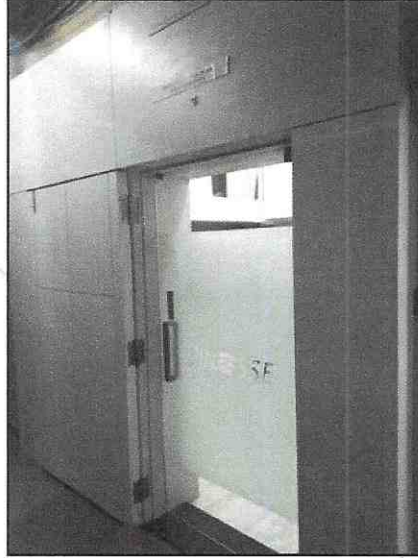


# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: M/s. Finesse Graphics & Prints Pvt. Ltd.

Industrial Unit No. 309, 3<sup>rd</sup> Floor, "Parvati Industrial Premises Co-Op. Soc. Ltd.", New Sun Mill Compound,  
Lower Parel (West), Mumbai – 400 013, State - Maharashtra, Country - India

Latitude Longitude - 18°59'35.2"N 72°49'36.4"E

## Valuation Done for:

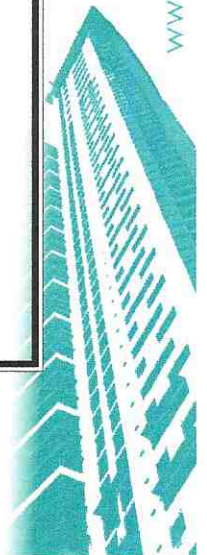
**Cosmos Bank**  
Dadar Branch

Horizon Bldg. 1<sup>st</sup> Floor, Ranade Road & Gokhale Road,  
Dadar (West), Mumbai – 400028, State – Maharashtra, Country – India

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

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



**VALUATION OPINION REPORT**

The property bearing Industrial Unit No. 309, 3<sup>rd</sup> Floor, "Parvati Industrial Premises Co-Op. Soc. Ltd.", New Sun Mill Compound, Lower Parel (West), Mumbai – 400 013, State - Maharashtra, Country – India belongs to M/s. Finesse Graphics & Prints Pvt. Ltd.

Boundaries of the property.

North	: Adhyaru Industrial Estate
South	: Open Plot
East	: Internal Road and Shah & Nahar Industrial Estate
West	: Industrial Building

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 ₹ **1,71,96,410.00 (Rupees One Crores Seventy One Lakh Ninety Six Thousand Four Hundred Ten 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

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2020.02.22 14:42:14 +05'30'

*Sharadkumar B. Chalikwar*

C.M.D.

Director

**Sharad B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report in Form – 01

**Mumbai**

121, 1<sup>st</sup> Floor, Akruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

Tel. : +91 22 28371325  
Fax : +91 22 28371324  
mumbai@vastukala.org

**Delhi NCR**

L-306, Sispal Vihar,  
AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018, INDIA

Mobile : +91 9216912225  
+91 9819670183  
delhincr@vastukala.org

**Nanded**

28, S.G.G.S. -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288  
+91 2462 239909  
nanded@vastukala.org

**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



Industrial Unit No. 309, 3<sup>rd</sup> Floor, "Parvati Industrial Premises Co-Op. Soc. Ltd.", New Sun Mill Compound,  
Lower Parel (West), Mumbai – 400 013, 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 22.02.2020 for Banking Purpose
2	Date of inspection	20.02.2020
3	Name of the owner/ owners	<b>M/s. Finesse Graphics &amp; Prints Pvt. Ltd.</b>
4	If the property is under joint ownership Ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership  Details of ownership share is not available
5	Brief description of the property	Valuation Report of Industrial Unit No. 309, 3 <sup>rd</sup> Floor, "Parvati Industrial Premises Co-Op. Soc. Ltd.", New Sun Mill Compound, Lower Parel (West), Mumbai – 400 013, State - Maharashtra, Country - India
6	Location, street, ward no	New Sun Mill Compound, Lower Parel (West),
7	Survey/ Plot no. of land	C. S. No. 160 (part), Of Division Lower Parel
8	Is the property situated in residential/ Industrial/ mixed area/ industrial area?	Industrial
9	Classification of locality-high class/ middle class/poor class	Upper Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, 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 Unit supported by documentary proof. Shape, dimension and physical features	Carpet area = 693.00 Sq. Ft. (Area as per actual site measurement)  <b>Built up area = 805.00 Sq. Ft.</b> <b>(Area as per Deed of Declaration)</b>
13	Roads, Streets or lanes on which the land is abutting	Sun Mill Compound Road, Lower Parel (West),
14	If freehold or leasehold land	Freehold



