

**PROFORMA INVOICE**

|   |                       |   |
|---|-----------------------|---|
| <b>Vastukala Consultants (I) Pvt Ltd</b><br>B1-001, U/B FLOOR,<br>BOOMERANG, CHANDIVALI FARM ROAD,<br>ANDHERI-EAST 400072<br>GSTIN/UIN: 27AADCV4303R1ZX<br>State Name : Maharashtra, Code : 27<br>E-Mail : <a href="mailto:accounts@vastukala.org">accounts@vastukala.org</a>   | Invoice No.           | Dated                                     |
|   | <b>PG-4740/23-24</b>  | <b>17-Feb-24</b>                          |
|   | Delivery Note         | Mode/Terms of Payment                     |
|   | Reference No. & Date. | <b>AGAINST REPORT</b><br>Other References |
| Buyer (Bill to)<br><b>COSMOS BANK- DOMBIVALI BRANCH</b><br>Dombivali (East) Branch<br>Sindhudurg C.H.S., Ground Floor, Tilak Chowk,<br>Tilak Nagar, Dombivali ( East), Taluka Kalyan,<br>District Thane - 400605, State - Maharashtra, Country - India.<br>GSTIN/UIN : 27AAAAT0742K1ZH<br>State Name : Maharashtra, Code : 27 | Buyer's Order No.     | Dated                                     |
|   | Dispatch Doc No.      | Delivery Note Date                        |
|   | Dispatched through    | Destination                               |
|   | Terms of Delivery     |   |

| Sl No.       | Particulars  | HSN/SAC | GST Rate | Amount          |
|--------------|--|---------|----------|-----------------|
| 1            | <b>VALUATION FEE</b><br><i>(Technical Inspection and Certification Services)</i> | 997224  | 18 %     | <b>4,000.00</b> |
|              | <b>CGST</b>  |         |          | <b>360.00</b>   |
|              | <b>SGST</b>  |         |          | <b>360.00</b>   |
| <b>Total</b> |  |         |          | <b>4,720.00</b> |

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

**Indian Rupee Four Thousand Seven Hundred Twenty Only**

| HSN/SAC      | Taxable Value | Central Tax |               | State Tax |               | Total Tax Amount |
|--------------|---------------|-------------|---------------|-----------|---------------|------------------|
|              |               | Rate        | Amount        | Rate      | Amount        |                  |
| 997224       | 4,000.00      | 9%          | 360.00        | 9%        | 360.00        | 720.00           |
| <b>Total</b> |               |             | <b>360.00</b> |           | <b>360.00</b> | <b>720.00</b>    |

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

**Remarks:**  
 006984/2305023 Mr. Ashish M. Dutiya & Mrs. Dimple Ashish Dutiya - Commercial Shop No. 33A, Ground Floor, Building No. A8, "Shankheshwar Nagar A8", Near D' Mart, Bhopar Road, Village - Nandivali Panchanand, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 400 612, 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 | <b>for Vastukala Consultants (I) Pvt Ltd</b><br>ASMITA JAYSING RATHOD<br>Digitally signed on 17-02-2024 14:58:41<br>Authorised Signatory |
|-------------------------------|--|

This is a Computer Generated Invoice



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

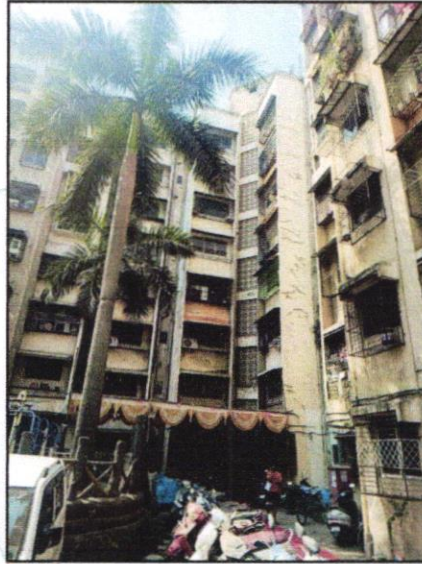
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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Ashish M. Dutiya & Mrs. Dimple Ashish Dutiya**

Commercial Shop No. 33A, Ground Floor, Building No. A8, "**Shankheshwar Nagar A8**", Near D' Mart, Bhopar Road, Village – Nandivali Panchanand, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code – 400 612, State – Maharashtra, Country – India.

