

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Reshma Ramesh Dhuri & Mr. Ramesh Narayan Dhuri**

Industrial Gala No. A-106, 1st Floor, Wing – A, "New Shreepal Industrial Estate Premises Co-op. Society Ltd.",
Near Onida, Village Navghar, Vasai (East), Palghar – 401 202,
State – Maharashtra, Country – India.

Latitude Longitude - 19°23'07.8"N 72°50'11.9"E

Valuation Done for:

Cosmos Bank

Malad (West) Branch

Shop No. 6, 7 & 8, Kewal Towers, B. J. Patel Road, Near Liberty Garden, Kanchpada, Malad (West),
Mumbai – 400 028, State – Maharashtra, Country – India.



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|  Mumbai |  Aurangabad |  Pune |  Rajkot |
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|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

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



VALUATION OPINION REPORT

The property bearing Industrial Gala No. A-106, 1st Floor, Wing – A, "New Shreepal Industrial Estate Premises Co-op. Society Ltd.", Near Onida, Village Navghar, Vasai (East), Palghar – 401 202, State – Maharashtra, Country – India belongs to **Mrs. Reshma Ramesh Dhuri & Mr. Ramesh Narayan Dhuri.**

Boundaries of the property.

North	:	Wing – B
South	:	Valfit Engineers Company
East	:	Internal Road & Sheth Industrial Estate
West	:	Sangeeta Industries

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 banking purpose for **₹ 42,66,212.00 (Rupees Forty Two Lakh Sixty Six Thousand Two Hundred Twelve 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.**

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.11.06 16:16:35 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl. Valuation Report



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Valuation Report of Industrial Gala No. A-106, 1st Floor, Wing – A, "New Shreepal Industrial Estate Premises Co-op. Society Ltd.", Near Onida, Village Navghar, Vasai (East), Palghar – 401 202, 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 06.11.2023 for Bank Loan Purpose
2	Date of inspection	02.11.2023
3	Name of the owner/ owners	Mrs. Reshma Ramesh Dhuri & Mr. Ramesh Narayan Dhuri
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Industrial Gala No. A-106, 1 st Floor, Wing – A, "New Shreepal Industrial Estate Premises Co-op. Society Ltd.", Near Onida, Village Navghar, Vasai (East), Palghar – 401 202, State – Maharashtra, Country – India. Contact Person: Mr. Mangesh Bhise (Owner's staff)
6	Location, street, ward no	Near Onida, Village Navghar, Vasai (East), Palghar
7	Survey/ Plot no. of land	Plot No. 41, Survey No. 30, 31 & 35 of Village – Navghar
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. = 710.00 Back Side Area in Sq. Ft. = 117.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 781.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is	Near Onida, Village Navghar, Vasai (East),

	abutting	Palghar – 401 202.
14	If freehold or leasehold land	Details Not available
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	Fully
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	₹ 10,000.00 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 – 1982 (As per Documents)



	year of completion	
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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Malad (West) Branch to assess fair market value as on 06.11.2023 for Industrial Gala No. A-106, 1st Floor, Wing – A, "New Shreepal Industrial Estate Premises Co-op. Society Ltd.", Near Onida, Village Navghar, Vasai (East), Palghar – 401 202, State – Maharashtra, Country – India belongs to **Mrs. Reshma Ramesh Dhuri & Mr. Ramesh Narayan Dhuri.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 06.03.2018 Between Smt. Primla Omprakash Khosla (the Transferor) and Mrs. Reshma Ramesh Dhuri & Mr. Ramesh Narayan Dhuri (the Transferee).
2	Copy of Property Tax No. VN10/2099 Bill No. 898749 for the year 2023-2024 in the name of Mrs. Reshma Ramesh Dhuri & Mr. Ramesh Narayan Dhuri issued by Vasai Virar City Municipal Corporation.
3	Copy of Maintenance Bill No. 598 dated 31.08.2023 in the name of Mrs. Reshma Ramesh Dhuri & Mr. Ramesh Narayan Dhuri issued by New Shreepal Industrial Estate Premises Co-op. Society Ltd.
4	Copy of Search & Titel Report dated 02.11.2023 issued by Vijay B. Chavan (Advocate, High Court)

LOCATION:

The said building is located at Plot No. 41, Survey No. 30, 31 & 35 of Village – Navghar, Vasai (East), Palghar. The property falls in Industrial Zone. It is at a travelling distance 700 Mt. from Vasai railway station.

