1528R2ZA 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. 31190 / 2300399 | Delivery Note Date |
| | Dispatched through | Destination |
| Terms of Delivery | | |

| Sl No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------------|--|---------|----------|-------------------|
| 1 | VALUATION FEE <i>(Technical Inspection and Certification Services)</i> | 997224 | 18 % | 2,000.00 |
| | CGST | | | 180.00 |
| | SGST | | | 180.00 |
| Total | | | | ₹ 2,360.00 |

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

Indian Rupee Two Thousand Three Hundred Sixty Only

| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|-----------------|-------------|---------------|-----------|---------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 2,000.00 | 9% | 180.00 | 9% | 180.00 | 360.00 |
| Total | 2,000.00 | | 180.00 | | 180.00 | 360.00 |

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

Remarks:

"Mr. Pradeep Vasant Rane - Commercial Shop No. 29, Upper Ground Floor, ""Sai Krupa Mall & Tower", Sonya Budhya Compound, L.T. Road, Opp. Dahisar Railway Station, Dahisar (West), Mumbai – 400 068, 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**

Rathod
 Authorised 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. Pradeep Vasant Rane**

Commercial Shop No. 29, Upper Ground Floor, "Sai Krupa Mall & Tower", Sonya Budhya Compound,
L.T. Road, Opp. Dahisar Railway Station, Dahisar (West), Mumbai – 400 068,
State - Maharashtra, Country – India.

Latitude Longitude: 19°14'56.5"N 72°51'32.3"E

Valuation Prepared for:

Janseva Sahakari Bank

Bhaynder (East) Branch

Janki Awanue 1st floor, phatak road, Bhaynder East, Thane-401105,
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, Akruti 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 Commercial Shop No. 29, Upper Ground Floor, "Sai Krupa Mall & Tower", Sonya Budhya Compound, L.T. Road, Opp. Dahisar Railway Station, Dahisar (West), Mumbai – 400 068, State - Maharashtra, Country – India belongs to **Mr. Pradeep Vasant Rane**.

Boundaries of the property.

| | | |
|-------|---|---|
| North | : | Under Construction Building |
| South | : | Internal Road |
| East | : | L.T. Road & Dahisar Railway Station |
| West | : | Sai Krupa Tower (Under Construction Building) |

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 Fair Market Value for this particular purpose at **₹ 11,10,000.00 (Rupees Eleven Lakh Ten Thousand 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**
Director

Digitally signed by: Sharadkumar B. Chalikwar
DNI: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=-C.M.D., email=cmd@vastukala.org, c=IN
Date: 2023.05.03 11:25:49+05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09



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

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 | : 28.04.2023 |
| | b) Date on which the valuation is Made | : 03.05.2023 |
| 3. | List of documents produced for perusal: 1. Copy of Agreement for Sale dated 21.05.2014 2. Copy of Commencement Certificate Document No. SRA / Eng. / 933 / RN / ML / AP dated 19.03.2004 issued by Slum Rehabilitation Authority | |
| 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. Pradeep Vasant Rane Address: Commercial Shop No. 29, Upper Ground Floor, "Sai Krupa Mall & Tower", Sonya Budhya Compound, L.T. Road, Opp. Dahisar Railway Station, Dahisar (West), Mumbai – 400 068, State - Maharashtra, Country – India. Contact Person: Mr. Sundar Konar Contact No.: 9224522500 Sole Ownership |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : The property is a Commercial Shop located of Upper Ground Floor. The composition of Shop is Single Unit. The property is at 550 M. walkable distance from nearest railway station Dahisar. |
| 6. | Location of property | |
| | a) Plot No. / Survey No. | : Survey No. 271 & 272 (Part) |
| | b) Door No. | : Commercial Shop No. 29 |
| | c) C.T.S. No. / Village | : City Survey No. 815 to 825 of Village – Dahisar |
| | d) Ward / Taluka | : Ward – R/ North, Taluka – Borivali |
| | e) Mandal / District | : District - Mumbai Suburban |
| | f) Date of issue and validity of layout of approved map / plan | : 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. 29, Upper Ground Floor, " Sai Krupa Mall & Tower ", Sonya Budhya Compound, L.T. Road, Opp. Dahisar Railway Station, Dahisar (West), Mumbai – 400 068, State - Maharashtra, Country – India. | |
| 8. | City / Town | : | Dahisar (West), Mumbai | |
| | 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 | |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality | : | Village – Dahisar Slum Rehabilitation Authority / 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. | Boundaries of the property | | As per site | As per documents |
| | North | : | Under Construction Building | By C.T.S. No. 812 & 813 |
| | South | : | Internal Road | By C.T.S. No. 826, 827 & 828 |
| | East | : | L.T. Road & Dahisar Railway Station | By L.T. Road & Dahisar Railway Station |
| | West | : | Sai Krupa Tower (Under Construction Building) | By C.T.S. No. 814 |
| 13. | Dimensions of the site | : | N. A. as property under consideration is a Shop. | |
| | | | A As per the Deed | B Actuals |
| | North | : | - | - |
| | South | : | - | - |
| | East | : | - | - |
| | West | : | - | - |
| 14. | Extent of the site | : | Carpet Area in Sq. Ft. = 37.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 37.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 44.00 (Carpet Area as per Document + 20%) | |

