

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-1455/23-24 Dated 8-Jul-23
Buyer (Bill to) JANSEVA SAHAKARI BANK-VASAI WEST JAI KHODIYAR OPP GURUSWARA AMBADI ROAD VASAI WEST PALGHAR - GSTIN/UIN : 27AAAAJ1528R2ZA State Name : Maharashtra, Code : 27	Delivery Note AGAINST REPORT
	Reference No. & Date. Other References
	Buyer's Order No. Dated
	Dispatch Doc No. 002298 / 2301463 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 %	2,000.00
	CGST			180.00
	SGST			180.00
Total				₹ 2,360.00

Amount Chargeable (in words) **Indian Rupee Two Thousand Three Hundred Sixty Only** E. & O.E

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

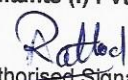
Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Remarks:
 Mr. Rajkumar Radheshyam Varma & Mr. Shivkumar Radheshyam Varma - Industrial Gala No. 208, 2nd Floor, Building No. 2, "Shree Narayan Industry", Village - Bilalpada, Vasai (East), Palghar - 401 208, 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

 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Rajkumar Radheshyam Varma & Mr. Shivkumar Radheshyam Varma**

Industrial Gala No. 208, 2nd Floor, Building No. 2, "**Shree Narayan Industry**", Village - Bilalpada,
Vasai (East), Palghar - 401 208, State - Maharashtra, Country - India.

Latitude Longitude: 19°24'47.3"N 72°51'14.1"E

Valuation Prepared for: **Janseva Sahakari Bank**

Vasai (West) Branch

Jai Khodiyar Bhavan, Opp. Gurudwara, Ambadi Road, Vasai (West), Palghar – 401 202,
State – Maharashtra, Country – India.



Our Pan India Presence at :

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

📍 **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), **Mumbai - 400 072, (M.S.), INDIA**
📠 TeleFax : +91 22 28371325/24
✉ mumbai@vastukala.org



Valuation Report Prepared For Janseva Sahakari Bank / Vasai (West) Branch / Mr. Rajkumar Radheshyam Varma (2298/2301463) Page 2 of 19

Vastu/Mumbai/07/2023/2298/2301463
08/04-88-SKVS
Date: 08.07.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Gala No. 208, 2nd Floor, Building No. 2, "Shree Narayan Industry", Village - Bilalpada, Vasai (East), Palghar - 401 208, State - Maharashtra, Country - India belongs to **Mr. Rajkumar Radheshyam Varma & Mr. Shivkumar Radheshyam Varma.**

Boundaries of the property.

North : Internal Road
South : Open Plot
East : Shree Hari Industrial Estate
West : Building No. 1

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 **₹ 25,02,000.00 (Rupees Twenty Five Lakh Two 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.

**MANOJ
BABURAO
CHALIKWAR**
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=V, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=admins, 2.5.4.20=902786048475640304d7903080913190c3
033441333115279b17a18b5652, postalCode=400059,
st=Maharashtra,
serialNumber=1155675f6c838c394b2053a8f0c93cf6b
31f31b2e39428f2e29327b6229f6, c=IN, o=MANOJ
BABURAO CHALIKWAR
Date: 2023.07.08 15:52:15 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
JSB Emp. No. 36/LOAN H.O./2016-17/232



Our Pan India Presence at :

- | | | | |
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Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

VALUATION REPORT (IN RESPECT OF GALA)