BUILDING:

The building under reference is having Ground + 2 (Part) 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 external condition is normal. The building is used for industrial purpose. 1st Floor is having 6 Industrial Gala. The building having no lift.

Industrial Gala:

The industrial gala under reference is situated on the 1st Floor. It consists of Single Unit + Toilet + back side area. The industrial gala is finished with Cement flooring, M. S. Rolling Shutter, Conduit electrification & Open plumbing etc.

Valuation as on 06th November 2023

The Built Up Area of the Industrial Gala	:	781.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1982 (As per document)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	41 Years
Cost of Construction	:	781.00 X 2,500.00 = ₹ 19,52,500.00
Depreciation $\{(100-10) \times 41 / 60\}$:	61.50%
Amount of depreciation	:	₹ 12,00,788.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 60,895.00 per Sq. M. i.e., ₹ 5,657.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 42,517.00 per Sq. M. i.e., ₹ 3,950.00 per Sq. Ft.
Prevailing market rate	:	₹ 7,000.00 per Sq. Ft.
Value of property as on 06.11.2023	:	781.00 Sq. Ft. X ₹ 7,000.00 = ₹ 54,67,000.00

(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 06.11.2023	:	₹ 54,67,000.00 - ₹ 12,00,788.00 = ₹ 42,66,212.00
Total Value of the property	:	₹ 42,66,212.00
The realizable value of the property	:	₹ 38,39,591.00
Distress value of the property	:	₹ 34,12,970.00
Insurable value of the property (781.00 X 2,500.00)	:	₹ 19,52,500.00
Guideline value of the property (781.00 X 3,950.00)	:	₹ 30,84,950.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Gala No. A-106, 1st Floor, Wing – A, "New Shreepal Industrial Estate Premises Co-op. Society Ltd.", Near Onida, Village Navghar, Vasai (East), Palghar – 401 202, State – Maharashtra, Country – India for this particular purpose at ₹ 42,66,212.00 (Rupees Forty Two Lakh Sixty Six Thousand Two Hundred Twelve Only) as on 06th November 2023.

NOTES

1. I, Sharadkumar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **06th November 2023 is ₹ 42,66,212.00 (Rupees Forty Two Lakh Sixty Six Thousand Two Hundred Twelve 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;

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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 2 (Part) Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is an Industrial Gala situated on 1 st Floor
3	Year of construction	1982 (As per Documents)
4	Estimated future life	19 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	M. S. Rolling Shutter
10	Flooring	Cement flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab with A.C. Sheet Roofing
13	Special architectural or decorative features, if any	Yes
14	(i) Internal wiring – surface or conduit	Conduit electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Open plumbing
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(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	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
18	No. of lifts and capacity	No Lift provided
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C. Framed Structure
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

