

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Sadhana Rajeev Patil**

Industrial Land and Building bearing Survey No. 118, Hissa No. 1/2, Village More, Nallasopara (East),
Taluka Vasai, District - Palghar – 401209, State - Maharashtra, Country - India

Longitude Latitude - 19°26'14.9"N 72°50'08.7"E

Valuation Done for:

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**State Bank of India
Chembur Market Branch**

Shanti Palace, Plot No 12-A, Shrikant Hotel, Road No. 1, Chembur (East), Mumbai - 400 071,
State - Maharashtra, Country - India

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Delhi NCR • Aurangabad • Nanded

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**VALUATION OPINION REPORT**

The property bearing Industrial Land and Building bearing Survey No. 118, Hissa No. 1/2, Village More, Nallasopara (East), Taluka Vasai, District - Palghar – 401209, State - Maharashtra, Country - India belongs to

Mrs. Sadhana Rajeev Patil.

Boundaries of the property

North : Open Land
 South : Internal Road
 East : Open Land
 West : Open Land

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 valued for this particular purpose at **₹ 11,95,22,317.00 (Rupees Eleven Crore Ninety Five Lac Twenty Two Thousand Three Hundred Seventeen 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.


C.M.D.


Director



Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Encl: Valuation report.

Mumbai

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Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org



Valuation Report of Immovable Property

1. Introduction																							
a)	<p>Name of the Property Owner (with address & phone nos.)</p> <p>Mrs. Sadhana Rajeev Patil Address – Industrial Land and Building bearing Survey No. 118, Hissa No. 1/2, Village More, Nallasopara (East), Taluka Vasai, District - Palghar – 401209, State - Maharashtra, Country - India. <u>Contact Details -</u> Mr. Sushil Mhatre - Contact Person Phone Nos. - + 91 9321477729</p>																						
b)	Purpose of Valuation As per request from State Bank of India, Chembur Market Branch to assess fair market value of the property for bank loan purpose																						
c)	Date of Inspection of Property 13.11.2018																						
d)	Date of Valuation Report 10.01.2019																						
e)	Name of the Developer of Property (in case of developer built properties) Self - Developed																						
2. Physical Characteristics of the Property																							
a)	<p>Location of the Property Industrial Land and Building bearing Survey No. 118, Hissa No. 1/2, Village More, Nallasopara (East), Taluka Vasai, District - Palghar – 401209, State - Maharashtra, Country - India.</p> <p>Brief description of the property The immovable property comprises of freehold Industrial land and structures thereof. The property is located in a developing industrial area having good infrastructure, well connected by road and train. It is located at about 4.3 Km. travelling distance from Nallasopara Railway Station.</p> <p>As per agreement, the land area is 6,400.00 Sq. M. As per approved building plan, the land area is as below -</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Particulars</th> <th style="text-align: left;">Area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>Area of Plot (As per 7/12 Extract)</td> <td>6,400.00</td> </tr> <tr> <td>Deduction [Existing Road]</td> <td>580.03</td> </tr> <tr> <td>Balance Plot Area</td> <td>5,819.97</td> </tr> <tr> <td>Deduction for</td> <td></td> </tr> <tr> <td> a. Recreation Ground (15%)</td> <td>872.99</td> </tr> <tr> <td> b. CFC (5%)</td> <td>290.99</td> </tr> <tr> <td>Net Area of Plot</td> <td>4,655.99</td> </tr> <tr> <td>F.S.I. Permissible</td> <td>0.3</td> </tr> <tr> <td>Permissible Floor Area</td> <td>1,396.79</td> </tr> <tr> <td>Total Built up area proposed</td> <td>1,089.60</td> </tr> </tbody> </table>	Particulars	Area in Sq. M.	Area of Plot (As per 7/12 Extract)	6,400.00	Deduction [Existing Road]	580.03	Balance Plot Area	5,819.97	Deduction for		a. Recreation Ground (15%)	872.99	b. CFC (5%)	290.99	Net Area of Plot	4,655.99	F.S.I. Permissible	0.3	Permissible Floor Area	1,396.79	Total Built up area proposed	1,089.60
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<p>Structure: There are various structures on the land. The details are as below -</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Sr. No.</th> <th style="text-align: center;">Particulars</th> <th style="text-align: center;">Floor</th> <th style="text-align: center;">Type of Construction / Roofing</th> <th style="text-align: center;">Specification / Composition</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Unit No. 1</td> <td style="text-align: center;">Ground Floor</td> <td>M.S Structure with A.C. sheet roofing</td> <td>I.P.S Flooring, Open Industrial wiring. It is consist of Production Area - It is used for R.C.C. Pipe Making.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Unit No. 2</td> <td style="text-align: center;">Ground Floor</td> <td>M.S Structure</td> <td>I.P.S Flooring, Open Industrial wiring. It is</td> </tr> </tbody> </table>		Sr. No.	Particulars	Floor	Type of Construction / Roofing	Specification / Composition	1	Unit No. 1	Ground Floor	M.S Structure with A.C. sheet roofing	I.P.S Flooring, Open Industrial wiring. It is consist of Production Area - It is used for R.C.C. Pipe Making.	2	Unit No. 2	Ground Floor	M.S Structure	I.P.S Flooring, Open Industrial wiring. It is							
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2	Unit No. 2	Ground Floor	M.S Structure	I.P.S Flooring, Open Industrial wiring. It is																			