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	:	05.07.2023
	b) Date on which the valuation is Made	:	08.07.2023
3.	List of documents produced for perusal:		
	1. Copy of Agreement for Sale dated 26.05.2022.		
	2. Copy of Occupancy Certificate No. VVCMC / TP / OC / VP – 5132 / 210 / 2022 – 23 dated 29.03.2023 issued by Vasai Virar City Municipal Corporation for Industrial Building No. 1 & 2 FOR 2 nd Part Floor & 1 Gala on 1 st Floor on Building No. 2.		
	3. Copy of Revised Development Permission No. VVCMC / TP / RDP / VP – 5132 / 80 / 2020 – 21 dated 25.11.2020 issued by Vasai Virar City Municipal Corporation for Industrial Building No. 1 & 2.		
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)	:	<p>Mr. Rajkumar Radheshyam Varma & Mr. Shivkumar Radheshyam Varma</p> <p>Address: Industrial Gala No. 208, 2nd Floor, Building No. 2, “Shree Narayan Industry”, Village - Bilalpada, Vasai (East), Palghar - 401 208, State - Maharashtra, Country - India.</p> <p>Contact Person: Mr. Rajkumar Radheshyam Varma (Owner) Contact No. 8999880285</p> <p>Joint Ownership Details of ownership share is not available</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is an Industrial Gala is located on 2 nd floor. The composition of Gala is Single Unit + Toilet. The property is at 5.5 Km. travelling distance from nearest railway station Vasai.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 46E, Hissa No. 1 & 2 of Village – Bilalpada
	b) Door No.	:	Industrial Gala No. 208
	c) C.T.S. No. / Village	:	Village – Bilalpada
	d) Ward / Taluka	:	Taluka – Vasai
	e) Mandal / District	:	District – Palghar
	f) Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is available, we assumed that the construction is as per approved plan.
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	

	i) Any other comments by our empanelled valuers on authentic of approved plan	N.A.	
7.	Postal address of the property	Industrial Gala No. 208, 2 nd Floor, Building No. 2, "Shree Narayan Industry", Village - Bilalpada, Vasai (East), Palghar - 401 208, State - Maharashtra, Country - India.	
8.	City / Town	Vasai (East), Palghar	
	Residential area	No	
	Commercial area	No	
	Industrial area	Yes	
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 - Bilalpada 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	
12.	Boundaries of the property	As per site	As per documents
	North	Internal Road	Details not available
	South	Open Plot	Details not available
	East	Shree Hari Industrial Estate	Details not available
	West	Building No. 1	Details not available
13	Dimensions of the site	N. A. as property under consideration is a Gala in an apartment building.	
		A As per the Deed	B Actuals
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.	Extent of the site	Carpet Area in Sq. Ft. = 490.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 417.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 439.00 (Area as per Agreement for Sale)	
14.1	Latitude, Longitude & Co-ordinates of Gala	19°24'47.3"N 72°51'14.1"E	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	Carpet Area in Sq. Ft. = 417.00 (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	: Industrial
2.	Location	:
	C.T.S. No.	: Survey No. 46E, Hissa No. 1 & 2 of Village – Bilalpada
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Bilalpada Vasai Virar City Municipal Corporation
	Door No., Street or Road (Pin Code)	: Industrial Gala No. 208, 2 nd Floor, Building No. 2, “Shree Narayan Industry”, Village - Bilalpada, Vasai (East), Palghar - 401 208, State - Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Industrial
4.	Year of Construction	: 2023 (As per Occupancy Certificate)
5.	Number of Floors	: Ground + 1 st to 2 nd (Part) Upper Floors
	Type of Structure	: R.C.C. Framed Structure
	Number of Dwelling units in the building	: 14 Galas on 6 th Floor
	Quality of Construction	: Good
	Appearance of the Building	: Normal
	Maintenance of the Building	: Normal
	Facilities Available	:
	Lift	: 1 Lift
	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 GALA		
1	The floor in which the Gala is situated	: 2 nd Floor
2	Door No. of the Gala	: Industrial Gala No. 208
3	Specifications of the Gala	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring
	Doors	: Ms rolling shutter door
	Windows	: Powder Coated Alluminum sliding windows
	Fittings	: Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	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 Gala?	: Normal
7	Sale Deed executed in the name of	: Mr. Rajkumar Radheshyam Varma & Mr. Shivkumar Radheshyam Varma

8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Gala?	:	Built Up Area in Sq. Ft. = 439.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per VVCMC norms
11	What is the Carpet Area of the Gala?	:	Carpet Area in Sq. Ft. = 490.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 417.00 (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?	:	Industrial purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 6,500.00 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 Gala 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)	:	₹ 5,500.00 to ₹ 6,500.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Gala under valuation after comparing with the specifications and other factors with the Gala under comparison (give details).	:	₹ 6,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 3,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 39,900.00 per Sq. M. i.e., ₹ 3,707.00 per Sq. Ft.
5	Age of the building	:	New Construction
6	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
Remark: As per Site Inspection, Actual Carpet Area - 490.00 Sq. Ft is more than Carpet Area 417.00 Sq. Ft. mentioned in the Agreement. We have considered area mentioned in the documents.			