15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.	N.A.
	(i) Initial premium	N.A.
	(ii) Ground rent payable per annum	N.A.
	(iii) Unearned increase 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	No
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.	N.A.
21	Attach a dimensioned site plan	Not provided
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Not provided
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Provided
24	Is the building owner occupied/ tenanted/ both?	The unit is owner occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Entire Unit
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	N.A., the Property is owner occupied
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	N.A.



	(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?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	<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
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Industrial Unit in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	1978 (Approx)
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.
Remarks		
<ol style="list-style-type: none"> <li>At the time of visit site inspection &amp; photo of the Mezzanine floor were not allowed by the owner.</li> <li>Security person has not allowed of the external photo of the building</li> <li>Industrial Unit used as commercial purpose.</li> </ol>		

## ***PART II- VALUATION***

### **GENERAL:**

Under the instruction of Cosmos Bank, Dadar Branch, to assess fair market value as on 21.02.2020 for Industrial Unit No. 309, 3<sup>rd</sup> Floor, "Parvati Industrial Premises Co-Op. Soc. Ltd.", New Sun Mill Compound, Lower Parel (West), Mumbai – 400 013, State - Maharashtra, Country - India has been belongs to **M/s. Finesse Graphics & Prints Pvt. Ltd.**

We are in receipt of the following documents:

1	Copy of Deed of Declaration dated 14.01.2008
2	Copy of Commencement Certificate vide No. EB / 4728 / A dated 19.01.1976 issued by Municipal Corporation of Greater Mumbai
3	Copy of Approved plan copy B. B. / 4924 / A of 1973 issued by Municipal Corporation of Greater Mumbai
4	Copy of Society Maintenance Bill dated 01.01.2020

### **LOCATION:**

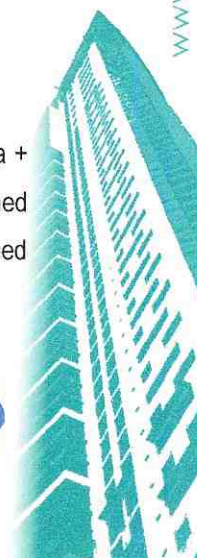
The said building is located at Sun Mill Compound, C. S. No. 160 (Part) of Division Lower Parel, Mumbai. It is at a travelling distance of 600 Mtr. from Lower Parel Railway station. The surrounding locality is Industrial cum Commercial.

### **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 POP finished brick walls. The Staircase is of R.C.C. with R.C.C. trades and risers. The whole building is used for Industrial purpose. 1 Lift is provided in building.

### **Industrial Unit:**

The Industrial Unit under reference is situated on 3<sup>rd</sup> Floor. The composition is Reception area + working area + cabins + pantry + Mezzanine floor + Toilet. The Industrial Unit finished with Marble tiles flooring, wooden framed glass doors, glass facade, OBD painting & concealed electrification and concealed plumbing. It is fully furnished office.



**Valuation as on 22<sup>nd</sup> November 2018**

The Built up area of the Industrial Unit : 805.00 Sq. Ft.

**Deduct Depreciation:**

Year of Construction of the building	:	1978 (Approx)
Expected total life of building	:	60 Years
Age of the building as on 2020	:	42 Years
Cost of Construction	:	805.00 x 2,600.00 = ₹ 20,93,000.00
Depreciation	:	{{(100-10) x 42}/60.00 = 63%
Amount of depreciation	:	₹ 13,18,590.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,79,400.00 per Sq. M. i.e. ₹ 25,957.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciate	:	₹ 2,65,407.00 per Sq. M. i.e. ₹ 24,657.00 per Sq. Ft.
Prevailing market rate	:	₹ 23,000.00 per Sq. Ft.
<b>Value of property as on 22.02.2020</b>	:	<b>805.00 Sq. Ft. X ₹ 23,000.00 = ₹ 1,85,15,000.00</b>

