

**PROFORMA INVOICE**

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : <a href="mailto:accounts@vastukala.org">accounts@vastukala.org</a>	Invoice No.	Dated
	<b>PG-4386/23-24</b>	<b>24-Jan-24</b>
Buyer (Bill to) <b>COSMOS BANK</b> NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital, Naupada THANE-WEST, 4000602 GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>5,000.00</b>
	<b>CGST</b>			<b>450.00</b>
	<b>SGST</b>			<b>450.00</b>
<b>Total</b>				<b>5,900.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Five Thousand Nine Hundred Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
<b>Total</b>	<b>5,000.00</b>		<b>450.00</b>		<b>450.00</b>	<b>900.00</b>

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

**Remarks:**  
 006419/2304635 M/s. Shrinath Enterprises -  
 Industrial Unit No. 21, Ground Floor, "Globe Estate",  
 Plot No. C9, Phase I, MIDC, Dombivli Industrial Area,  
 New Kalyan Road, Near Nahar Industries, Village -  
 Asade-Golavali, Dombivli (East), Taluka - Kalyan,  
 District - Thane, PIN Code - 421 203, 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. : **340505000531**  
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

Customer's Seal and Signature

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

ASMITA JAYSING RATHOD  
 Digitally signed on 24-01-2024 11:20:27

Authorised Signatory

This is a Computer Generated Invoice



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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **M/s. Shrinath Enterprises**

Industrial Unit No. 21, Ground Floor, "**Globe Estate**", Plot No. C9, Phase I, MIDC, Dombivli Industrial Area,  
New Kalyan Road, Near Nahar Industries, Village - Asade-Golavali, Dombivli (East), Taluka - Kalyan,  
District - Thane, PIN Code - 421 203, State - Maharashtra, Country - India.

Latitude Longitude - 19°13'15.5"N 73°06'54.5"E

### Valuation Prepared for:

**Cosmos Bank**

**Naupada Thane Branch**

Kusumanjali, Opposite Deodhar Hospital, Naupada, Thane (West),  
State - Maharashtra, Country - India.



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : [thane@vastukala.org](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

#### 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,  
Chandivali Farm Road, Andheri (East),  
**Mumbai** - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
[mumbai@vastukala.org](mailto:mumbai@vastukala.org)

Valuation Report Prepared For: Cosmos Bank / Naupada Thane Branch / M/s. Shrinath Enterprises (6419/2304635) Page 2 of 17

Vastu/Thane/01/2024/6419/2304635  
24/04-337-PSNKPA  
Date: 24.01.2024

## VALUATION OPINION REPORT

The property bearing Industrial Unit No. 21, Ground Floor, "Globe Estate", Plot No. C9, Phase I, MIDC, Dombivli Industrial Area, New Kalyan Road, Near Nahar Industries, Village - Asade-Golavali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 203, State - Maharashtra, Country - India belongs to **M/s. Shrinath Enterprises.**

Boundaries of the property.

North : Open Plot / New Kalyan Road  
South : Plot No. C10, Nahar Industries  
East : Parking Area / Plot No. A16  
West : Gala Number No. 5 Road

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 **₹ 75,66,264.00 (Rupees Seventy Five Lakh Sixty Six Thousand Two Hundred Sixty Four 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.

**Manoj  
Chalikwar**  
Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.24 12:04:55 +05'30'

Auth. Sign.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

### 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,  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

Industrial Unit No. 21, Ground Floor, "Globe Estate", Plot No. C9, Phase I, MIDC, Dombivli Industrial Area, New Kalyan Road, Near Nahar Industries, Village - Asade-Golavali, Dombivli (East), Taluka - Kalyan, District – Thane, PIN Code - 421 203, 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 24.01.2024 for Bank Loan Purpose
2	Date of inspection	19.01.2024
3	Name of the owner/ owners	<b>M/s. Shrinath Enterprises</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Proprietorship Ownership
5	Brief description of the property	<b>Address:</b> Industrial Unit No. 21, Ground Floor, "Globe Estate", Plot No. C9, Phase I, MIDC, Dombivli Industrial Area, New Kalyan Road, Near Nahar Industries, Village - Asade-Golavali, Dombivli (East), Taluka - Kalyan, District – Thane, PIN Code - 421 203, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Sameer (Owner's Representative) Contact No. 8850946080
6	Location, street, ward no	Plot No. C9, Phase I, MIDC, Dombivli Industrial Area, New Kalyan Road, Near Nahar Industries, Village - Asade-Golavali, Dombivli (East), Taluka - Kalyan, District – Thane.
	Survey/ Plot no. of land	Plot No. C9, Phase I of Village - Asade-Golavali
8	Is the property situated in residential/ Industrial/ 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
	<b>LAND</b>	
12	Area of Industrial Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 2295.00 Mezzanine Area in Sq. Ft. = 2295.00 (Area as per actual site measurement of Amalgamated Commercial Unit No. 20, 21 & 22)



