

10765/2017

**VALUATION REPORT**

**SHRI. DILIP PANDURANG VAIDYA**



**OFFICE PREMISES NO. 5, GROUND FLOOR, THE RAMANAND  
PREMISES C.H.S. LTD., S. NO. 35, TIKKA NO. 23,  
GOKHALE ROAD, NAUPADA, THANE (WEST) 400 602**

**FOR**

**COSMOS BANK, THANE BRANCH**

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**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.**

B/116, 1<sup>st</sup> Floor, Damji Shamji Corporate Square, Next to Kanara Business Center,  
Laxmi Nagar, Ghatkopar (East), Mumbai 400075

Phone: 022-25004096/022-25004097, Mob.: 8828901005 / 9619369275

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**VALUATION REPORT****PARTY :-****SHRI. DILIP PANDURANG VAIDYA**

OFFICE PREMISES NO. 5, GROUND FLOOR,  
THE RAMANAND PREMISES C.H.S. LTD., S.  
NO. 35, TIKKA NO. 23, GOKHALE ROAD,  
NAUPADA, THANE (WEST) 400 602

**PROPERTY :-**

OFFICE PREMISES NO. 5, GROUND FLOOR,  
THE RAMANAND PREMISES C.H.S. LTD., S.  
NO. 35, TIKKA NO. 23, GOKHALE ROAD,  
NAUPADA, THANE (WEST) 400 602

**REFERENCE DATE :-**5<sup>TH</sup> JUNE, 2017.**VALUER :-****M/S. PRAKSIS CONSULTANTS & VALUERS  
PVT. LTD.**

B/116, 1<sup>ST</sup> FLOOR, DAMJI SHAMJI  
CORPORATE SQUARE, NEXT TO KANARA  
BUSINESS CENTER, LAXMI NAGAR,  
GHATKOPAR (EAST), MUMBAI 400075.



10765/2017

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.

PRASHANT RAUT

Govt. Approved Valuer

Reg. No. CCIT-TH/350/16/22/3/2010-11

Ref:-PR/PCVPL/VLN/CB/10765/2017

**VALUATION REPORT**

1. PARTY :-

SHRI. DILIP PANDURANG VAIDYA

OFFICE PREMISES NO. 5, GROUND FLOOR,  
THE RAMANAND PREMISES C.H.S. LTD., S.  
NO. 35, TIKKA NO. 23, GOKHALE ROAD,  
NAUPADA, THANE (WEST) 400 602

2. OWNER :-

SHRI. DILIP PANDURANG VAIDYA

3. DATE OF INSPECTION :-

6<sup>TH</sup> JUNE, 2017

(MR. RUPESH SHINDE) ALONG WITH  
VAIDEHI BHADSOVLE

4. VALUATION  
INSTRUCTED BY :-

COSMOS BANK,  
THANE BRANCH



5. PURPOSE OF  
VALUATION :-

TO ASCERTAIN THE PRESENT MARKET  
VALUE OF OFFICE PREMISES NO. 5,  
GROUND FLOOR, THE RAMANAND  
PREMISES C.H.S. LTD., S. NO. 35, TIKKA  
NO. 23, GOKHALE ROAD, NAUPADA,  
THANE (WEST) 400 602 IN CONNECTION  
WITH FINANCIAL DEALING WITH COSMOS  
BANK, THANE BRANCH

## 6. BRIEF DESCRIPTION:-

THIS PROPERTY IS OFFICE PREMISES NO. 5, GROUND FLOOR, THE RAMANAND PREMISES C.H.S. LTD., S. NO. 35, TIKKA NO. 23, GOKHALE ROAD, NAUPADA, THANE (WEST) 400 602

**THIS OFFICE PREMISES HAS FOLLOWING AMENITIES :-**

- 1] MARBONITE FLOORING
- 2] GLASS DOOR WITH M S SHUTTER
- 3] ALUMINUM SLIDING WINDOWS
- 4] ALL WALLS INTERNALLY PLASTERED WITH DRY DISTEMPER OIL BOUND PAINT FINISH
- 5] EXTERNALLY PLASTERED WITH SAND FACED FINISH.
- 6] CONCEALED WIRING
- 7] CONCEALED PLUMBING
- 8] THIS BUILDING IS GROUND + PART 2 + PART 3 UPPER FLOORS
- 9] RCC FRAMED STRUCTURE
- 10] RCC SLAB ROOF
- 11] PAVEMENT AROUND BUILDING
- 12] COMPOUND WALL