(Area of property x market rate of developed land & Industrial premises as on 2019 - 20 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 22.02.2020</b>	:	<b>₹ 1,85,15,000.00 - ₹ 13,18,590.00 = ₹ 1,71,96,410.00</b>
<b>Value of the property</b>	:	<b>₹ 1,71,96,410.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 1,54,76,769.00</b>
<b>Distress value of the property</b>	:	<b>₹ 1,37,57,128.00</b>
<b>Insurable value of the property</b>	:	<b>₹ 20,93,000.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. 309, 3<sup>rd</sup> Floor, "Parvati Industrial Premises Co-Op. Soc. Ltd.", New Sun Mill Compound, Lower Parel (West), Mumbai – 400 013, State - Maharashtra, Country – India for this particular purpose at ₹ 1,71,96,410.00 (Rupees One Crores Seventy One Lakh Ninety Six Thousand Four Hundred Ten Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. ChalikwarDigitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=shared@vastukala.org, c=IN  
Date: 2020.02.22 14:42:35 +05'30'


C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

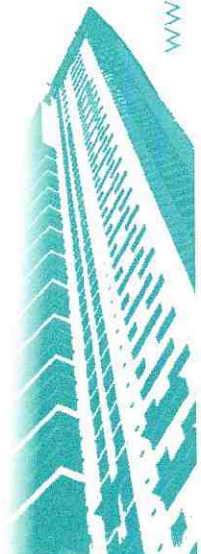
Chartered Engineer (India)

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



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



**NOTES**

1. I, Sharad B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 22<sup>nd</sup> February 2020 is ₹ 1,71,96,410.00 (Rupees One Crore Seventy One Lakh Ninety Six Thousand Four Hundred Ten 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:

Date: 22.02.2020

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2020.02.22 14:42:48 +05'30'



Director

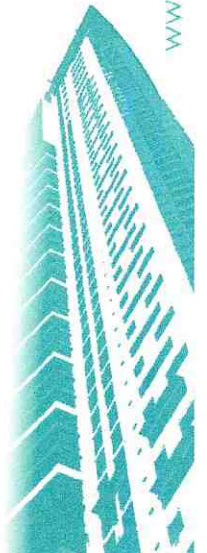
C.M.D.

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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





## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 3 upper floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Industrial Unit on 3 <sup>rd</sup> floor
3	Year of construction	1978 (Approx)
4	Estimated future life	18 years subject to 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	Wooden framed glass doors, glass facade.
10	Flooring	Marble flooring
11	Finishing	Internal walls are finished with POP Finish. External walls are finished with sand faced plaster.
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed wiring with Superior Class of fitting.
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	
	(i) No. of water closets	
	(ii) No. of lavatory basins	1
	(iii) No. of urinals	1
	(iv) No. of sinks	1
Class of fittings: Superior colored / superior white/ordinary.		
16	Compound wall Height and length Type of construction	5'.6" High, R.C.C. columns with B. B. Masonry wall



17	No. of lifts and capacity	1 lift
18	Underground sump – capacity and type of construction	R.C.C tank
19	Over-head tank Location, capacity Type of construction	R.C.C tank on Terrace
20	Pumps- no. and their horse power	May be provided as per requirement
21	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
22	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharsc@vastukala.org, c=IN  
Date: 2020.02.22 14:43:01 +05'30'