| | | | |
|------------|--|---|--|
| 14.1 | Latitude, Longitude & Co-ordinates of Shop | : | 19°14'56.5"N 72°51'32.3"E |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) | : | Carpet Area in Sq. Ft. = 37.00 (Area as per Agreement for Sale) |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Vacant |
| II | APARTMENT BUILDING | | |
| 1. | Nature of the Apartment | : | Commercial |
| 2. | Location | : | |
| | C.T.S. No. | : | City Survey No. 815 to 825 |
| | Block No. | : | - |
| | Ward No. | : | Ward – R/ North |
| | Village / Municipality / Corporation | : | Village – Dahisar Slum Rehabilitation Authority / Municipal Corporation of Greater Mumbai |
| | Door No., Street or Road (Pin Code) | : | Commercial Shop No. 29, Upper Ground Floor, " Sai Krupa Mall & Tower ", Sonya Budhya Compound, L.T. Road, Opp. Dahisar Railway Station, Dahisar (West), Mumbai – 400 068, State - Maharashtra, Country – India. |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Commercial |
| 4. | Year of Construction | : | 2011 (Approx.) |
| 5. | Number of Floors | : | 2 Basements + Ground + 1 st Upper floor |
| 6. | Type of Structure | : | R.C.C. framed structure |
| 7. | Number of Dwelling units in the building | : | 70 Commercial Shops on Ground Floor |
| 8. | Quality of Construction | : | Good |
| 9. | Appearance of the Building | : | Good |
| 10. | Maintenance of the Building | : | Good |
| 11. | Facilities Available | : | |
| | Lift | : | 1 Lift |
| | Protected Water Supply | : | Municipal Water supply |
| | Underground Sewerage | : | Connected to Municipal Sewerage System |
| | Car parking - Open / Covered | : | Basement 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 | : | Upper Ground Floor |
| 2 | Door No. of the Shop | : | Commercial Shop No. 29 |
| 3 | Specifications of the Shop | : | |
| | Roof | : | R.C.C. Framed Structure |
| | Flooring | : | Vitrified tiles flooring |
| | Doors | : | Teak Wood door frame with Glass doors |
| | Windows | : | Not Provided |

| | | | |
|-----------|--|---|---|
| | Fittings | : | Concealed Electrical wiring. |
| | Finishing | : | Cement Plastering |
| 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? | : | Good |
| 7 | Sale Deed executed in the name of | : | Mr. Pradeep Vasant Rane |
| 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 in Sq. Ft. = 44.00 (Carpet Area as per Document + 20%) |
| 10 | What is the floor space index (app.) | : | As per SRA / MCGM norms |
| 11 | What is the Carpet Area of the Shop? | : | Carpet Area in Sq. Ft. = 37.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 37.00 (Area as per Agreement for Sale) |
| 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? | : | Vacant |
| 15 | If rented, what is the monthly rent? | : | ₹ 4,000.00 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) | : | ₹ 25,000.00 to ₹ 30,000.00 per Sq. Ft. on Carpet 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). | : | ₹ 30,000.00 per Sq. Ft. |

| | | | |
|---|---|---|---|
| 3 | Break – up for the rate | : | |
| | I. Building + Services | : | ₹ 2,800.00 per Sq. Ft. |
| | II. Land + others | : | ₹ 27,200.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's office | : | ₹ 1,73,500.00 per Sq. M. i.e. ₹ 16,119.00 per Sq. Ft. |
| | Guideline rate (after depreciation) | : | ₹ 1,59,394.00 per Sq. M. i.e. ₹ 14,808.00 per Sq. Ft. |
| 5 | Age of the building | : | 12 years |
| 6 | Life of the building estimated | : | 48 years Subject to proper, preventive periodic maintenance & structural repairs. |
| 7 | Remarks: | | |