7. **DOCUMENTS REFERRED :** 1) AGREEMENT FOR SALE MADE BETWEEN SHRI. SHARATCHANDRA KASHINATH BHAVE AND SHRI. DILIP PANDURANG VAIDYA DATED 15<sup>TH</sup> DECEMBER, 2000  
2) ELECTRICITY BILL

8. **PROPERTY LOCATION:-**

THIS PROPERTY IS ONLY 2 MINUTES WALKING DISTANCE AWAY FROM THANE RAILWAY STATION ON WEST SIDE

**PROPERTY BOUNDARIES:-**

EAST SIDE:- BUILDING

WEST SIDE:- BUILDING

NORTH SIDE:- GOKHALE ROAD

SOUTH SIDE:- BUILDING

9. **AGE, FUTURE LIFE:-**

THIS BUILDING WAS COMPLETED IN 1979 GENERAL CONDITION IS GOOD AND FUTURE LIFE MAY BE TAKEN AS 37 YEARS UNDER NORMAL WORKING CONDITION & REGULAR MAINTENANCE.

10. **AREA:-**

BUILT UP AREA 639 SQ. FT.  
AS PER AGREEMENT

SALEABLE AREA = 959 SQ. FT.

**NOTE:-**

THIS PREMISES ARE USED AS JEWELLERY SHOP

**11. VALUATION RATE :-**

THIS OFFICE PREMISES IS ON GROUND FLOOR OF GROUND + PART 2 + PART 3 UPPER FLOORS BUILDING WITH NO LIFT & IS ONLY 2 MINUTES WALKING DISTANCE AWAY FROM THANE RAILWAY STATION ON WEST SIDE

THE PREVAILING MARKET RATE IN THIS AREA VARIES FROM RS. 36,000/- TO RS. 40,000/- SQ. FT.

BASED ON LOCAL ENQUIRIES AND CONSIDERING ABOVE FACTORS WE SHALL ADOPT A RATE OF RS. 38,000/- SQ. FT.

**12 VALUATION :-**

RS. 38,000/- X 959 SQ. FT.  
= RS. 3,64,42,000/-

**MARKET VALUE:-** RS. 3,64,42,000/-

**REALISABLE SALE VALUE :-** RS. 3,27,97,800/-

**DISTRESS SALE VALUE :-** RS. 2,91,53,600/-

**INSURANCE VALUE :-** RS. 19,18,000/-

**GOVT. VALUE:-** RS. 1,83,16,900/-



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**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.**

THIS IS TO CERTIFY THAT THE PRESENT MARKET VALUE OF OFFICE PREMISES NO. 5, GROUND FLOOR, THE RAMANAND PREMISES C.H.S. LTD., S. NO. 35, TIKKA NO. 23, GOKHALE ROAD, NAUPADA, THANE (WEST) 400 602 IS RS. 3,64,42,000/- (RUPEES THREE CRORES SIXTY FOUR LAKHS FORTY TWO THOUSAND ONLY).

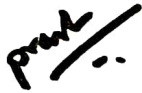
**DECLARATION**

I HEREBY DECLARE THAT:

- (a) THE OPINION ABOUT VALUATION AND INFORMATION FURNISHED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE & BELIEF.
- (b) WE HAVE NO DIRECT OR INDIRECT INTEREST IN THE PROPERTY VALUED.
- (c) OUR REPORT DOES NOT COVER CHECK OF OWNERSHIP, TITLE CLEARANCE OR LEGALITY. THIS VALUATION REPORT IS PURELY AN OPINION AND HAS NO LEGAL AND CONTRACTUAL OBLIGATIONS ON OUR PART. THE RATES ARE BASED ON CURRENT MARKET CONDITION AND THESE MAY VARY WITH TIME.
- (d) UNLESS OTHERWISE SPECIFIED THE VALUATION IS BASED ON FREE AND TRANSFERABLE TITLE . WITHOUT ANY HINDRANCE LIKE TENANCY ETC.
- (e) THE VALUATION IS BASED ON THE SITE VISIT & THE INFORMATION GIVEN BY THE PARTY.
- (f) THE VALUATION IS SUBJECT TO CLEAR AND MARKETABLE TITLE AND ADEQUACY OF ENGINEERING / STRUCTURAL DESIGN, DEED OF DECLARATION FOR COMMON AREAS ETC.
- (g) OUR LIABILITY ON THIS ASSIGNMENT (WHETHER ARISING FROM THIS ASSIGNMENT, NEGLIGENCE OR WHATSOEVER ) IS LIMITED IN RESPECT OF ANY ONE EVENT OR SERIES OF EVENTS TO THE ACTUAL LOSS OR DAMAGE SUSTAINED SUBJECT TO MAXIMUM OF THE 80% OF THE PROFESSIONAL FEES FOR THE SERVICES RENDERED.



