

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-1754/23-24 Dated 28-Jul-23
Buyer (Bill to) COSMOS BANK - VILE PARLE MRO Vile Parle Branch (MRO) MRO-A, 1st Floor, Pratik Avenue, Opp. Shiv Sagar Hotel, Nehru Road, Vile Parle (East), Mumbai – 400 057 GSTIN/UIN : 27AAAAT0742K1ZH 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. 002707 / 2301811 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 %	4,000.00
	CGST			360.00
	SGST			360.00
	Total			₹ 4,720.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

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

Remarks:

Mr. Sadhan Shantiram Ghosh - Industrial Gala No. 210,
 2nd Floor, Building No. 3C, "Shripal Industrial Estate
 Building No. 3B & C Premises Co-op. Soc. Ltd.", Near
 Dnyandeep School, Waliv Road, Vasai Road (East),
 Palghar – 401208, 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 : **The Cosmos Co-Operative Bank Ltd**

A/c No. : **0171001022668**

Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

for **Vastukala Consultants (I) Pvt Ltd**

Rathee
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sadhan Shantiram Ghosh**

Industrial Gala No. 210, 2nd Floor, Building No. 3C, "Shripal Industrial Estate Building No. 3B & C Premises Co-op. Soc. Ltd.", Near Dnyandeep School, Waliv Road, Vasai Road (East), Palghar – 401 208, State – Maharashtra, Country – India.

Latitude Longitude - 19°24'48.9"N 72°51'18.2"E

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Valuation Prepared for:

Cosmos Bank

MRO-A1, Vile Parle (East) Branch

Pratik Avenue, 1st Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East),
Mumbai - 400 057, 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, Beemarang
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Industrial Gala No. 210, 2nd Floor, Building No. 3C, "**Shripal Industrial Estate Building No. 3B & C Premises Co-op. Soc. Ltd.**", Near Dnyandeep School, Waliv Road, Vasai Road (East),
Palghar – 401 208, State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 28.07.2023 for Bank Loan Purpose
2	Date of inspection	22.07.2023
3	Name of the owner/ owners	Mr. Sadhan Shantiram Ghosh
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Industrial Gala No. 210, 2 nd Floor, Building No. 3C, " Shripal Industrial Estate Building No. 3B & C Premises Co-op. Soc. Ltd. ", Near Dnyandeep School, Waliv Road, Vasai Road (East), Palghar – 401 208, State – Maharashtra, Country – India. Contact Person: Mr. Rohit Sirshekar (Manager) Contact No. 9594974048
6	Location, street, ward no	Near Dnyandeep School, Waliv Road, Vasai Road (East), Palghar
7	Survey/ Plot no. of land	Survey No. 14, Hissa No. 2 of Village – Waliv
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 900.00 Part Terrace Area in Sq. Ft. = 600.00 Total M.S. Loft Area in Sq. Ft. = 1,500.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 1,049.00

		(Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Near Dnyandeep School, Waliv Road, Vasai Road (East), Palghar – 401 208
14	If freehold or leasehold land	Free Hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
IMPROVEMENTS		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per VVCMC norms Percentage actually utilized – Details not available
26	RENTS	
(i)	Names of tenants/ lessees/ licensees, etc	N.A.

	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 18,000.00 Expected rental income per month
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is an Industrial Gala in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	N. A.