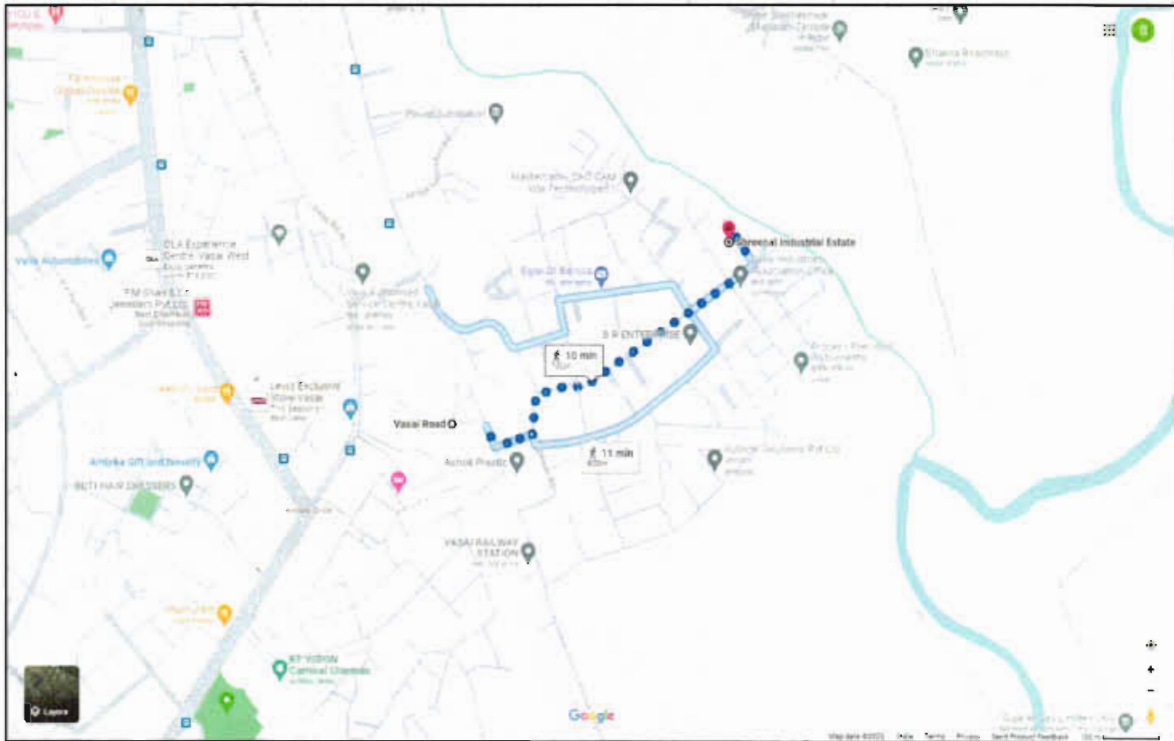


Actual site photographs



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Route Map of the property Site|u/r



Latitude Longitude - 19°23'07.8"N 72°50'11.9"E


Note: The Blue line shows the route to site from nearest railway station (Vasai – 700 Mt.)

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

Home
Valuation Rules
User Manual
Close
Feedback

Year: 20232024
Language: English

Selected District: पालघर

Select Taluka: ठमहं

Select Village: मोजे नरघर

Search By: Survey No Location

Enter Survey No: 30

वर्ग/विभाग	पूची नमून	निवासी नमूनिका	जोडीस	दुभजे	जोचोपिक	एकक (Sq./)	Attribute
5-रहिवास व इतर नवान अन्वयेय वापरयोग्य अचिनी	16070	55800	64100	72300	64100	चौ. मीटर	माझे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Gala	64,100.00			
Reduce by 5% at Gala Located on 1 st Floor	3,205.00			
Stamp Duty Ready Reckoner Market Value Rate (After Decrease) (A)	60,895.00	Sq. Mt.	5,657.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	16,070.00			
The difference between land rate and building rate (A – B = C)	44,825.00			
Depreciation Percentage as per table (D) [100% - 41%] (Age of the Building – 41 Years)	59%			
Rate to be adopted after considering depreciation [B + (C x D)]	42,517.00	Sq. Mt.	3,950.00	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