Latitude Longitude - 19°11'34.1"N 73°05'29.9"E

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### Valuation Done for:

**Cosmos Bank**

**Dombivali (East) Branch**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka – Kalyan, District – Thane – 400 605, 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, 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



Vastu/Thane/02/2024/6984/2305023

17/11-245-PSSH

Date: 17.02.2024

## VALUATION OPINION REPORT

The property bearing Commercial Shop No. 33A, Ground Floor, Building No. A8, "**Shankheshwar Nagar A8**", Near D' Mart, Bhopar Road, Village – Nandivali Panchanand, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code – 400 612, State – Maharashtra, Country – India belongs to **Mr. Ashish M. Dutiya & Mrs. Dimple Ashish Dutiya.**

Boundaries of the property.

North : Building No. A9  
South : Bhopar Road  
East : Building No. A7  
West : Internal 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 **₹ 30,63,750.00 (Rupees Thirty Lakh Sixty Three Thousand Seven Hundred Fifty 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.02.17 14:51:32 +05'30'

*Avinash*  
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

Encl: Valuation report in Form – 01

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 :

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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 Report of Commercial Shop No. 33A, Ground Floor, Building No. A8, "Shankheshwar Nagar A8", Near D' Mart, Bhopar Road, Village – Nandivali Panchanand, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code – 400 612, 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 17.02.2024 for Bank Loan Purpose   |
| 2  | Date of inspection   | 16.02.2024   |
| 3  | Name of the owner/ owners  | <b>Mr. Ashish M. Dutiya &amp; Mrs. Dimple Ashish Dutiya</b>  |
| 4  | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Joint Ownership<br>Details of ownership share is not available   |
| 5  | Brief description of the property  | <b>Address:</b> Commercial Shop No. 33A, Ground Floor, Building No. A8, "Shankheshwar Nagar A8", Near D' Mart, Bhopar Road, Village – Nandivali Panchanand, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code – 400 612, State – Maharashtra, Country – India.<br><b>Contact Person:</b><br>Mr. Minakshi Yadav (Tenant)<br>Contact No. 9967638520 |
| 6  | Location, street, ward no  | Near D' Mart, Bhopar Road, Village – Nandivali Panchanand, Dombivli (East), Taluka – Kalyan, District – Thane  |
|    | Survey/ Plot no. of land   | Survey No. 71 (Part) of Village – Nandivali Panchanand   |
| 8  | Is the property situated in residential/ commercial/ mixed area/ Residential area?                           | Residential cum Commercial 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 Unit supported by documentary proof. Shape, dimension and physical features                          | Carpet Area in Sq. Ft. = 112.00<br>Otla Area in Sq. Ft. = 32.00<br>Total Carpet Area in Sq. Ft. = 144.00   |

|    |  |  |
|----|--|--|
|    |  | (Area as per Actual Site Measurement)<br><br><b>Built Up Area in Sq. Ft. = 215.00</b><br><b>(Area as per Agreement for sale)</b> |
| 13 | Roads, Streets or lanes on which the land is abutting  | Near D' Mart, Bhopar Road, Village – Nandivali Panchanand, Dombivli (East), Taluka – Kalyan, District – Thane                    |
| 14 | If freehold or leasehold land  | Free hold  |
| 15 | If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.<br><br>(i) Initial Premium<br>(ii) Ground Rent payable per annum<br>(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.   |
|    | <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?  | Tenant Occupied- (CPT Concept Private Tuition)<br><br>Rented Since – 7 Years<br>₹ 6,500.00 Present rental income per month       |
|    | If the property owner occupied, specify portion and extent of area under owner-occupation  | N.A.   |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized?  | Floor Space Index permissible – As per KDMC norms  |