COST OF CONSTRUCTION		
41	Year of commencement of construction and year of completion	Year of Completion – 2015 (As per Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<p>Remark:</p> <p>1. As per site inspection Gala No. 210, 211 & 212 are internally amalgamated to form a single unit having separate entrances with partition wall & columns. As per bank request, we have done the valuation of Industrial Gala No. 210 only.</p> <p>2. As there are no permission documents available for the Loft, it is not considered for the purpose of valuation. Hence, to give proper weightage to the value of the property, higher rate i.e., 7,500/- per Sq. Ft. is considered for the purpose of valuation, we have taken area as per the agreement.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, MRO-A1, Vile Parle (East) Branch to assess fair market value as on 28.07.2023 for Industrial Gala No. 210, 2nd Floor, Building No. 3C, "**Shripal Industrial Estate Building No. 3B & C Premises Co-op. Soc. Ltd.**", Near Dnyandeep School, Waliv Road, Vasai Road (East), Palghar – 401 208, State – Maharashtra, Country – India belongs to **Mr. Sadhan Shantiram Ghosh.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 07.06.2023 between Mr. Mukesh Jagdishprasad Bajaj & Mr. Sanjay Bhasurangan (the Transferor) AND Mr. Sadhan Shantiram Ghosh (the Transferee)
2	Copy of Grant Occupancy Certificate No. VVCMC / TP / OC / VP-0011 / 143 / 2015-16 dated 01.10.2015 issued by Vasai Virar City Municipal Corporation for Industrial Building No. 3, Wing B (1st & 2nd Floor) & Wing C (Ground + 2 Floor).
3	Copy of Maintenance Bill No. 558 dated 01.01.2023 in the name of Mr. Mukesh Jagdishprasad Bajaj issued by Shripal Industrial Estate Building No. 3B & C Premises Co-op. Soc. Ltd. for Gala No. C/210 for the period of January to March 2023.
4	Copy of Electricity Bill for the month of April – 2023 in the name of Mr. Mukesh Jagdishprasad Bajaj issued by MSEDCL.
5	Copy of Share Certificate No. 33 dated 24.07.2019 in the name of Mr. Mukesh Jagdishprasad Bajaj & Mr. Sanjay Bhasurangan issued by Shripal Industrial Estate Building No. 3B & C Premises Co-op. Soc. Ltd.

LOCATION:

The said building is located at Survey No. 14, Hissa No. 2 of Village – Waliv, Vasai Road (East), Palghar. The property falls in Industrial Zone. It is at a travelling distance 6 Km. from Vasai railway station.

BUILDING: The building under reference is having Ground + 2 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for industrial purpose. 2nd Floor is having 12 Industrial Gala. The building having 1 lift.



Industrial Gala:

The property is an industrial gala located on 2nd Floor. As per site inspection Gala No. 210, 211 & 212 are internally amalgamated to form a single unit having separate entrances with partition wall & columns. The composition of amalgamated units is Office Area + Working Area + Toilets + Store Area + Passage and on Mezzanine Floor is Store Area + Working Area + Passage. The property is at 6 Km. distance from nearest railway station Vasai. The industrial gala is finished with Kota + Vitrified flooring, Teak Wood door framed with flush doors + Glass doors, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 28th July 2023

The Built Up Area of the Industrial Gala	:	1,049.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2015 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	08 Years
Cost of Construction	:	1,049.00 X 2,500.00 = ₹ 26,22,500.00
Depreciation $\{(100-10) \times 08 / 60\}$:	12.00%
Amount of depreciation	:	₹ 3,14,700.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 34,470.00 per Sq. M. i.e., ₹ 3,202.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 32,028.00 per Sq. M. i.e., ₹ 2,976.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,300.00 per Sq. Ft.
Value of property as on 28.07.2023	:	1,049.00 Sq. Ft. X ₹ 7,500.00 = ₹ 78,67,500.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. - Depreciation)

Depreciated fair value of the property as on 28.07.2023	:	₹ 78,67,500.00 - ₹ 3,14,700.00 = ₹ 75,52,800.00
Total Value of the property	:	₹ 75,52,800.00
The realizable value of the property	:	₹ 67,97,520.00
Distress value of the property	:	₹ 60,42,240.00
Insurable value of the property (1,049 X 2,500.00)	:	₹ 26,22,500.00
Guideline value of the property (1,049 X 2,976.00)	:	₹ 31,21,824.00



Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Gala No. 210, 2nd Floor, Building No. 3C, "Shripal Industrial Estate Building No. 3B & C Premises Co-op. Soc. Ltd.", Near Dnyandeep School, Waliv Road, Vasai Road (East), Palghar – 401 208, State – Maharashtra, Country – India for this particular purpose at ₹ 75,52,800.00 (Rupees Seventy Five Lakh Fifty Two Thousand Eight Hundred Only) as on 28th July 2023.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 28th July 2023 is ₹ 75,52,800.00 (Rupees Seventy Five Lakh Fifty Two Thousand Eight Hundred Only). Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents; clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 2 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is an Industrial Gala situated on 2 nd Floor
3.	Year of construction	2015 (As per occupancy certificate)
4.	Estimated future life	52 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows
10.	Flooring	Kota + Vitrified flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	Not Provided
18.	No. of lifts and capacity	1 Lift
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21.	Pumps- no. and their horse power	May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



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Actual site photographs



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Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°24'48.9"N 72°51'18.2"E

Note: The Blue line shows the route to site from nearest railway station (Vasai Road – 6 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE: WALIV 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	Non-Developed Land					
Rate of Land + Building in ₹ per sq. m. Built Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
69	1	3950	33200	38300	44600	38300
Survey No. 3, 8, 14, 16, 26, 33, 41, 42, 55, 57, 60, 61, 64, 79, 84						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Gala	38,300.00			
Reduce by 10% on Gala Located on 2 nd Floor	3,830.00			
Stamp Duty Ready Reckoner Market Value Rate (After Decrease) (A)	34,470.00	Sq. Mt.	3,202.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	3,950.00			
The difference between land rate and building rate (A – B = C)	30,520.00			
Depreciation Percentage as per table (D) [100% - 8%] (Age of the Building – 8 Years)	92%			
Rate to be adopted after considering depreciation [B + (C x D)]	32,028.00	Sq. Mt.	2,976.00	Sq. Ft.

Valuation of Multistoried Industrial Unit

While Valuing Industrial gala in multistoried industrial building, value of industrial gala on 1st to 4th floor is to be reduced by 5% for each floor.

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

NOBROKER
Industrial Building in Vile Parle East, Mumbai For Sale
 ₹ 47 Lacs (₹ 47,00,000)
 ₹ 50,312/Month (₹ 50,312)
 1,330 Sq.Ft. Built-Up Area
 875 Sq.Ft. Carpet Area
 Apply Now

Home / Commercial Properties For Sale in Mumbai / Property Details

Photos Location

Industrial Building
 Freehold
 Well-maintained
 May 26, 2023

Public And Reserved
 More Than 10 Year
 1 To 3 Year
 Immediately

Get Contact Details

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

NoBroker Services
 Create Agreement Check Loan Eligibility Estimate Interest Cost Book Legal Services Book Documentation

Activity On This Property
 4 23 0 10 3

Similar Properties

Amenities

NOBROKER
Industrial Building in Vile Parle East, Mumbai For Sale
 ₹ 50 Lacs (₹ 50,00,000)
 ₹ 41,301/Month (₹ 41,301)
 820 Sq.Ft. Built-Up Area
 700 Sq.Ft. Carpet Area
 Apply Now

Home / Commercial Properties For Sale in Mumbai / Commercial Properties For Sale in Mumbai / Industrial Building For Sale in Mumbai / Property Details

Photos Location

Industrial Building
 Freehold
 Well-maintained
 May 26, 2023

Public
 More Than 10 Year
 Immediately

Get Contact Details

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

NoBroker Services
 Create Agreement Check Loan Eligibility Estimate Interest Cost Book Legal Services Book Documentation