- (h) IN NO EVENT SHALL VALUER BE HELD RESPONSIBLE OR LIABLE FOR SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES AS THE ASSIGNMENT HAS BEEN COMPLETED ON BEST EFFORT, KNOWLEDGE AND BELIEF.
- (i) PHOTO COPY OF DOCUMENTS MENTIONED IN THE REPORT WERE REFERRED BY US & THIS VALUATION REPORT SHOULD BE READ ALONG WITH IT:
- (j) THIS VALUATION REPORT WILL REMAIN VALID ONLY FOR THE PURPOSE FOR WHICH IT IS MADE.
- (k) EMPHASIS OF THIS REPORT IS ON THE VALUE OF THE PROPERTY AND NOT ON THE TITLE VERIFICATION OF THE PROPERTY & IS BASED ON MARKET RATE.
- (l) BANK AUTHORITIES ARE REQUESTED TO CONTACT VALUER IN CASE OF ANY DOUBTS OR DISCREPANCY.



DATE : 8<sup>th</sup> JUNE, 2017.  
PLACE: MUMBAI

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.  
AUTHORISED SIGNATORY



10765



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year

Annual Statement of Rates

Language

20172018

English

Selected District

ठाणे

Select Taluka

ठाणे

Select Village

गावाचे नाव : नौपाडा

Search By

Survey No  Location

Enter Survey No

35

उपविभाग

खुली  
जमीन

निवारी  
सदनिका

ऑफीस

दुकाने

औद्योगिक

एकक  
(Rs.)

Attribute

3/12-6ब-2) मुंबई आग्रा हुतगती महामार्गाच्या पूर्वकडील  
वरील व-1 व्यतिरिक्त इतर मिळकती सर्वे नं.