C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

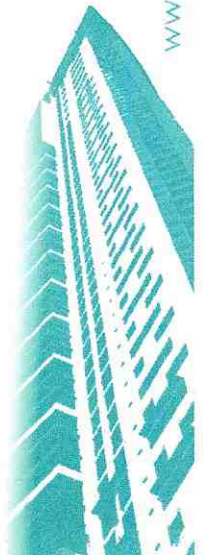
Reg. No. (N) CCIT/1-14/52/2008-09



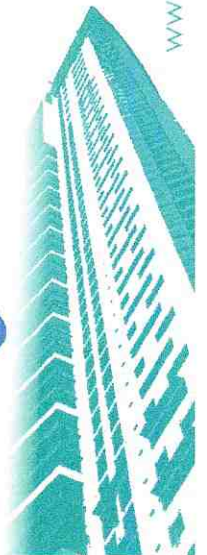
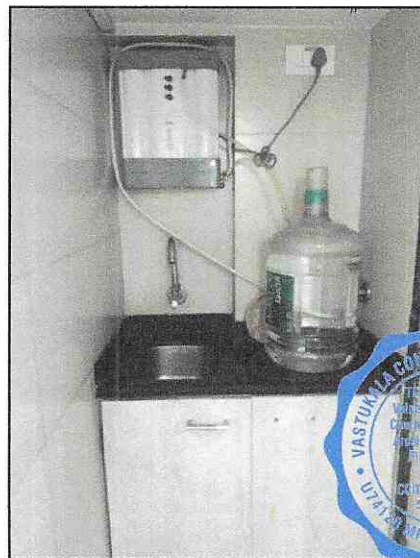
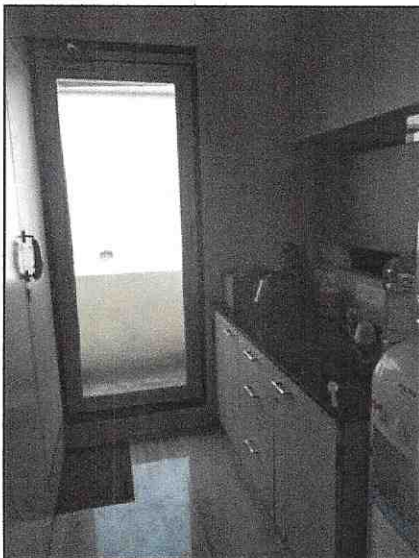
Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

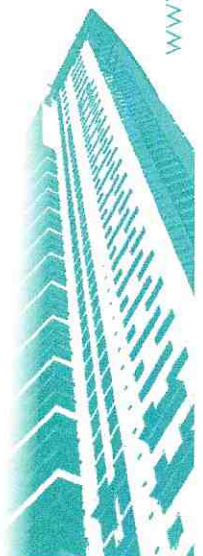
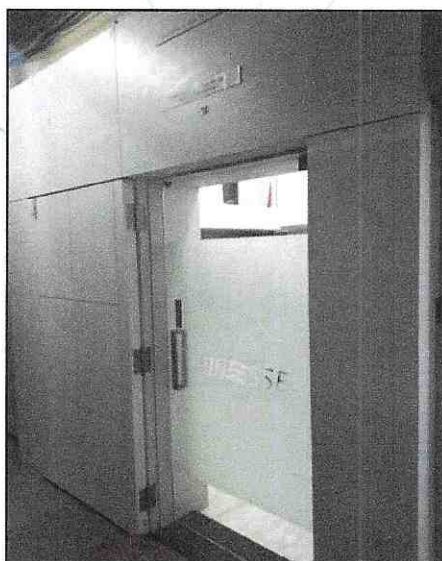
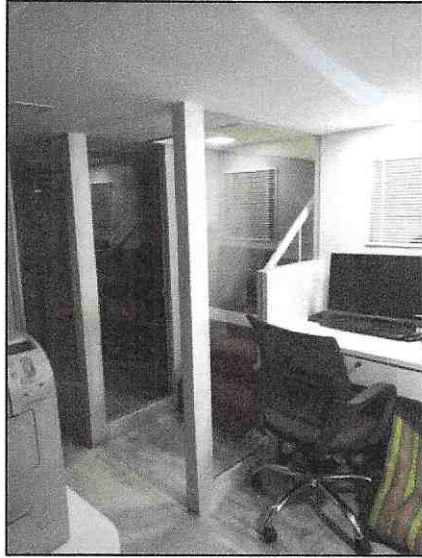
An ISO 9001:2015 Certified Company