Details of Valuation:

| Sr. No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|---------|--|---------------|-------------------|---------------------|
| 1 | Present value of the Shop | 37.00 Sq. Ft. | 30,000.00 | 11,10,000.00 |
| 2 | Total Fair Market Value of the Property | | | 11,10,000.00 |
| 3 | Realizable value of the property | | | 9,99,000.00 |
| 4 | Distress value of the property | | | 8,88,000.00 |
| 5 | Insurable value of the property | | | 1,23,200.00 |
| 6 | Guideline value of the property | | | 6,51,552.00 |

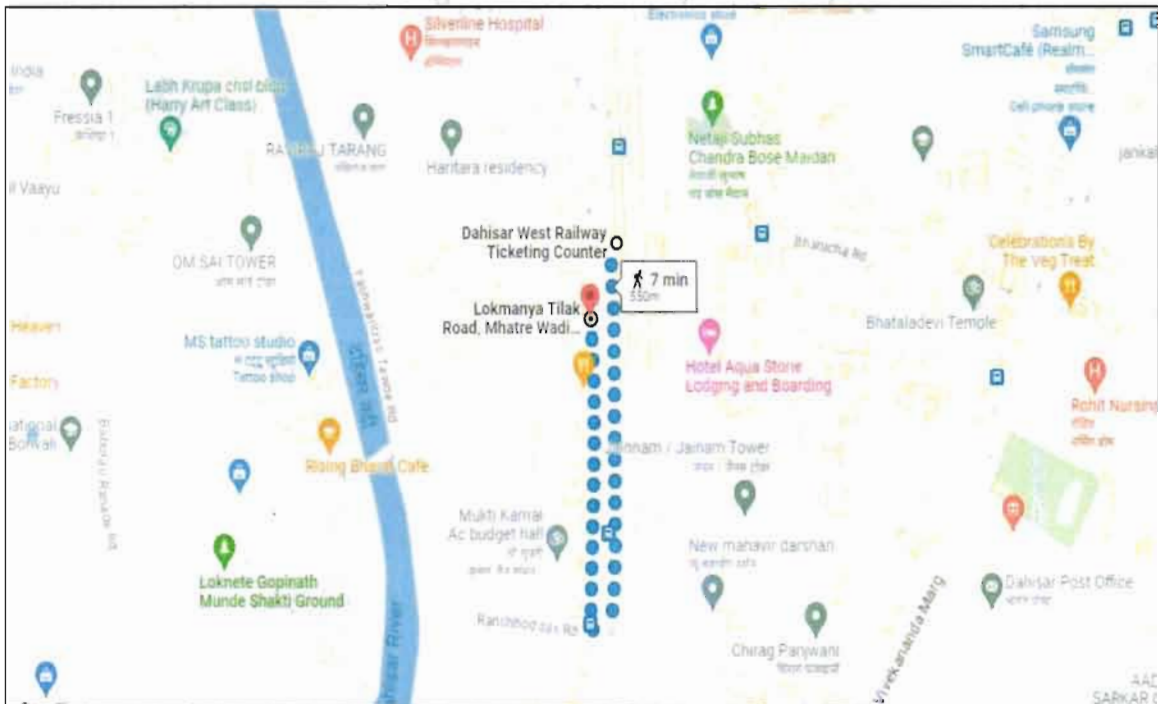
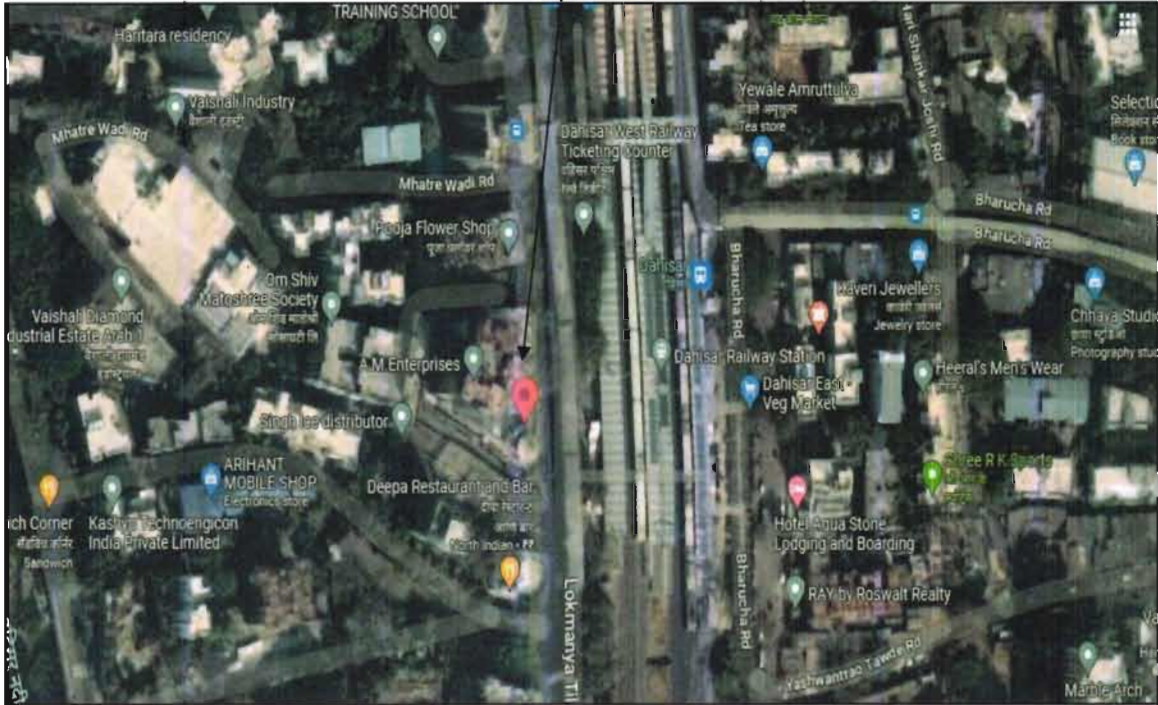
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of Shops, 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 ₹ 25,000.00 to ₹ 30,000.00 per Sq. Ft. on Carpet 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 ₹ 30,000.00 per Sq. Ft. on Carpet Area for valuation.