54600

110700

144500

205600

144500

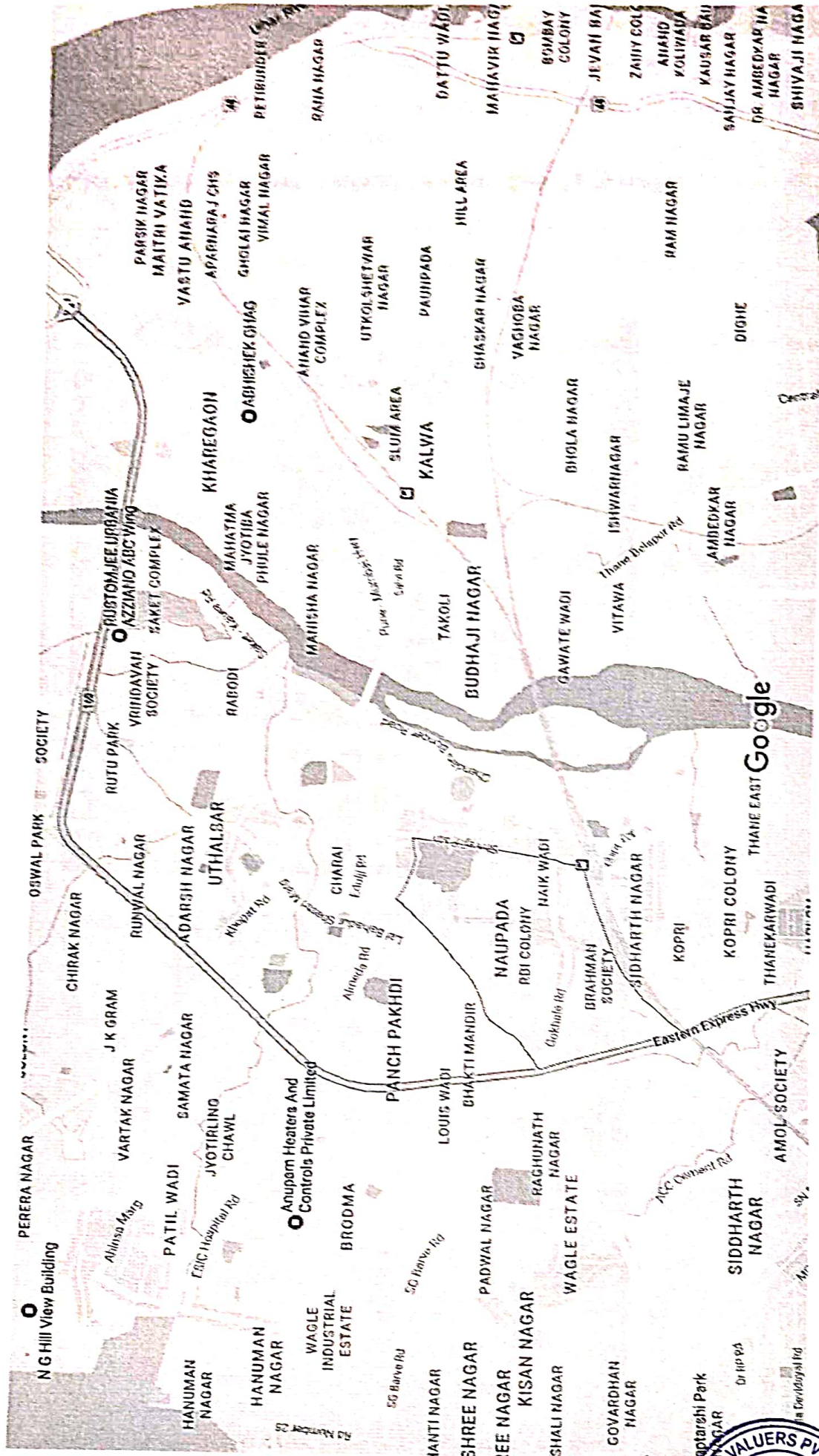
चौ. मीटर

सर्वे नं.



8-A

# Google Maps Naupada



Map data ©2017 Google 500 m

8-3



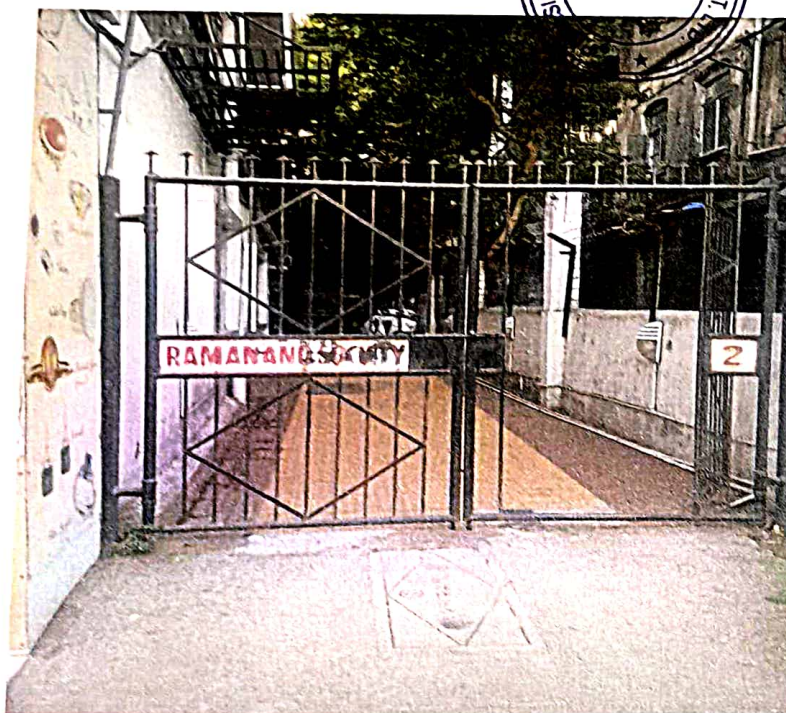
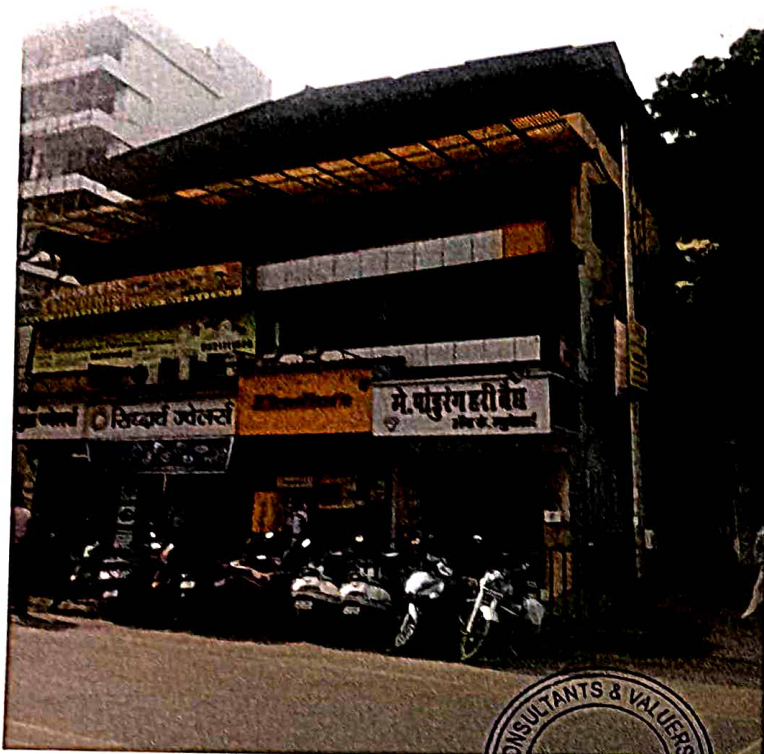
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PRAKSIS CONSULTANTS & VALUERS PVT. LTD.

