

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 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 | Invoice No. PG-1812/23-24 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 002867 / 2301869 Dispatched through Terms of Delivery | Dated 1-Aug-23 Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination |
|---|--|--|

| 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. Pramod Harishankar Yadav & Mrs. Dhanno Pramod Yadav - Industrial Gala No. 209, 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

Rattod
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Pramod Harishankar Yadav & Mrs. Dhanno Pramod Yadav**

Industrial Gala No. 209, 2nd Floor, Building No. 2, "Shree Narayan Industry", Village - Bilapada,
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,
Chandivalli Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
-  Tele/Fax: +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 | : 01.08.2023 |
| | b) | Date on which the valuation is Made | : 01.08.2023 |
| 3. | List of documents produced for perusal: 1. Copy of Agreement for Sale dated 09.06.2023. 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) | : | Mr. Pramod Harishankar Yadav & Mrs. Dhanno Pramod Yadav Address: Industrial Gala No. 209, 2 nd Floor, Building No. 2, “ Shree Narayan Industry ”, Village - Bilalpada, Vasai (East), Palghar - 401 208, State - Maharashtra, Country - India. Contact Person: Mr. Dinesh Verma (Representative of Owner) Contact No. 9890303582 Joint Ownership Details of ownership share is not available |
| 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 with toilet and open to sky common terrace area at rear side of gala. 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 | : N.A. |

| | | | |
|------|---|---|--|
| | empanelled valuers on authentic of approved plan | | |
| 7. | Postal address of the property | : | Industrial Gala No. 209, 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 | : | Chawl / Slum Area Details not available |
| | East | : | Shree Hari Industrial Estate Details not available |
| | West | : | Shree Narayan Industry - 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 B As per the Deed Actuals |
| | North | : | - - |
| | South | : | - - |
| | East | : | - - |
| | West | : | - - |
| 14. | Extent of the site | : | Carpet Area in Sq. Ft. = 440.00 (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. 209, 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 | : 2019 (As per Occupancy Certificate) Copy of Occupancy Certificate vide 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. <u>Following Occupancy Certificate are mentioned in the Occupancy Certificate dated 29.03.2023</u> Copy of Occupancy Certificate vide No. VVCMC / TP / OC / VP – 5132 / 116 / 2018 – 19 dated 20.02.2019 issued by Vasai Virar City Municipal Corporation. Copy of Occupancy Certificate vide No. VVCMC / TP / OC / VP – 5132 / 158 / 2019 – 20 dated 28.02.2020 issued by Vasai Virar City Municipal Corporation |
| 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 2 nd 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. 209 |
| 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. Pramod Harishankar Yadav & Mrs. Dhanno Pramod Yadav |
| 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. = 440.00 Rear Side Terrace Area in Sq. Ft. = 462.00 (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 | : | ₹ 6,000.00 per Sq. Ft. on Carpet Area |

| | | | |
|---|---|---|---|
| | under comparison (give details). | | |
| 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 | : | 4 years |
| 6 | Life of the building estimated | : | 56 years Subject to proper, preventive periodic maintenance & structural repairs. |
| | Remark: | | |
| | 1) As per Site Inspection, Actual Carpet Area - 440.00 Sq. Ft is more than Carpet Area 417.00 Sq. Ft. mentioned in the Agreement. We have considered area mentioned in the documents. | | |
| | 2) Ground & 1 st Floor was 100% completed in the year 2019. Second Part floor is just completed and final finishing work was in progress but Occupancy Certificate for the same is issued vide No. VVCMC / TP / OC / VP – 5132 / 210 / 2022 – 23 dated 29.03.2023. | | |

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.