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Gala	417.00 Sq. Ft.	6,000.00	25,02,000.00
2	Total Fair Market Value of the Property			25,02,000.00
3	Realizable value of the property			22,51,800.00
4	Distress value of the property			20,01,600.00
5	Insurable value of the property (439.00 X 2,500.00)			22,50,000.00
6	Guideline value of the property (As per Index II)			16,29,200.00

Justification for price / rate

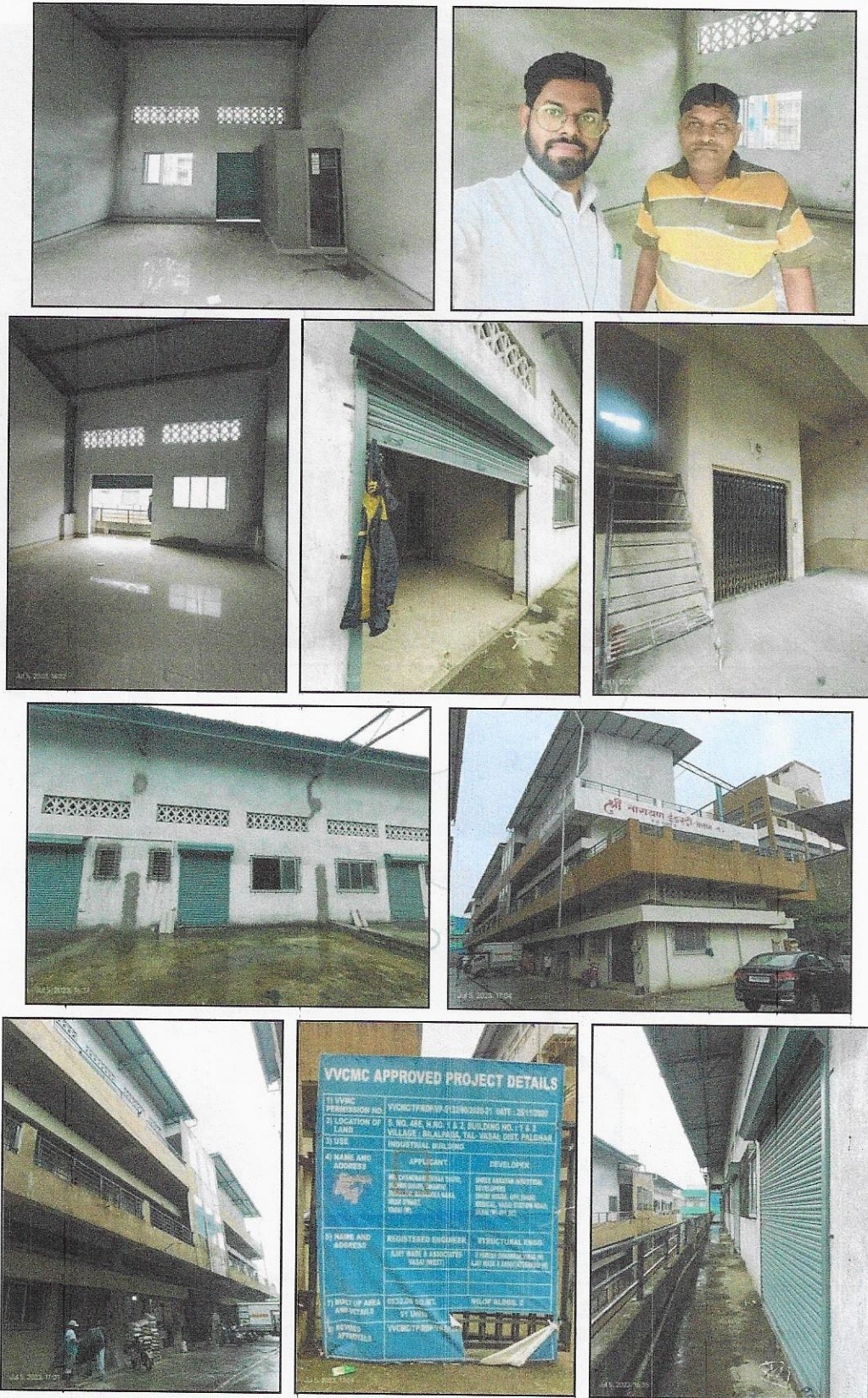
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property 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 Gala, where there are typically many comparables available to analyze. As the property is a Industrial Gala, 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 ₹ 5,500.00 to ₹ 6,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Gala size, location, upswing in real estate prices, sustained demand for Industrial Gala, all round development of Industrial and Commercial application in the locality etc. We estimate ₹ 6,000.00 per Sq. Ft. on Carpet Area for valuation.