Activity On This Property
 4 19 2 10 3

Similar Properties

Amenities

Sales Instance

7643533 24-07-2023 Note -Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 4 दस्त क्रमांक : 7643-2023 नोंदणी : Regn 63m
गावाचे नाव : वालीव		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	6000000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे।	3517000	
(4) भू.माण पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: इंडस्ट्रीयल गाळा नं. 102,पहिला मजला,क्षेत्र 83.48 चौ. मी.(कारपेट),बिल्डींग नं. 5,श्रीपाल इंडस्ट्रीयल इस्टेट,गाव मौजे वालीव,विभाग क्र. 1((Survey Number : 14/2 ;))	
(5) क्षेत्रफळ	91.82 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या सिव्हीन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव-मे. नवखंडा बिल्डर्स इंडिया तर्फे भागीदार पिपुष अशोक मेहता तर्फे कु. मु. सिधेश तानाजी गोठल - वय -32 पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: वालीव, वसई, लातुका वसई, जिल्हा पालघर , महाराष्ट्र, ठाणे. पिन कोड -401208 पॅन नं -AAKFN2187K	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -मानस अजित देशमुख - वय -35, पत्ता -प्लॉट नं. 101/2, माळा नं. - , इमारतीचे नाव बिल्डींग नं. 63/बी, मंगल वंदन, ब्लॉक नं. - , रोड नं मॅक. डॉनल्ड्स, एव्हरशार्डन सीटी, वसई पूर्व, पालघर, महाराष्ट्र, THANE. पिन कोड -401208 पॅन नं -ATKPD9421F 2) नाव -अजित श्रीनिवास देशमुख - वय -71, पत्ता -प्लॉट नं. 101/2, माळा नं. - , इमारतीचे नाव: बिल्डींग नं. 63/बी, मंगल वंदन, ब्लॉक नं. - , रोड नं. मॅक डॉनल्ड्स, एव्हरशार्डन सीटी, वसई पूर्व, पालघर, महाराष्ट्र, ठाणे पिन कोड -401208 पॅन नं -AAAPD5628H	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/05/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	12/05/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	7643/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	420000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance

7325533 24-07-2023 Note -Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2	दुष्यम निबंधक : सह दु.नि.वसई 4 दस्त क्रमांक 7325/2023 नोंदणी : Regn:63m
गावाचे नाव : वालीव		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	22500000	
(3) बाजारभाव भाडेपट्टा याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	18235000	
(4) भू-मापन पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: इंडस्ट्रीयल गाळा नं. 201.क्षेत्र 102.28 चौ. मी.(कारपेट),इंडस्ट्रीयल गाळा नं. 202.क्षेत्र 83.48 चौ. मी.(कारपेट), इंडस्ट्रीयल गाळा नं. 203.क्षेत्र 87.41 चौ. मी.(कारपेट),इंडस्ट्रीयल गाळा नं. 204.क्षेत्र 38.21 चौ. मी.(कारपेट),एकूण क्षेत्र 311.38 चौ. मी.(कारपेट),दुसरा मजला,बिल्डींग नं. 5.श्रीपाल इंडस्ट्रीयल इस्टेट.गाव मौजे वालीव.विभाग क्र. 4((Survey Number : 14/2 :))	
(5) क्षेत्रफळ	373.65 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -मे नवखडा बिल्डर्स इंडिया तर्फे भागीदार पियूष अशोक मेहता तर्फे कु. मु. सिधेश तानाजी गोठल - वय- 32 पत्ता -प्लॉट नं. -माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं: वालीव, वसई, तासुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे पिन कोड -401208 पॅन नं.-AAKFN2187K	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -मे. यारों कॅशिन लि चे प्रोप्रायटर साधन घोष - वय- 37, पत्ता -प्लॉट नं गाळा नं 1, माळा नं. तळ मजला, इमारतीचे नाव सत्यम इंडस्ट्रीयल इस्टेट, ब्लॉक नं. - रोड नं सुभाष रोड, जोगेश्वरी पूर्व, महाराष्ट्र, मुंबई पिन कोड -400060 पॅन नं -AABCY4110B	
(9) दस्तऐवज करून दिल्याचा दिनांक	28.04.2023	
(10) दस्त नोंदणी केल्याचा दिनांक	28.04.2023	
(11) अनुक्रमांक खंड व पृष्ठ	7325/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1575000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th July 2023**.

The term 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.

UNDER LYING ASSUMPTIONS

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.

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 valued for banking purpose as on day for **₹ 75,52,800.00 (Rupees Seventy Five Lakh Fifty Two Thousand Eight Hundred Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.org, postalCode=400008, serialNumber=1414, c=IN
Date: 2023.07.06 12:17:22 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

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