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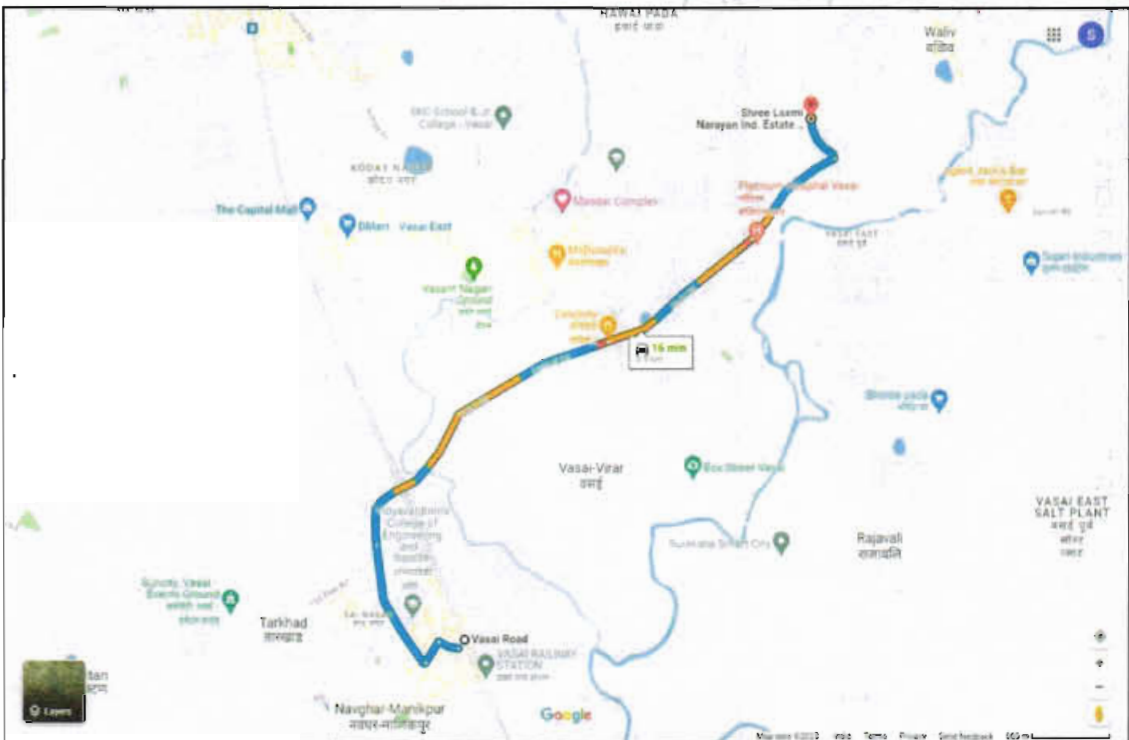


Actual site photographs



Route Map of the property


Site:ur



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.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

HomeValuation Rules User ManualClose

Year: 2023/2024Language: English

Selected District पालघर

Select Taluka वसई

Select Village गावाचे नांव - मौजे बिलाळपाडा

Search By Survey No Location

Enter Survey No 46

| उपविभाग | भुती करील | निवासी बदलिका | खोटीस | दुकाने | खोटीस | एफक (Ra.) | Attribute |
|---|-----------|---------------|-------|--------|-------|-----------|-----------|
| 3-रहिवास व इतर तत्सम श्रुत्येय वापरतील भूमिती | 4730 | 34100 | 39900 | 45800 | 39900 | बी. मीटर | सगळे मंथर |

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Price Indicators

NOBROKER

Godown/Warehouse in Vasai East, Mumbai For Sale

₹ 73 Lacs | ₹ 36,320/Month | 1,250 Sq Ft

View | Call | WhatsApp | Share

Home > Commercial Properties for Sale in Mumbai > Commercial Properties for Sale in Vasai East > Godown/Warehouse for Sale in Vasai East > Property Details

Photos | Location

Godown Warehouse

Freehold

Unfurnished

May 11, 2023

Public

More Than 55 Nos

Immediately

Get Owner Contact

Report what was not correct on this property

Spelling Errors | Not Out | Wrong Info

NoBroker Services

Create Agreement | Check Loan Eligibility | Estimate Interest Cost | Book Legal Services | Book Homeowner