Actual site photographs



Route Map of the property

Site,u/r



Latitude Longitude: 19°24'47.3"N 72°51'14.1"E

Note: The Blue line shows the route to site from nearest railway station (Vasai – 5.5 Km.)



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Ready Reckoner Rate

DIVISION / VILLAGE - BILALPADA Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation Class " C "		
Local Body Name	Vasai-Virar City Municipal Corporation					
Land Mark	Lands for residential and other similar permissible use.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
24	3	4730	34100	39900	45800	39900
Survey No. 66, 48, 49, 53, 57, 58						
⇐ Compare With Previous Year ↓						

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Price Indicators

NOBROKER

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[Pay Rent](#)
[Post Your Property](#)

Godown/Warehouse In Vasai East, Mumbai For Sale

Commercial Buy

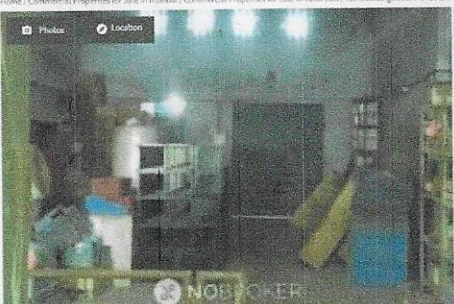
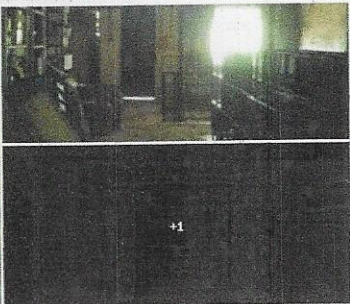
Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Vasai West / Warehouse godown for Sale in Vasai East / Property Details

₹ 75 Lacs
3,358 Sq.Ft

₹ 56,320/Month
Estimated EMI

1,350 Sq. Ft
Built Up Area

[Apply Loan](#)

Godown Warehouse

Freehold

Unfurnished

May 15, 2023

Public

More Than 10 Year

Immediately

[Get Owner Details](#)

Report what was not correct in this property

[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

NoBroker Services

[Create Agreement](#)

[Check Loan Eligibility](#)

[Estimate Interiors Cost](#)

[Book Legal Services](#)

[Book Renovations](#)

Amenities

Neighb: Shikha Dhaba McDonald's Rudra Hotel Akhil Restaurant Hareal Centre

Activity On This Property

29 Shares 0 Wishes 0 Views

Similar Properties

Godown/Warehouse In Vasai East, Mumbai

NOBROKER

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[Pay Rent](#)
[Post Your Property](#)

Industrial Building In Waliv Phata, Mumbai For Sale

Commercial Buy


Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Vasai East / Industrial building for Sale in Vasai East / Property Details

₹ 40 Lacs
3,734 Sq.Ft

₹ 30,037/Month
Estimated EMI

700 Sq. Ft
Built Up Area

[Apply Loan](#)

Industrial Building

Freehold

Semi Furnished

May 24, 2023

None

More Than 10 Year

Immediately

[Get Owner Details](#)

Report what was not correct in this property

[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

NoBroker Services

[Create Agreement](#)

[Check Loan Eligibility](#)

[Estimate Interiors Cost](#)

[Book Legal Services](#)

[Book Renovations](#)

Description

Neighb: Shikha Dhaba Hotel Rudra Shelter International McDonald's Rudra Hotel Hareal Centre