Sales Instance

3295535	सूची क्र.2	दुय्यम निबंधक . सह दु.नि.वसई 6
04-11-2023		दस्त क्रमांक : 3295/2023
Note:-Generated Through eSearch Module. For original report please contact concern SRO office.		नोदणी Regn:63m
गावाचे नाव : नवघर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4500000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2960000	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव.पालघरइतर वर्णन : इतर माहिती: गाव मौजे नवघर,ता. वसई,जि. पालघर येथील स. नं. 30,31,35(पै)व 55,हि. नं. सी.प्लॉट नं. 13 व 13(पी)या मिल्कतीवरील मरूधर इंडस्ट्रियल इस्टेट नं. 1 प्रिमायसेस कॉ. ऑप. सोसा. लि. या इमारतीमधील इंडस्ट्रियल युनिट प्रिमायसेस नं. 10,तळ मजला,क्षेत्र 496.65 चौ. फु. विल्ट अप म्हणजेच 46.15 चौ. मी.((Survey Number : 30, 31, 35(पै) व 55, हि. नं. सी : Plot Number : 13 व 13(पी) :))	
(5) क्षेत्रफळ	46.15 चौ मीटर	
(6)अकारणी किंवा जुटी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या विद्दून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबद्धिचे नाव व पत्ता.	1) नाव.-मिसेस. नीता हरेश मेहता - - वय-54 पत्ता.-प्लॉट नं. - , माळा नं. सातवा मजला , इमारतीचे नाव. सर्वोदय हार्डटस , ब्लॉक नं. ए-704, इ-6, रोड नं. सर्वोदय नगर, जैन मंदिर रोड, मुहुंड, मुंबई, महाराष्ट्र, मुंबई, पिन कोड:-400080 पॅन नं.-AGHPM03700 2) नाव.-श्री. हरेश ए. मेहता - - वय-54 पत्ता.-प्लॉट नं. - , माळा नं. सातवा मजला , इमारतीचे नाव. सर्वोदय हार्डटस , ब्लॉक नं. ए-704, इ-6, रोड नं. सर्वोदय नगर, जैन मंदिर रोड, मुहुंड, मुंबई, महाराष्ट्र, मुंबई, पिन कोड:-400080 पॅन नं.-AABPM0109K	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबद्धिचे नाव व पत्ता	1) नाव.-मिसेस. लुसी जुलियस कुटीन्हो - - वय-48, पत्ता.-प्लॉट नं. - , माळा नं. - इमारतीचे नाव. शांती गार्डन सेक्टर 3, विंग 5 , ब्लॉक नं. 103 , रोड नं. शांती गार्डन रोड, रॉयल कॉलेज, मीरा भाईंदर, मीरा रोड, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं.-AHOPV1181E 2) नाव.-श्री. जुलियस डेविड कुटीन्हो - - वय-44, पत्ता.-प्लॉट नं. - , माळा नं. - इमारतीचे नाव. शांती गार्डन सेक्टर 3, विंग 5 , ब्लॉक नं. 103 , रोड नं. शांती गार्डन रोड, रॉयल कॉलेज, मीरा भाईंदर, मीरा रोड, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं.-AFHPCD162K	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	30/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3295/2023	
(12)बाजारभावाप्रमाणे भुद्रांक शुल्क	315000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
महाराष्ट्रराज्याची विलेखात घेतलेली		



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Sales Instance

828079	सूची क्र.2	द्वयम निबंधक : दु.नि. वसई 1
04-11-2023		दस्त क्रमांक : 8280/2023
Note:-Generated Through eSearch Module. For original report please contact concern SRO office.		नोंदणी : Regit:63m
गावाचे नाव : नवघर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मूळदला	4700000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4010000	
(4) भू-मापन, पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: इतर माहिती: गाव मौजे नवघर ता.वसई जि.पालघर येथील स नं. 30,31(प),34,35,36,37 आणि 55-सी, प्लॉट नं.13-अ या जमीन मिळकती वरील सहकार विजय इंडस्ट्रीयल इस्टेट प्रिमायसेस को.ऑप.सो.लि. या इमारतीमधील गाळा नं. 109,पहिला मजला,क्षेत्र 62.54 चौ.मी. बिल्ट अप या गाळ्याचा करारनामाL (Survey Number : 30, 31(p),34,35,36,37 & 55-C :))	
(5) क्षेत्रफळ	62.54 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या विद्धान ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-चंद्रकला चांद; रस्त इंदवर - - वय.-70 पत्ता:-प्लॉट नं. -, गाळा नं. -, इमारतीचे नाव: सदनिका क्र. 786, आनंदपूर एन आर आय कॉम्प्लेक्स टॉवर-7, कोलकाता, बर्लोक नं. -, रोड नं. -, पश्चिम बंगाल, KOLKATA. पिन कोड:-700107 फोन नं.-AHWPJ6698J	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-अंजली अमिल गंधी - - वय.-43, पत्ता:-प्लॉट नं. -, गाळा नं. -, इमारतीचे नाव: सदनिका क्र. 1004, ए-विंग, इमिस, लोढा स्लेन्डोरा, घोडबंदर रोड, भायंदरपाडा, ठाणे पश्चिम, बर्लोक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400615 फोन नं.-ATXPG1268L 2): नाव.-अमिल रमेश गंधी - - वय.-48, पत्ता:-प्लॉट नं. -, गाळा नं. -, इमारतीचे नाव: सदनिका क्र. 1004, ए-विंग, इमिस, लोढा स्लेन्डोरा, घोडबंदर रोड, भायंदरपाडा, ठाणे पश्चिम, बर्लोक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400615 फोन नं.-AHJPG7699F	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/06/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	19/06/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	8280/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	329000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		