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		<b>Carpet Area in Sq. Ft. = 762.00 (Area as per Deed of Assignment)</b>  Built Up Area in Sq. Ft. = 818.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Plot No. C9, Phase I, MIDC, Dombivli Industrial Area, New Kalyan Road, Near Nahar Industries, Village - Asade-Golavali, Dombivli (East), Taluka - Kalyan, District - Thane
14	If freehold or leasehold land	Leasehold
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	Lessor – MIDC Lease – For 95 years commencing from 01.06.1965 As per Agreement
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.
	<b>IMPROVEMENTS</b>	
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 Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per M.I.D.C. norms Percentage actually utilized – Details not



		available
26	<b>RENTS</b>	
	(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	₹ 24,000.00 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?	N.A.
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?	Information not available
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	Information not available
	<b>SALES</b>	
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





**BUILDING:**

The building under reference is having Ground + 3 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The external condition of building is good. The building is used for Industrial purpose. There are 26 units on Ground floor. The building is having 4 lifts.

**Industrial Unit:**

The Industrial Unit under reference is situated on the Ground floor. As per site inspection we found that Unit No. 20, 21 & 22 are internally amalgamated with separate two entry doors each. The amalgamated unit consist of Reception + Working Area + 1 Cabin + Toilet + Mezzanine floor. Ground floor height is 8.5 ft. & Mezzanine floor height 7.24 ft. The Industrial Unit is finished with Vitrified tiles flooring, Glass Door with MS rolling shutter to main entrance, Aluminum Sliding Windows, Casing Caping, Conduit & Concealed wiring etc.

**Valuation as on 24th January 2024**

<b>The Carpet Area of the Industrial Unit</b>	<b>:</b>	<b>762.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2018 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	6 Years
Cost of Construction	:	818.00 Sq. Ft. X ₹ 2,800.00 = ₹ 22,90,400.00
Depreciation $\{(100-10) \times 6 / 60\}$	:	9.00%
Amount of depreciation	:	₹ 2,06,136.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 55,900.00 per Sq. M. i.e., ₹ 5,193.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 53,332.00 per Sq. M. i.e., ₹ 4,955.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,200.00 per Sq. Ft.
<b>Value of property as on 24.01.2024</b>	<b>:</b>	<b>762.00 Sq. Ft. X ₹ 10,200.00 = ₹ 77,72,400.00</b>

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

<b>Fair value of the property as on 24.01.2024</b>	<b>:</b>	<b>₹ 77,72,400.00 - ₹ 2,06,136.00 = ₹ 75,66,264.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 75,66,264.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 68,09,638.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 60,53,011.00</b>



<b>Insurable value of the property (818.00 X ₹ 2,800.00)</b>	<b>: ₹ 22,90,400.00</b>
<b>Guideline Value of the property (818.00 Sq. Ft. X ₹ 4,955.00)</b>	<b>₹ 40,53,190.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. 21, Ground Floor, "Globe Estate", Plot No. C9, Phase I, MIDC, Dombivli Industrial Area, Village - Asade-Golavali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 203, State - Maharashtra, Country - India for this particular purpose at **₹ 75,66,264.00 (Rupees Seventy Five Lakh Sixty Six Thousand Two Hundred Sixty Four Only)** as on **24th January 2024**.

### **NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **24th January 2024 is ₹ 75,66,264.00 (Rupees Seventy Five Lakh Sixty Six Thousand Two Hundred Sixty Four 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**