Activity On This Property

Similar Properties

Godown/Warehouse in Vasai East, Mumbai

NOBROKER

Industrial Building in Wadli-Phata, Mumbai For Sale

₹ 48 Lacs | ₹ 30,537/Month | 700 Sq Ft

View | Call | WhatsApp | Share

Home > Commercial Properties for Sale in Mumbai > Commercial Properties for Sale in Wadli East > Industrial Building for Sale in Wadli East > Property Details

Photos | Location

Industrial Building

Freehold

Partly Furnished

May 24, 2023

None

More Than 55 Nos

Immediately

Get Owner Contact

Report what was not correct on this property

Spelling Errors | Not Out | Wrong Info

NoBroker Services

Create Agreement | Check Loan Eligibility | Estimate Interest Cost | Book Legal Services | Book Homeowner

Activity On This Property

Similar Properties

Industrial Building in Wadli-Phata, Mumbai

Description



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Sale Instance

| | | |
|--|---|-----------------------------|
| 720579 | सूची क्र. २ | दुय्यम निबंधक दु.नि. वसई 1 |
| 06-07-2023 | | दस्तावेज क्रमांक..7205/2023 |
| Note :-Generated Through eSearch Module.For original report please contact concern SRO office. | | नोंदणी Regn 63m |
| गाव: बिलालपाडा | | |
| (1) दस्तावेज प्रकार | करारनामा | |
| (2) मोबदला | 2500000 | |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टाकार आकारणी देतो कि पट्टेदार ते नमूद करावे) | 1629200 | |
| (4) भूमापन, पोल्डिस्सा 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 बिट्ट अप)ही मिळकतवसई विरार महानगरपालिका | |
| (5) क्षेत्रफळ | 40.83चौ.मीटर | |
| (6) आकारणी किंवा जुळी देण्यात असेल तेव्हा | | |
| (7) दस्तावेज 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 ACDF89075Q | |
| (8) दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता | 2) हरिशंकर 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, मुंबई. 400097 AFYPP6536R 1) उर्मिला हरिशंकर 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, मुंबई. 400097 AMDPP7444A | |
| (9) दस्तावेज 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) शेर | | |
| मूल्यांकनासाठी विचारात घेतलेला संपत्तीत - | | |

Sale Instance

| | | |
|--|--|---|
| 878779 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 दस्तावेज क्रमांक 8787/2023 नोंदणी: Regn 63m |
| गाव: बिलालपाडा | | |
| (1) दस्तावेज प्रकार | करारनामा | |
| (2) मीबदला | 2500000 | |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टाकार 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 | 40.83 चौ. मीटर | |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा | | |
| (7) दस्तावेज 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 ACDFSS9075Q | |
| (8) दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता | 2) विजय 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, कांदिवली पश्चिम, मुंबई, महाराष्ट्र, मुंबई, 400067 AFKPI2799C 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, कांदिवली पश्चिम, मुंबई, महाराष्ट्र, मुंबई 400067 AQYPI2254M | |
| (9) दस्तावेज 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) शैरा | | |
| 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. Pramod Harishankar Yadav & Mrs. Dhanno Pramod Yadav from M/s. Shree Narayan Industry vide Agreement for Sale dated 09.06.2023. |
| 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 Jayaraja Acharya – 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 – 01.08.2023 Valuation Date – 01.08.2023 Date of Report – 01.08.2023 |
| 6. | Inspections and/or investigations undertaken; | Physical Inspection done on 01.08.2023 |
| 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 **01st August 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 Industrial Gala, admeasuring **Carpet Area in Sq. Ft. = 417.00** in the name of **Mr. Pramod Harishankar Yadav & Mrs. Dhanno Pramod Yadav**. 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. Pramod Harishankar Yadav & Mrs. Dhanno Pramod Yadav**. 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 Industrial Gala, 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 Gala 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 Industrial Gala, 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.