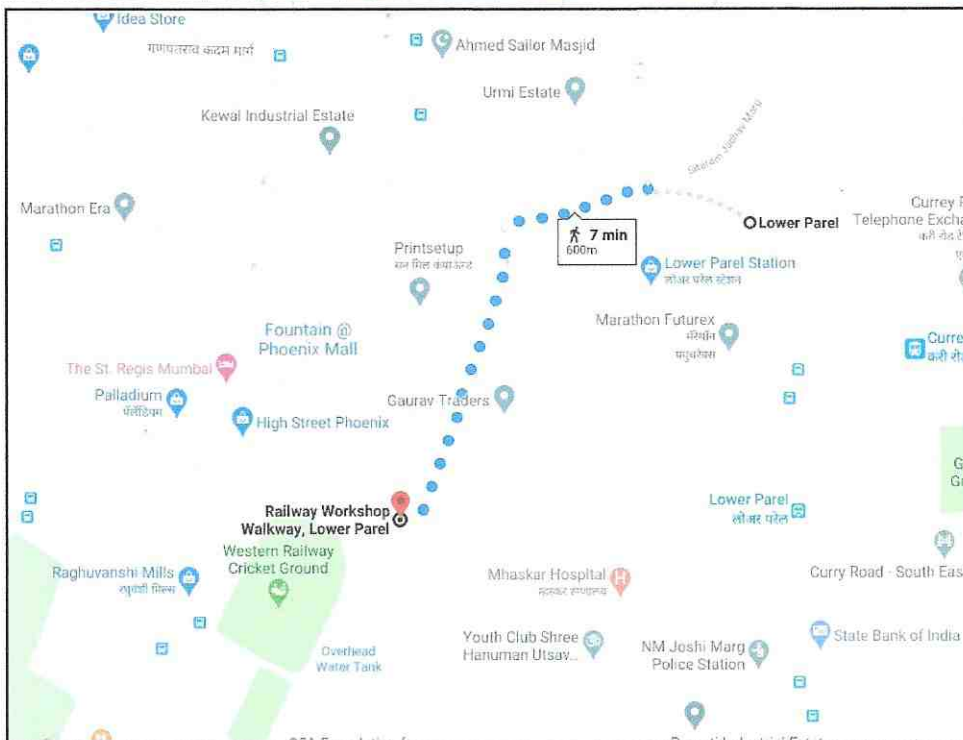
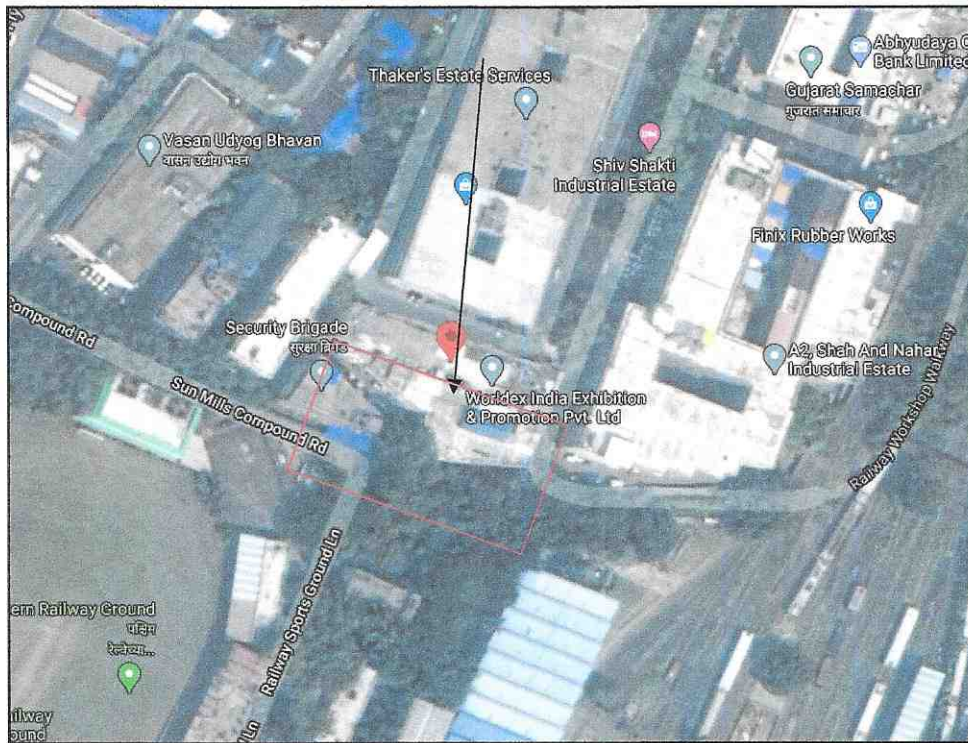
## Actual site photographs