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Sales Instance

102379 04-11-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : दु.नि. वसई 1 दस्ता क्रमांक : 1023/2023 नोंदणी : Regn:63m
गावाचे नाव : नवघर		
(1) विलेखाचा प्रकार	करारनामा	
(2) भूखंडदला	5400000	
(3) बाजारभाव/भडोपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5372500	
(4) भू, मापन, पोटहिस्ता व परक्रमणीक असल्यास)	1) पालिकेचे नाव-वसई विरार महानगरपालिकाइतर वर्णन :- इतर माहिती: इतर माहिती: विभाग क्रमांक 5 गाव मोजे नवघर तालुका वसई जिल्हा पालघर सर्वे नं 30,31 व 35पार्ट प्लॉट नं 15 व 16 येथील न्यु शैलेश इंडस्ट्रीयल इस्टेट नं 1 प्रीमायसेस को ऑफिस सोसायटी लिमिटेड या औद्योगिक इमारती मधील गाला नं 19 पहिला मजला ज्याचे क्षेत्र 87.07 चौ मी बिल्टअप एरिया इतके. (Survey Number : सर्वे नं 30, 31 व 35पार्ट प्लॉट नं 15 व 16 ;)	
(5) क्षेत्रफळ	87.07 चौ मीटर	
(6) आकारणी किंवा जुटी देण्यात असेल किंवा.		
(7) दस्तऐवज करून देणे-या विवृण ठेवणे-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव.-मे वेत्रोस (इंडिया) एलएलपी लॉक भागीदार मंजु वठेरस जुने नाव मे वेत्रोस (इंडिया) प्रायव्हेट लिमिटेड - वय.-58 पत्ता.-प्लॉट नं. - , माला नं. - , इमारतीचे नाव. 236 पटपरगंज इंडस्ट्रीयल एरिया दिल्ली, ब्लॉक नं. - , रोड नं. - , दिल्ली, पूर्व दिल्ली. पिन कोड.-110092 पिन नं.-AAVFV9341E 2): नाव.-अकित वठेरा - - वय.-33 पत्ता.-प्लॉट नं. - , माला नं. - , इमारतीचे नाव. 236 पटपरगंज इंडस्ट्रीयल एरिया दिल्ली, ब्लॉक नं. - , रोड नं. - , दिल्ली, पूर्व दिल्ली. पिन कोड.-110092 पिन नं.-	
(8) दस्तऐवज करून देणे-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव.-संतोष महातीम मौर्या - - वय.-38, पत्ता.-प्लॉट नं. - , माला नं. - , इमारतीचे नांव. गल्ली नं 4 अरुण कंपाऊंड आय सी कॉलोनी न्यु लिक रोड सरदार वल्लभभाई पटेल स्कूल जवळ गणपत पाटील नगर श्रीवैकुंठी पश्चिम मुंबई, ब्लॉक नं. - , रोड नं. - , अहमदपूर, मुंबई. पिन कोड.-400092 पिन नं.-AYDPM4067E	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	23/01/2023	
(11) अनुक्रमणीक खंड व पृष्ठ	1023/2023	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	378000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारलाना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Price Indicators

The screenshot shows a NoBroker listing for an industrial building. The main title is "Industrial Building in Vasai-Virar, Mumbai For Sale". Key details include a price of ₹ 72 Lacs, a monthly rent of ₹ 34,067, and a built-up area of 1,100 Sq. Ft. The listing is categorized as "Industrial Building" and "Public". It is a "Freehold" property, "Unfurnished", and has a "1 to 3 Year" lease term. The listing was posted on "Sep 1, 2023". A "Get Owner Details" button is visible. Below the main image, there are "NoBroker Services" such as "Create Agreement", "Check Loan Eligibility", "Estimate Interior Cost", "Book Legal Services", and "Book Reservations". The "Activity On This Property" section shows 46 views and 0 likes. A "Similar Properties" section is partially visible at the bottom.



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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 **06th November 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 **₹ 42,66,212.00 (Rupees Forty Two Lakh Sixty Six Thousand Two Hundred Twelve Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.11.06 16:16:53 +05'30'


Auth. Sign.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Cosmos Emp. No. H.O./Credit/67/2019-20

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