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°14'56.5"N 72°51'32.3"E

Note: The Blue line shows the route to site from nearest railway station (Dahisar – 550 M.)

Ready Reckoner

| DIVISION / VILLAGE : DAHISAR | | | | | | |
|--|--|-------|-----------------|-----------------------|--------|------------|
| 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: Link Road to the North, Railway Line to the East, Village Boundary to the South and West. | | | | | |
| Rate of Land + Building in ₹ per sq. m. Built-Up | | | | | | |
| Zone | Sub Zone | Land | Residential | Office | Shop | Industrial |
| 89 | 89/409 | 55950 | 128550 | 147840 | 173500 | 122450 |
| 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 788/1, 788/2A, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 805A, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 826, 827, 828, 829, 829A, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 841A, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 868A, 869, 870, 871, 872, 873, 874, 875, 876, 876A, | | | | | | |

| | | | | |
|---|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Shop | 1,73,500.00 | | | |
| No Reduced by Shop Located on Ground Floor | - | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A) | 1,73,500.00 | Sq. Mtr. | 16,119.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 55,950.00 | | | |
| The difference between land rate and building rate (A – B = C) | 1,17,550.00 | | | |
| Depreciation Percentage as per table (D) [100% - 12%] (Age of the Building – 12 Years) | 88% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 1,59,394.00 | Sq. Mtr. | 14,808.00 | Sq. Ft. |

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

| | Floor on which Shop is Located | Rate to be adopted |
|----|--------------------------------|--------------------|
| a) | Ground Floor / Stilt / Floor | 100% |
| b) | First Floor | 95% |
| c) | Second Floor | 90% |
| d) | Third Floor | 85% |
| e) | Fourth Floor and above | 80% |