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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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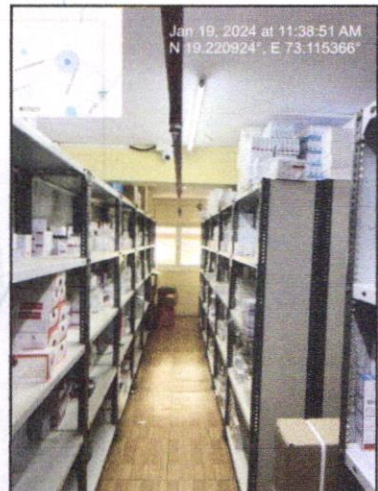
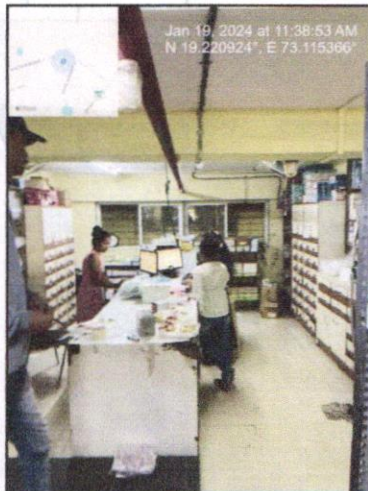
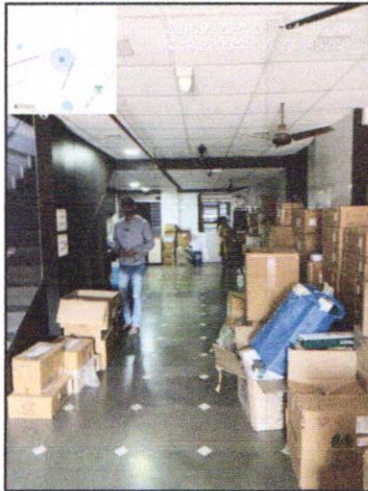
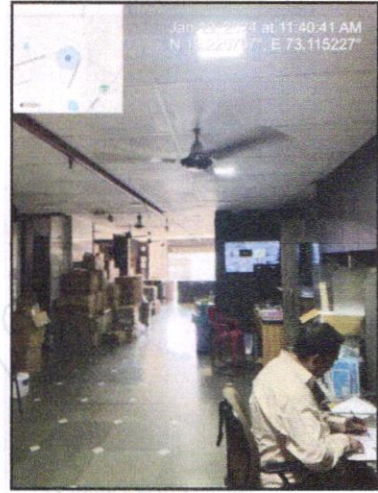
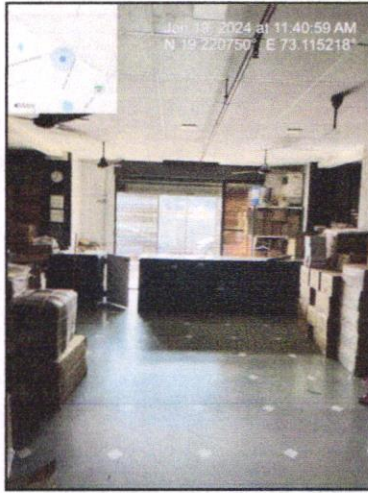


**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 3 <sup>rd</sup> upper floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is an Industrial Unit situated on Ground Floor
3.	Year of construction	2018 (As per Occupancy Certificate)
4.	Estimated future life	54 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	Glass Door with MS rolling shutter to main
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. slab roofing
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Casing Caping, Conduit & Concealed wiring
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15.	Sanitary installations	N.A.
	(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	Provided
18.	No. of lifts and capacity	4 lifts
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank
21.	Pumps- no. and their horse power	As per requirement
22.	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



### Actual site photographs



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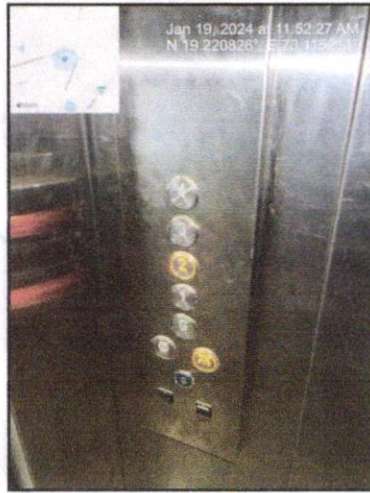
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### Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°13'15.5"N 73°06'54.5"E**

**Note: The Blue line shows the route to site from nearest railway station (Dombivli – 3.8 Km)**



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## Ready Reckoner Rate

The screenshot shows the 'Annual Statement of Rates Ver. 2.0' (बाजारमूल्य दर पत्रक आवृत्ती 2.0) interface. The selected district is Thane, Tahuka is Kalyan, and Village is Govachi Nav Asada (Kalyan-Dombivli). The table below shows the market value rates for different survey numbers.