VALUATION REPORT OF OFFICE PREMISES AT

OFFICE PREMISES NO. 5, GROUND FLOOR, THE RAMANAND PREMISES C.H.S. LTD., S. NO. 35, TIKKA NO. 23, GOKHALE ROAD, NAUPADA, THANE (WEST) 400 602

1) PHOTO SHOWING FRONT VIEW OF BUILDING



2) PHOTO SHOWING SOCIETY ENTRANCE

**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.**  
**VALUATION REPORT OF OFFICE PREMISES AT**  
**OFFICE PREMISES NO. 5, GROUND FLOOR, THE RAMANAND PREMISES C.H.S.**  
**LTD., S. NO. 35, TIKKA NO. 23, GOKHALE ROAD, NAUPADA, THANE (WEST)**  
400 602

**3) PHOTO SHOWING ENTRANCE**

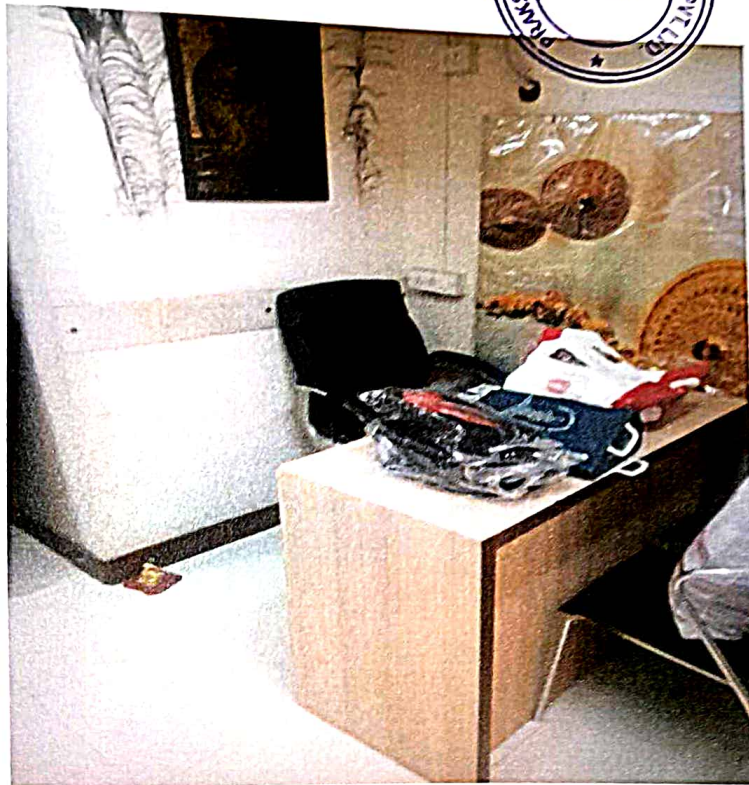


**4) PHOTO SHOWING INSIDE VIEW**

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**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.**  
**VALUATION REPORT OF OFFICE PREMISES AT**  
**OFFICE PREMISES NO. 5, GROUND FLOOR, THE RAMANAND PREMISES CHS,**  
**LTD., S. NO. 35, TIKKA NO. 23, GOKHALE ROAD, NAUPADA, THANE (WEST)**  
**400 602.**

**5) PHOTO SHOWING ANOTHER INSIDE VIEW**



**6) PHOTO SHOWING OFFICE**

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**LTD., S. NO. 35, TIKKA NO. 23, GOKHALE ROAD, NAUPADA, THANE (WEST)**  
**400 602**

**7) PHOTO SHOWING PANTRY**