## Actual site photographs

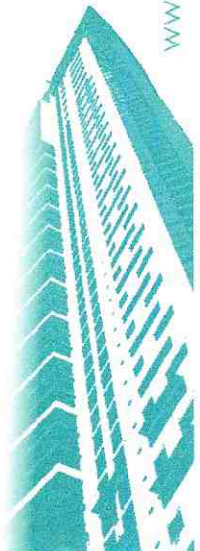


## Route Map of the property Site u/r



**Latitude Longitude - 18°59'35.2"N 72°49'36.4"E**

**Note: The Blue line shows the route to site from nearest Metro station (Lower Parel– 600 Mtr.)**



## Sale Indicator

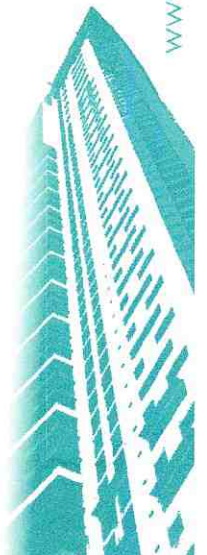
1576450 22/02/2020 Note:-Generated Through eSearch Module For original report please contact concern BRO office.	<b>सूची क्र.2</b>	दुय्यम लिंबंधक: सह दू. नि. मुंबई शहर 3 दस्त क्रमांक: 1576 2020 नंदांक: Regn 02m
<b>माबाबे माव: लोअर परेल</b>		
(1) विनेखाचा प्रकार	ऑनोर्मेट टू सेल	
(2) मॉबदला	12200000	
(3) बाजारभावाक भाडेपट्ट्याचा बाबतिलेपट्ट्यासार आभारणी दिले की परदेदार ते मनुदू करावी	12103000	
(4) मू.तापन, पाट हिस्ता व वरकामांक असल्यात:	1) पालिकेचे माव, मुंबई नमपाइतर वर्णत: सदामिका नं: युनित नं. 202, माळा नं: 2 रा मजला, इमारतीचे माव, सन इंडस्ट्रीयल इस्टेट, बलोक नं. सन मिल कंपाऊंड, रोड नं: लोअर परेल-पश्चिम, मुंबई -400013, (C.T.S Number: 160 and 163 (Part), )	
(5) क्षेत्रफळ	612 चौ. फूट	
(6) आभारणी किंवा जुडी देण्यात आलेले तरेहा.		
(7) दस्तऐवज काल टेंप.या विस्तृत ठेवण-या पत्रकारणे माव किंवा दिवाणी म्यायालयाचा हुकुमनामा किंवा अर्देश अस्तव्याह, प्रसिध्दादिटे माव व परता.	1): माव.-सहस्रे क्वालिटी एक्जलॉरेन्स ह्याचया तर्फे सोल सोलरायटर परिसला चंदादेव लिंग बच.-79, परता.-202.2 रा मजला, सन इंडस्ट्रीयल इस्टेट, सन मिल कंपाऊंड, लोअर परेल - पश्चिम, किंगडॉम रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड -400013 पॅन नं.-BUZPS2856L	
(8) दस्तऐवज काल टेंप.या पत्रकारणे व किंवा दिवाणी म्यायालयाचा हुकुमनामा किंवा अर्देश अस्तव्याह, प्रसिध्दादिटे माव व परता.	1): माव.-भारत सोलमलाल जैन बच.-41, परता.-एवॉट नं. 8 -201, माळा नं.-, इमारतीचे माव: सई धाम सोलमलाल, बलोक नं. संजय माबेक शहादतया मार्गे, रोड नं: सोहाने रोड, कल्याण, ठाणे, महाराष्ट्र, कच्चे. पिन कोड.-421301 पॅन नं.-ADB913204E 2): माव.-समीधा भारत जैन बच.-38, परता.-एवॉट नं. 8 -201, माळा नं.-, इमारतीचे माव: सई धाम सोलमलाल, बलोक नं. संजय माबेक शहादतया मार्गे, रोड नं: सोहाने रोड, कल्याण, ठाणे, महाराष्ट्र, कच्चे. पिन कोड.-421301 पॅन नं.-AJCP39194Q	
(9) दस्तऐवज काल दिव्यादा दिनांक	07.02.2020	
(10) दस्त ऐवणी केव्यादा दिनांक	07.02.2020	
(11) अस्तुक्रमांक, खंड व पृष्ठ	1576 2020	
(12) बाजारभावाचामागे मुद्रांक शुल्क	732000	
(13) बाजारभावाचामागे मोंटोणी शुल्क	30000	
(14) शीत		