Select	व्यापिकांक	एकीकृत निकासी दरदिका	अर्धवत्त दरदिका	श्रीधरीक.पत्रक (R.R.)
SurveyNo:	37/104-अर्धवत्त दरदिका	12500	39200	46600/5100/46600
SurveyNo:	37/105-अर्धवत्त दरदिका	10200	41400	47600/5700/47600
SurveyNo:	37/106-अर्धवत्त दरदिका	13100	49000	55000/11500/55000
SurveyNo:	37/106A-अर्धवत्त दरदिका	13250	0	0

Stamp Duty Ready Reckoner Market Value Rate for Unit	55,900.00			
No Increase, Unit Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>55,900.00</b>	<b>Sq. Mtr.</b>	<b>5,193.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	13,100.00			
The difference between land rate and building rate (A – B = C)	42,800.00			
Depreciation Percentage as per table (D) [100% - 6%] (Age of the Building – 6 Years)	94%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>53,332.00</b>	<b>Sq. Mtr.</b>	<b>4,955.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table – D: 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

83338 8/1/2024 Doc - Generated Through eSearch Module For original report please contact concern SRO File	स्वी क्र.2	दुपान विभाग सह दु. नि. कार्यालय 4 दफा क्रमांक 1082/2024 मंडळी M/s. S. M.
<b>गावाचे नाव: आसदे</b>		
1) विक्रीचा प्रकार	अॅडोप्ट टू असाईन्मेंट	
2) मूल्यमापन	790000	
3) बांधकाम/आपूर्तिकर्त्याचा बळीगतीपत्र/कायदा अंमलाची वेळी की परतेंदरात न मग्न करावी	4345000	
4) धूम्रपान पॅराफिफा व पराक्रमक अडथळी	1) पारिक्लेशे नाव कार्यालय, अॅडोप्टिवी/द्वारे वर्गन . इतर माहिती विभाग क्र. 37/196 मुमुदर 59900. मोठे आसदे, पॉस्ट नं. सी-40 रॉड इन्टेड विलिटा, युनिट नं 120, पॅराफा मारवा, क्षेत्रफळ 70.82 चौ.मी. कार्यालय ( Plot Number : सी-40 )	
5) क्षेत्रफळ	70.82 चौ.मीटर	
6) अंमलाची किंवा चुकी देण्यात आलेले वेळ		
7) दस्तऐवज करन देणं/या विवर देणं/या पत्रकारण नस किंवा विकारी न्यायालयक सुकुमनाम किंवा अंमल अडथळी प्रतिकारिते नाव व पत्र	1) नाव, मेलकं लॉक टुटकारावेक लॉक मॉडेलर अंमल मारवाची बांधे कु. नु. बांधू पत्र. सी. रॉड नं. सी-40 पत्र. पॉस्ट नं. , मारवा नं. , इमलावे मार लॉक इन्टेड. कार्यालय युनिट नं 120, रॉड नं. नु. बांधकाम रॉड, पत्र/अडथळीची वेळ 1, अॅडोप्टिवी टुट. मारवाटु. ठाणे विन क्रमांक -401200 पत्र नं -AALF020/17	
8) दस्तऐवज करन देणं/या पत्रकारण नस किंवा विकारी न्यायालयक सुकुमनाम किंवा अंमल अडथळी प्रतिकारिते नाव व पत्र	1) नाव, मुलात मुठि लुठु पत्र -40, पत्र. पॉस्ट नं. , मारवा नं. , इमलावे मार मा रॉड/पत्री की ऑप ही सी. वि. कार्यालय सी.100, रॉड नं अडथ रॉड, नु. बांधकाम मारवाक मॉडेलर/काय. डायनाम मळ. कार्यालय न. मारवाटु. ठाणे विन क्रमांक -401300 पत्र नं -B009823/23	
9) दस्तऐवज करन दिव्याच दिनांक	16/01/2024	
10) दफा नोंदणी दिव्याच दिनांक	16/01/2024	
11) अंमल/मालक लॉक व टुट	10/8/2024	
12) बांधकाम/अडथळी मूळक मुलक	375000	
13) बांधकाम/अडथळी मॅडारी मुलक	30000	
14) टीप		
मुलाकाम/मारी विकारत विवरण द्यावी.		
मुलक मुलक अडथळीन विवरण द्यावे.	(i) within the limits of any Municipal Corporation or any Cantonment area situated to it	

## Price Indicator

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Transaction Type  
**Resale**

Age Of Construction  
**Less than 5 years**

Type Of Ownership  
**Freehold**

+6 Photos

📍 Near Perdharkar College

**Contact Owner**

**Get Phone No.**



### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **24th January 2024**.

The term Value is defined as

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

Fundamental assumptions and conditions presumed in this definition are:

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

### **UNDER LYING ASSUMPTIONS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

### DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

### VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 75,66,264.00 (Rupees Seventy Five Lakh Sixty Six Thousand Two Hundred Sixty Four Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.24 12:05:19 +05'30'

*Manoj*  
Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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