Activity On This Property

39 Shares 0 Wishes 6 Views

Similar Properties

There are no similar Properties

Sale Instance

720579 06-07-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र . २	दुयम निबंधक :दु.नि. वसई 1 दस्तऐवज क्रमांक.:7205/2023 नोंदणी: Regn:63m
गाव: बिलालपाडा		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	2500000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	1629200	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	, इतर माहिती: , इतर माहिती: गाव मौजे बिलालपाडा,ता. वसई,जि. पालघर येथील स.नं. 46,हि. नं. 2/1,2/2,2/4,2/11 आणि स.नं. 47,हि. नं. 4/5 या जमीन मिळकती वरील इंडस्ट्रीयल गाळा नं. 207,दुसरा मजला,श्री नारायण इंडस्ट्री,बिल्डिंग नं. 2,वसई पूर्व,क्षेत्र 38.71 चौ.मीटर कारपेट(40.83 चौ.मीटर बिल्ट अप)ही मिळकतवसई विरार महानगरपालिका	
(5)क्षेत्रफळ	40.83चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मान्यता देणार - श्री. चंद्रशेखर शांताराम धुरी आणि सुधीर काशिनाथ धुरी या दोघातर्फे संजय गंगाराम जाधव 50 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. धुरी हाउस, नवघर, वसई पश्चिम, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. 401202 2) मे. श्री. नारायण इंडस्ट्रीयल डेव्हलपर्स तर्फे भागीदार 1) श्री. चंद्रशेखर शांताराम धुरी 2) श्री. सुधीर काशिनाथ धुरी या दोघा तर्फे कु.मु. म्हणून संजय गंगाराम जाधव 50 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. धुरी हाउस, नवघर, वसई पश्चिम, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. 401202 ACDFS9075Q	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) हरिश्चंद्र श्रीनाथ पाल - - 47 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रूम नं. 3, हिरालाल चाळ, निवेतिया रोड, निवेतीया कम्पाउंड, मालाड पूर्व, मुंबई, महाराष्ट्र, मुम्बई. 400097 AFYPP6536R 1) उर्मिला हरिश्चंद्र पाल - - 41 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, रोड नं. रूम नं. 3, हिरालाल चाळ, निवेतिया रोड, निवेतीया कम्पाउंड, मालाड पूर्व, मुंबई, महाराष्ट्र, मुम्बई. 400097 AMDPP7444A	
(9)दस्तऐवज करून दिल्याचा दिनांक	26/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	26/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	7205/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	175000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		



Sale Instance

788179 06-07-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र . २	दुय्यम निबंधक .दु.नि. वसई 1 दस्तऐवज क्रमांक.:7881/2023 नोंदणी: Regn:63m
गाव: बिलालपाडा		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	2500000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	1629500	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	, इतर माहिती: , इतर माहिती: गाव मौजे बिलालपाडा,ता. वसई,जि. पालघर येथील स.नं. 46,हि. नं. 2/1,2/2,2/4,2/11 आणि स.नं. 47,हि. नं. 4/5 या जमीन मिळकती वरील इंडस्ट्रीयल गाळा नं. 209,दुसरा मजला.श्री नारायण इंडस्ट्री,बिल्डिंग नं. 2,वसई पूर्व,क्षेत्र 38.71 चौ.मीटर कारपेट(40.83 चौ.मीटर बिल्ट अप)ही मिळकतवसई विरार महानगरपालिका	
(5)क्षेत्रफळ	40.83चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मान्यता देणार - श्री. चंद्रशेखर शांताराम धुरी आणि सुधीर काशिनाथ धुरी या दोघातर्फे संजय गंगाराम जाधव 50 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. धुरी हाउस, नवघर, वसई पश्चिम, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. 401202 2) मे. श्री. नारायण इंडस्ट्रीयल डेव्हलपर्स तर्फे भागीदार 1) श्री. चंद्रशेखर शांताराम धुरी 2) श्री. सुधीर काशिनाथ धुरी या दोघा तर्फे कु.मु. म्हणून संजय गंगाराम जाधव 50 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. धुरी हाउस, नवघर, वसई पश्चिम, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. 401202 ACDFS9075Q	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) प्रमोद हरिशंकर यादव - - 43 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. ए/9, महेंद्र चाळ, हवाई पाडा, संतोष भुवन, नालासोपारा पूर्व, ता. वसई जि. पालघर , महाराष्ट्र, ठाणे. 401209 ACYPY3587E 1) धनो प्रमोद यादव - - 38 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रूम नं. 3, हिरालाल चाळ, निवेतिया रोड, निवेतिया कम्पाउंड, मालाड पूर्व, मुंबई, महाराष्ट्र, मुम्बई. 400097 AJBPY2865K	
(9)दस्तऐवज करून दिल्याचा दिनांक	09/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	09/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	7881/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	175000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