			with A.C. sheet roofing	consist of Production Area - It is used for R.C.C. Pipe Making.
3	Administration Building	Ground + 1st floor	R.C.C. Framed Structure	Partly Kota stone flooring & Partly Vitrified tiles flooring, Concealed wiring and plumbing, Glass Door and Partition, Wooden Door, Aluminium sliding windows. Ground Floor consist of Laboratory + Store + Office Cabin. First Floor Consist of Conference Hall + Training Centre + Toilet Block
4	Block Factory	Ground + Part 1st floor	Partly M.S. Framed and Party Load Bearing Structure	Kota stone flooring, Concealed wiring and plumbing, M.S. Rolling Shutter, Aluminium sliding and openable windows It is consist of Block Production Area + Storage
5	Maintenance Shed	Ground Floor	M.S Structure with A.C. sheet roofing	It is consist of Maintenance work Area.
6	Store Building	Ground + 1st floor	R.C.C. Framed Structure with A.C. sheet roofing on top	Kota stone flooring, Aluminium sliding windows, Concealed wiring and plumbing. It is consist of storage area
7	Redimix Plant	Ground floor	Open type Shed	It is consist of Concrete Making area.
8	Security Cabin	Ground Floor	Load bearing Structure	Kota stone flooring, Aluminium sliding windows, Concealed wiring.

As per approved building plan, the structure area is as below -

Particulars	Built up area in Sq. Ft.
Shed No. 1 (Godown)	
Ground Floor	5,897.00
First Floor	1,376.00
Shed No. 2 (Factory Shed)	4,456.00

Nearby landmark	Near Riddhi Siddhi Hanuman Mandir
Postal Address of the Property	Industrial Land and Building bearing Survey No. 118, Hissa No. 1/2, Village More, Nallasopara (East), Taluka Vasai, District - Palghar - 401209, State - Maharashtra, Country - India
Area of the plot/land (supported by a plan)	4,655.99 Sq. M. (Area as per approved plan)
Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land
Independent access/approach to the property etc.	Yes
Google Map Location of the Property with a neighborhood layout map	Provided
Details of roads abutting the property	6.00 M. wide B.T. Road
Description of adjoining property	Located in Middle class locality



	Plot No. Survey No.	Survey No. 118, Hissa No. 1/2										
	Ward/Village/Taluka	Village More, Taluka Vasai										
	Sub-Registry/Block	Vasai - 2										
	District	Palghar										
	Any other aspect	-										
b)	Plinth Area, and saleable are to be mentioned separately and clarified	As per approved building plan, the structure area is as below - <table border="1"> <thead> <tr> <th>Particulars</th> <th>Built up area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Shed No. 1 (Godown)</td> <td></td> </tr> <tr> <td>Ground Floor</td> <td>5,897.00</td> </tr> <tr> <td>First Floor</td> <td>1,376.00</td> </tr> <tr> <td>Shed No. 2 (Factory Shed)</td> <td>4,456.00</td> </tr> </tbody> </table>	Particulars	Built up area in Sq. Ft.	Shed No. 1 (Godown)		Ground Floor	5,897.00	First Floor	1,376.00	Shed No. 2 (Factory Shed)	4,456.00
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Shed No. 1 (Godown)												
Ground Floor	5,897.00											
First Floor	1,376.00											
Shed No. 2 (Factory Shed)	4,456.00											
	Boundaries of the Plot	As per Sale Deed/TIR	Actual Boundaries									
	North	Plot No. C - 396	King Sumitra Trailers Company									
	South	Plot No. C - 398	Industrial Premises on Plot No. C - 398									
	East	Plot No. C - 453	Sejpal Plastics Pvt. Ltd.									
	West	M.I.D.C. Road	M.I.D.C. Road									
3. Town Planning parameters												
a)	Master Plan provisions related to property in terms of land use	Industrial use										
	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	As per approved building plan FSI- Floor Space Index permitted - 0.30 FSI- Floor Space Index consumed - 0.23										
	Ground coverage	21.39% (As per approved building plan)										
	Comment on whether OC-Occupancy Certificate has been issued or not	Copy of Occupancy Certificate No. VVCMC / TP / OC / VP - 0562 / 0351 / 2012- 13 dated 18.12.2012 issued by Vasai - Virar City Municipal Corporation										
	Comment on unauthorized constructions if any	No										
	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	No TDR Applicable										
	Planning area/zone	Industrial										
	Developmental controls	Vasai - Virar City Municipal Corporation										
	Zoning regulations	As per Vasai - Virar City Municipal Corporation DCR										
	Comment on the surrounding land uses and adjoining properties in terms of uses	Industrial										
	Comment on demolition proceedings if any	No										
	Comment on compounding / regularization proceedings	No										