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 |

Price Indicators

99acres Commercial Buy - Enter Locality - Project - Society - Landmark

Posted on Apr 13, 2023 | Ready to move

Market High Price
₹40 Lac @ 30,769 per sq.ft.
 Estimated EMI: ₹1,348

REBA STATUS NOT AVAILABLE Website: <https://maharegnet.mahaonline.gov.in/>

Overview Owner Details Explore Locality Recommendations Articles

Asking for:

- Sale Amount:** ₹ 40 Lac @ 30,769 per sq.ft. (See Price Details)
- Carpet Area:** 35 sq.ft. (6.35 BHK)
- Build-up Area:** 130 sq.ft. (11.88 BHK)
- Floor Number:** Ground
- Parking:** Only private parking available
- Washrooms:** Only Public Washrooms available

Request Photos

Places nearby [View All \(40\)](#)
 Kandivali West, Kandivali West, Mumbai, Andheri-Dandari, Mumbai

99acres Commercial Buy - Enter Locality - Project - Society - Landmark

Posted on Feb 14, 2023 | Ready to move

Market High Price
₹40 Lac @ 41,667 per sq.ft.
 Estimated EMI: ₹3,194

REBA STATUS NOT AVAILABLE Website: <https://maharegnet.mahaonline.gov.in/>

Overview Owner Details Explore Locality Recommendations Articles

Asking for:

- Sale Amount:** ₹ 40 Lac @ 41,667 per sq.ft.
- Carpet Area:** 96 sq.ft. (8.70 BHK)
- Floor Number:** Ground
- Parking:** Only private parking available
- Washrooms:** Only Public Washrooms available
- Possession:** undefined

Request Photos

Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property

Posted on Apr 06, 2023 Property ID: 58222787

₹60.0 Lac [Apply for loan](#)

Commercial Shop For Sale in **Dahisar West, Mumbai**

Ground Floor Overlooking Main Road Unfurnished

Carpet Area: 188 sqft
Floor: Ground (Out of 6 Floors)
Property Age: 10 to 15 years

Suitable For: Meat Shop, Clinic, Stationery Shop, Mobile Shop, Chemist Shop, Salon/Spa

Main Road Facing

Contact Agent: **Chetan**

Get Contact Details

Last contact made 1 day ago

HOUSING.com Commercial in Mumbai Dahisar west Add Download App List Property

home / Mumbai / Dahisar West / Shop for sale in Dahisar West / 160 sq.ft Shop in Dahisar West, Mumbai