Think. Innovate. Create


Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



## Sale Indicator

**NOBROKER**
Pay Rent [Post Your Property](#)



**Industrial Building For Sale In Lower Parel W...**

Shankar Rao Haram Patil, Lower Parel, West

**₹ 2.75 Crores**

₹ 25,000 Sq.Ft


**1,100**

Sq.Ft

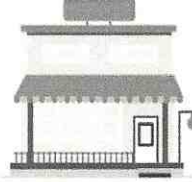
**₹ 2.07 Lacs/Month**

Estimated EMV

[Apply Loan](#)



Home Mumbai **Detail**
Text Property



**Industrial Building**  
Property Type

**Self Owned**  
Ownership Type

**Unfurnished**  
Furnishing

**2 months ago**  
Posted On

**Residential**  
1 to 2 Flats

**1**  
Of Total Flats

**More than 30 year**  
Age of Property

**Immediately**  
Availability From

[Request For Photos](#)


[Get Owner Details](#)

**magicbricks**
Buy Rent Sell Tools & Advice What's New News Help
Sign In My Activity [Post Property FREE](#)

**2.50 Cr**

**Industrial Building**

for sale in [Lower Parel, Mumbai](#)



Agent **Kallesh**  
1500+ Buyers Served

[Contact Now](#)

PROPERTY DETAILS
LOCALITY DETAILS
PRICE TRENDS
AGENT DETAILS

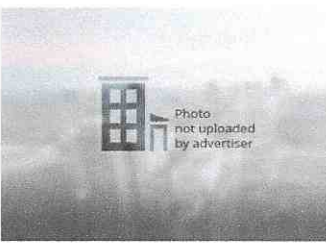


Photo not uploaded by advertiser

**Address**  
senapati bapat marg, Lower Parel, Mumbai - South Mumbai, Maharashtra

**Super area**  
1142 sqft  
₹ 21,897/sqft

**Age of Construction**  
10 to 15 years

**Facing**  
Main Road Facing

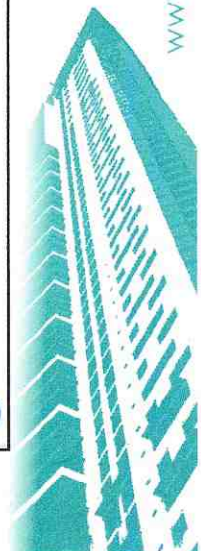
**Transaction type**  
Resale

**Type of Ownership**  
Freehold

**USP** Lower Parel within 0.5 Km

[Contact Agent](#)
[View Phone No.](#)

[Share Property Feedback](#)



## 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](#)

Year

20192020

Annual Statement of Rates

Language

English

Selected District:

Select Village:

Search By:  Survey No  Location

Enter Survey No:

उपविभाग	बुनी चमीन	निवासी सदनिका	ऑफिस	दुकाने	औचोविक	एकक (Rs./)	Attribute
12/90 -भुभाग : उत्तरेस पांडुरंग बूधकर मार्ग, पुर्वेस गणपत जाधव मार्ग, दक्षिणेस व पश्चिमेस विभाग हद्द	93100	192000	211200	240000	192000	चौरस मीटर	श्रीतीम प्लॉट नंबर
12/91 E-भुभाग : उत्तरेस गणपतराव कदम मार्ग, दक्षिण पुर्वेस पश्चिम रेलवे लाईन, पश्चिमेस डॉ. इ. मोजेस रोड वामधील त्रिकाणाकृती भुभाग	127900	279400	307300	344600	279400	चौरस मीटर	मि.टी.एस. नंबर



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company





### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **22<sup>nd</sup> February 2020**.

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 knowledgeable 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.**

**Sharadkumar  
B. Chalikwar**

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2020.02.22 14:43:24 +05'30'



**C.M.D.**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

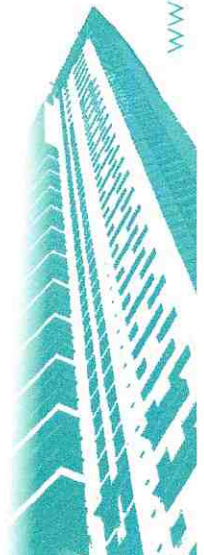
Chartered Engineer (India)

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



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

An ISO 9001:2015 Certified Company



### 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 ₹ 1,71,96,410.00 (Rupees One Crores Seventy One Lakh Ninety Six Thousand Four Hundred Ten Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou  
email=sharad@vastukala.org, c=IN  
Date: 2020.02.22 14:43:36 +05'30'

  
Director

C.M.D.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