	Any other Aspect	-
4. Document Details and Legal Aspects of Property		
a)	Ownership Documents	
	Sale Deed, Gift Deed, Lease Deed	
	1. Copy of Sale Deed dated 10.08.2000	
	2. Copy of Revised Development Permission No. VVCMC / TP / RDP / VP - 0562 / 139 / 2011- 12 dated 23.11.2011 issued by Vasai - Virar City Municipal Corporation	
	3. Copy of Approved Plan No. VVCMC / OCC / BP 3853 / VP 0562 / 0351 / 2012-13 dated 18.12.2012 issued by Deputy Director Town Planning, Vasai - Virar City Municipal Corporation	
	4. Copy of Occupancy Certificate No. VVCMC / TP / OC / VP - 0562 / 0351 / 2012- 13 dated 18.12.2012 issued by Vasai - Virar City Municipal Corporation	
	5. Copy of N.A. Order dated 10.02.2009 from District Collector, Thane	
	6. Copy of Property Tax Bill and Payment Receipt for the year 2017-18	
	7. Copy of 7/12 Extract	
	TIR of the Property	Not Provided
b)	Name of the Owner/s	Mrs. Sadhana Rajeev Patil
c)	Ordinary status of freehold or leasehold including restrictions on transfer	Freehold land
d)	Agreement of easement if any	Not Apparent from the documents provided
e)	Notification of acquisition if any	Not Apparent from the documents provided
f)	Notification of road widening if any	Not Apparent from the documents provided
g)	Heritage restriction, if any	No
h)	Comment on transferability of the property ownership	As per Title Investigation Report
i)	Comment on existing mortgages/charges/encumbrances on the property, if any	As per Title Investigation Report
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Details not available. The bank is requested to independently verify the same
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	Copy of Approved Plan No. VVCMC / OCC / BP 3853 / VP 0562 / 0351 / 2012-13 dated 18.12.2012 issued by Deputy Director Town Planning, Vasai - Virar City Municipal Corporation
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	N.A., Industrial Land
m)	Whether the property is SARFAESI compliant	Yes
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	All the provided documents are enclosed with the valuation report.



o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	As per Title Investigation Report
p)	Qualification in TIR/mitigation suggested if any.	<u>Copy of Title Investigation Report is not provided</u>
q)	Any other aspect	-
5. Economic Aspects of the Property		
a)	Reasonable letting value	N.A.
	If property is occupied by tenant	Owner Occupied
	Number of tenants	N.A.
	Since how long (tenant- wise)	N.A.
	Status of tenancy right	N.A.
	Rent received per month (tenant-wise) with a comparison of existing market rent	N.A.
	Taxes and other outings	Information not available
	Property Insurance	Information not available
	Monthly maintenance charges	Self - Maintained
	Security charges	Self - Maintained
	Any other aspect	-
6. Socio-cultural Aspects of the Property		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Developed Industrial Locality, Middle Class
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
7. Functional and Utilitarian Aspects of the Property		
a)	Description of the functionality and utility of the property in terms of:	
	Space allocation	Provided
	Storage Spaces	Provided
	Utility spaces provided within the building	Provided
	Car Parking facility	Open Car Parking Facility Provided
	Balconies, etc.	Yes
b)	Any other aspect	-
8. Infrastructure Availability		
a)	Description of aqua infrastructure availability in terms of i.	
	Water supply	Municipal Water supply
	Sewerage/sanitation System Underground or Open	Underground Sewerage connected to municipal Corporation line