160 sq.ft Shop, Dahisar West, Mumbai ₹52.0 L

Commercial

160 Sq.Ft. Carpet Area Freehold Ownership Commercial Project Location Hub Gf / 8 Floors Floors

3 more




Price Indicator

HOUSING.COM Commercial in Mumbai
Search Home 4 Add
Download App List Property

210 sq.ft Shop, Dahisar West, Mumbai

₹75.0 L

Compare Value

210 Sq.Ft
Carpet Area

5% P.A.
Expected Rol

Cooperative Society
Ownership

Retail Complex/ Buil..
Location Hub

GF/ 11 Floors
Floors

Sale Instance

| | | |
|--|--|---|
| 658 05-2023 It is Generated Through eSearch Module For original report please contact nearest SRO office | सूची क्र १ | इय्याम विभाग, सह दुग्धनि बोरिवली (I) इसम क्रमांक - 576/2023 मोहरी Page 63m |
| भावाचे नाव : दहिसर | | |
| 1) स्थितीचा प्रकार | बाजार-नामा | |
| 2) मालक | 599000 | |
| 3) बाजार मूल्य भांडवलदाराच्या बाबतीत/दरम्यान अकारणी देणे की घटनेवर ते लागू करावी | 527978.6 | |
| 4) मू. मान्य घट्टेदस्ता व परामर्शदा (अवधान) | 1) याचिकाचे नाव मुंबई मनाच/दरम्यान कार्यालय सदसिका ने सोपे नं 69, माळा नं. 10, अर फाउंड फ्लोअर, इय्याम विभाग, सह दुग्धनि बोरिवली, बोरिवली नं. दहिसर रोडचे शेवटचे समोर, रोड एच टी रोड, दहिसर पश्चिम मुंबई 400008, इतर माहिती सार दरम्यानचे क्षेत्रांक 29 82 वी फुट कारपेट म्हाला 3.32 वी मीटर किट अप आहे. इतर यानि दस्तात नमूद केल्याप्रमाणे तिहुन पोषारे 1 वा 60% अधिभोजित हिस्सा, तिहुन पोषारे 2 वा 40% अधिभोजित हिस्सा. (C.T.S. Number: 815 to 825) | |
| 5) क्षेत्रफळ | 3.32 चौ.मीटर | |
| 6) अकारणी किंवा दुग्धी देण्यात असेल किंवा | | |
| 7) दस्तावेजात कायम देणं वा तिहुन देणं वा घट्टेकारणे नव किंवा तिहुनी न्यायालयाने हुकुमनाम किंवा अदालत अकारणी प्रतिकारिचे नव व परत | 1) नाव अर्जित करिताळ भणुवली वग 46 परत अर्जित नं क्रि नं की 120, माळा नं. 10, इय्याम विभाग सह नील टॉवर, बोरिवली नं. रोड नं देविका मेल, बोरिवली पश्चिम मुंबई, महाराष्ट्र. S.K.C.B.A. विन क्रि नं 400087 वन नं. AADP/117/A 2) नाव अर्जित करिताळ भणुवली वग 49 परत अर्जित नं क्रि नं की 120, माळा नं. 10, इय्याम विभाग सह नील टॉवर, बोरिवली नं. रोड नं देविका मेल, बोरिवली पश्चिम मुंबई, महाराष्ट्र. विन क्रि नं 400087 वन नं. AADP/117/B | |
| 8) दस्तावेजात कायम देणं वा घट्टेकारणे व किंवा तिहुनी न्यायालयाने हुकुमनाम किंवा अदालत अकारणी प्रतिकारिचे नव व परत | 1) नाव निरज किरीट विरवाडिया वग 49 परत अर्जित नं क्रि नं की 105, माळा नं. 10, इय्याम विभाग सह सह को अपी ही सोसायि, बोरिवली नं. 12, रोड नं सोबर मेल, काविठली पश्चिम, महाराष्ट्र. विन क्रि नं 400087 वन नं. AADP/117/C 2) नाव निरज किरीट विरवाडिया वग 49 परत अर्जित नं क्रि नं की 105, माळा नं. 10, इय्याम विभाग सह सह को अपी ही सोसायि, बोरिवली नं. 12, रोड नं सोबर मेल, काविठली पश्चिम, महाराष्ट्र. विन क्रि नं 400087 वन नं. AADP/117/D | |
| 9) दस्तावेजात कायम देण्यात विनायक | 11.01.2023 | |
| 10) दस्तावेजात कायम देण्यात तिहुन | 16.03.2023 | |
| 11) वाचकांक देणं व परत | 576/2023 | |



As a result of my appraisal and analysis, it is my considered opinion that the Fair Market Value of the above property in the prevailing condition with aforesaid specifications is **₹ 11,10,000.00 (Rupees Eleven Lakh Ten Thousand Only).**

| Sr. | Particulars | Valuer comment |
|-----|---|---|
| 1. | Background information of the asset being valued; | The property under consideration was purchased by Mr. Pradeep Vasant Rane. |
| 2. | Purpose of valuation and appointing authority | As per the request from Janseva Sahakari Bank, Bhaynder (East) Branch to assess Fair Market value of the property for Banking purpose |
| 3. | Identity of the valuer and any other experts involved in the valuation; | Sharadkumar B. Chalikwar – Regd. Valuer Sailee Shinde – Valuation Engineer 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 – 28.04.2023 Valuation Date – 03.05.2023 Date of Report – 03.05.2023 |
| 6. | Inspections and/or investigations undertaken; | Physical Inspection done on 28.04.2023 |
| 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 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 Commercial 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 **03rd May 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 **Carpet Area in Sq. Ft. = 37.00** in the name of **Mr. Pradeep Vasant Rane**. 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. Pradeep Vasant Rane**. 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, we understand that the Commercial Shop, admeasuring **Carpet Area in Sq. Ft. = 37.00**

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 unit 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 Commercial Shop, admeasuring **Carpet Area in Sq. Ft. = 37.00.**

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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **03rd May 2023**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, 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 Fair Market value for this particular purpose at **₹ 11,10,000.00 (Rupees Eleven Lakh Ten Thousand Only)**.

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: 2023.05.03 11:26:00 +05'30'



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09