Sale Instance

878779	सूची क्र. २	दुय्यम निबंधक दु.नि. वसई 1
06-07-2023		दस्तऐवज क्रमांक.: 8787/2023
Note :-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी: Regn:63m
गाव: बिलालपाडा		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	2500000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	1629500	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	, इतर माहिती: , इतर माहिती: गाव मौजे बिलालपाडा,ता. वसई,जि. पालघर येथील स.नं. 46.हि. नं. 2/1,2/2,2/4,2/11 आणि स.नं. 47.हि. नं. 4/5 या जमीन मिळकती वरील इंडस्ट्रीयल गाळा नं. 206,दुसरा मजला,श्री नारायण इंडस्ट्री,बिल्डिंग नं. 2,वसई पूर्व,क्षेत्र 38.71 चौ.मीटर कारपेट(40.83 चौ.मीटर बिल्ट अप)ही मिळकतवसई विरार महानगरपालिका	
(5)क्षेत्रफळ	40.83चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मान्यता देणार - श्री. चंद्रशेखर शांताराम धुरी आणि सुधीर काशिनाथ धुरी या दोघातर्फे संजय गंगाराम जाधव 50 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. धुरी हाउस, नवघर, वसई पश्चिम, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. 401202 2) मे श्री. नारायण इंडस्ट्रीयल डेव्हलपर्स तर्फे भागीदार 1) श्री. चंद्रशेखर शांताराम धुरी 2) श्री. सुधीर काशिनाथ धुरी या दोघा तर्फे कु.मु. म्हणून संजय गंगाराम जाधव 50 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. धुरी हाउस, नवघर, वसई पश्चिम, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. 401202 ACDF9075Q	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) त्रिजय हरिदास जेठवा - - 41 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रूम नं. 13, चाळ नं. 2, एम.जी. रोड, हिंदुस्तान नाका, साईबाबा नगर, कादिवली पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. 400067 AFKPJ2799C 1) मनिष हरिदास जेठवा - - 39 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रूम नं. 13, चाळ नं. 2, एम.जी. रोड, हिंदुस्तान नाका, साईबाबा नगर, कादिवली पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. 400067 AQYPI2254M	
(9)दस्तऐवज करून दिल्याचा दिनांक	30/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	30/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	8787/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	175000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी 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** of the above property in the prevailing condition with aforesaid specifications is **₹ 25,02,000.00 (Rupees Twenty Five Lakh Two Thousand Only).**

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is purchased by Mr. Rajkumar Radheshyam Varma & Mr. Shivkumar Radheshyam Varma from M/s. Shree Narayan Industry vide Agreement for Sale dated 26.05.2023.
2.	Purpose of valuation and appointing authority	As per the request from Janseva Sahakari Bank, Vasai (West) Branch 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;	Manoj B. Chalikwar – Regd. Valuer Sanket Karalkar – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – 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 – 05.07.2023 Valuation Date – 08.07.2023 Date of Report – 08.07.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 05.07.2023
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, Industrial Gala size, location, upswing in real estate prices, sustained demand for Industrial Gala, all round development of commercial and industrial 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 **08th July 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. = 417.00** in the name of **Mr. Rajkumar Radheshyam Varma & Mr. Shivkumar Radheshyam Varma**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Rajkumar Radheshyam Varma & Mr. Shivkumar Radheshyam Varma**. 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. = 417.00**.

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. = 417.00.**

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.



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **07th July 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 knowledgeable 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 **₹ 25,02,000.00 (Rupees Twenty Five Lakh Two Thousand Only)**.

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

**MANOJ
BABURAO
CHALIKWAR**
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=admin,
2.5.4.20=9422260c76c335d09e0c199020665913300c1a43
3d11339115279b1716b5952, postalCode=400069,
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serialNumber=41416656a8cc8996b23455e86e1efeb17f
31bd2a394e2ef2e39a3279d352c, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.07.08 15:52:37 +05'30'


Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
JSB Emp. No. 36/LOAN H.O./2016-17/232