	Storm water drainage	Yes
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	Yes
	Electricity	Yes
	Road and public transport connectivity	All well connected with public transport like bus, auto and private vehicles.
	Availability of other public utilities nearby	All available nearby
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All available nearby
9. Marketability of the Property		
a)	Marketability of the property in terms of	
	Locational attributes	Developed Industrial Area
	Scarcity	Normal
	Demand and supply of the kind of subject property	Normal
	Comparable sale prices in the locality	Price indicators attached
b)	Any other aspect which has relevance on the value or marketability of the property	No
10. Engineering and Technology Aspects of the Property		
a)	Type of construction	As per Brief Description
b)	Material & technology used	Good
c)	Specifications,	I.S. specifications
d)	Maintenance issues	No
e)	Age of the building	7 years
f)	Total life of the building	50 years
g)	Extent of deterioration	43 years Subject to proper, preventive periodic Maintenance & structural repairs.
h)	Structural safety	Normal
i)	Protection against natural disaster viz. earthquakes,	Normal
j)	Visible damage in the building	The quality of construction is Good. Well maintained
k)	System of air-conditioning	Partly Provided
l)	Provision of firefighting	Fire Hydrant Provided
m)	Copies of the plan and elevation of the building to be included	Approved Plan provided
11. Environmental Factors		
a)	Use of environment friendly building materials, Green Building techniques if any	No
b)	Provision of rain water harvesting	No
c)	Use of solar heating and lightening systems, etc.,	No
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	No



12. Architectural and aesthetic quality of the Property			
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Plain Looking	
13. Valuation			
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Land and Building Method is used for this valuation report.	
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	₹ 18,000.00 to ₹ 22,000.00 per Sq. M. for land	
c)	Circle Rate obtained from the online M.I.D.C. portal	₹ 6,530.00 Per Sq. M.	
	Govt. Ready Reckoner Rate Per Sq. M. for Land	₹ 6,530.00 Per Sq. M.	
	Building	As per valuation table	
i.			
		Area in Sq. M.	Rate in ₹
			Value in ₹
	Land	4,655.99	6,530.00
	Building	As per below chart	
	Total		4,88,53,332.00
ii. Fair Market Value			
A) Land		Area in Sq. M.	Rate in ₹
			Fair Market Value in ₹
		4,655.99	20,000.00
B) Building			

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Particulars	Built up area (Sq. Ft.)	Estimated replacement rate (₹)	Depreciated Replacement rate (₹)	Depreciated Replacement value (₹)	Full Value / Insurance Value (₹)
Shed No. 1 (Godown)					
Ground Floor	5,897.00	1800.00	1,573.00	92,75,981.00	1,06,14,600.00
First Floor	1,376.00	1800.00	1,573.00	21,64,448.00	24,76,800.00
Shed No. 2 (Factory Shed)	4,456.00	1800.00	1,573.00	70,09,288.00	80,20,800.00
Total				1,84,49,717.00	2,11,12,200.00
C) Land & Other Development					
Particulars	Area in Sq. Ft.	Rate in ₹	Value in ₹		
Compound Wall, M.S. Gate, underground water tanks, Security Cabin etc.	39,764.00	200.00	79,52,800.00		
Summary of Valuation					
Total Value of the Property (A + B + C)	₹ 11,95,22,317.00				
Realizable Value	₹ 10,75,70,085.00				
Forced/ Distress Sale value.	₹ 9,56,17,854.00				
Insurable value of the property	₹ 2,11,12,200.00				
e) In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	Justification Attached				
Details of last two transactions in the locality/area to be provided, if available.	Price Indicator Attached				
Remarks					
<u>We have considered Land area and Structure area as per approved building plan only for the purpose of valuation.</u>					



14. Declaration

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued.
- v. // my authorized representative, has inspected the subject property on 13.11.2018
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to no limit
- vii. I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

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


C.M.D.


Director

**S. B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Wealth Tax Reg. No.: (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Address:**Vastukala Consultants (I) Pvt. Ltd.**

Unit No. 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (East),
Mumbai - 400 093

Name of Valuer association of which I am a bonafide member in good standing: Institution of Valuers & Practicing Valuers Association of India.

Date 10.01.2019

Tel No. - +91 22 28371324 /25

Mobile No. - +91 98195 97579

Email Id – mumbai@vastukala.org

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15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the building
b)	Building Plan	Provided
c)	Floor Plan	Provided
d)	Site Photograph of the property	Site photographs of the property is provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Copy of Approved Plan No. VCMC / OCC / BP 3853 / VP 0562 / 0351 / 2012-13 dated 18.12.2012 issued by Deputy Director Town Planning, Vasai - Virar City Municipal Corporation
f)	Google Map location of the property	Provided
g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	Not available
h)	Any other relevant documents/ extracts	No



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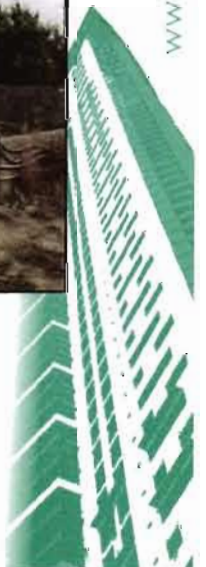
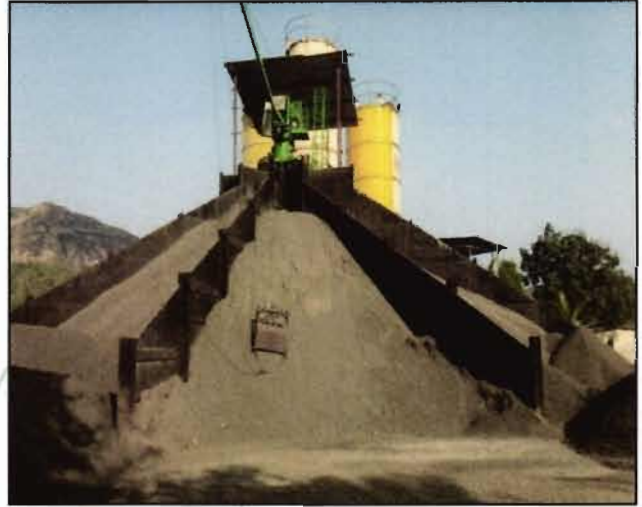
Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Route Map of the property

Site u/r



Longitude Latitude - 19°26'14.9"N 72°50'08.7"E

Note: The Blue line shows the route to site from nearest railway station (Nallasopara – 4.3 Km.)



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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

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Year
20182019 ▼

Annual Statement of Rates

Language
English ▼

Selected District: पालघर ▼

Select Taluka: वसई ▼

Select Village: मीत्रे (गांव) मोरे ▼

Search By: Survey No Location

Enter Survey No:

उपविभाग	मुनी चमीन	निवासी घटविका	ऑफिस	दुकाने	औद्योगिक	एकर (रि.१)	Attribute
1-चिरायत शेती /अविकसित जमिनी	6530	32000	37300	46800	37300	चौ. मीटर	सर्व्हे नंबर



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Price Indicator

The screenshot shows a Magicbricks property listing for an industrial building. The price is listed as 1.0 Cr. The property is located in Nalasopara East, Mumbai. The owner is Hiren Shah. The listing includes details such as plot area (5000 sqft), transaction type (Resale), age of construction (New Construction), and type of ownership (Freehold). There are also buttons for 'Contact Owner', 'View Phone No.', and 'Share Property Feedback'.

magicbricks Buy Rent Sell Tools & Advice What's New Get App Help Hello, Sign in My Activity Post Property FREE

1.0 Cr Industrial Building for sale in Nalasopara East, Mumbai [Where's nearby](#) Owner: HIREN SHAH [Contact Now](#) Property ID: 2845882

PROPERTY DETAILS LOCALITY DETAILS PRICE TRENDS OWNER DETAILS 28 DISCUSSIONS Posted on Oct 23, 18

Address: pelhar, Nalasopara East, Mumbai - Mira Road and Beyond, Maharashtra

Plot area: 5000 sqft - Transaction type: Resale

Age of Construction: New Construction Type of Ownership: Freehold Pre Leased Property: No

Facing: Main Road Facing

15 photos See Location [Contact Owner](#) [View Phone No.](#) [Share Property Feedback](#)

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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.

We Hope this will satisfy your requirements.



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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 **10th January 2019**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director



Sharad B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193



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 this particular purpose at **₹ 11,95,22,317.00 (Rupees Eleven Crore Ninety Five Lac Twenty Two Thousand Three Hundred Seventeen Only).**

STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a valuer, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of ₹ 1,000/- (Rupees one Thousand Only). All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity.

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director



Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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