|    |   |  |
|----|---|--|
|    |   | Percentage actually utilized – Details not available |
| 26 | <b>RENTS</b>  |  |
|    | (i) Names of tenants/ lessees/ licensees, etc   | Tenant Occupied- (CPT Concept Private Tuition)       |
|    | (ii) Portions in their occupation   | Fully  |
|    | (iii) Monthly or annual rent /compensation/license fee, etc. paid by each   | ₹ 6,500.00 Present 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.  |
|    | <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      |

|    |  |  |
|----|--|--|
|    |  | Commercial shop 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.  |
|    | <b>COST OF CONSTRUCTION</b>  |  |
| 41 | Year of commencement of construction and year of completion  | Year of Completion – 2004 (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.  |
|    | <u>Remark:</u><br>1) As per measurement Total Carpet area is 144 sq. ft. and as per Agreement Built up area is 215.00 Sq. Ft. The loading between Carpet to Built up is 49%. For the purpose of valuation, we have considered the area as per agreement.<br>2) As per site inspection, Commercial Shop No. 33A & Flat No. 002 are internally merged. The said valuation is only for Shop No. 33A. Hence, For the purpose of valuation, we have considered Area of Shop No. 33A as per Agreement. |  |

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess fair market value as on 17.02.2024 for Commercial Shop No. 33A, Ground Floor, Building No. A8, "**Shankheshwar Nagar A8**", Near D' Mart, Bhopar Road, Village – Nandivali Panchanand, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code – 400 612, State – Maharashtra, Country – India belongs to **Mr. Ashish M. Dutiya & Mrs. Dimple Ashish Dutiya**.

### We are in receipt of the following documents:

|   |  |
|---|--|
| 1 | Copy of Agreement for sale dated 14.02.2004 between M/s. Suparshwa Earthen Builders Private Limited (The Promoters) and Mr. Ashish M. Dutiya & Mrs. Dimple Ashish Dutiya (The Purchasers). |
| 2 | Copy of Amended Commencement Certificate No. KDMC / NRV / BP / DOM / 226 - 56 Dated 17.07.2002 issued by Kalyan Dombivli Municipal Corporation.  |

### LOCATION:

The said building is located at Survey No. 71 (Part) of Village – Nandivali Panchanand, Dombivli (East), Taluka – Kalyan, District – Thane. The property falls in Residential cum Commercial Zone. It is at a travelling distance 3.5 KM from Dombivli railway station.

### BUILDING:

The building under reference is having Ground + 7<sup>th</sup> Upper Floor. 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 building external condition is normal.



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The building is used for Residential cum Commercial purpose. Ground Floor is having 7 Commercial Shops & 3 Residential Flats. The building is having 1 Lift.

### **Commercial Shop:**

The Commercial shop under reference is situated on the Ground Floor. *As per site inspection, Commercial Shop No. 33A & Flat No. 002 are internally merged.* The composition of Shop No. 33A consists of Single Unit + Otlia Area & height of shop is 8.98 ft. The Commercial Shop is finished with Ceramic flooring, M. S. Rolling Shutter with Glass Door, Concealed electrification wiring.

### **Valuation as on 17<sup>th</sup> February 2024**

|   |          |                       |
|---|----------|-----------------------|
| <b>Built Up Area of the Commercial Shop No. 33A</b> | <b>:</b> | <b>215.00 Sq. Ft.</b> |
|---|----------|-----------------------|

### **Deduct Depreciation:**

|   |          |   |
|---|----------|---|
| Year of Construction of the building  | :        | 2004 (Approx.)  |
| Expected total life of building   | :        | 60 Years  |
| Age of the building as on 2024  | :        | 20 years  |
| Cost of Construction  | :        | 215.00 X 2,500.00 = ₹ 5,37,500.00                     |
| Depreciation $\{(100-10) \times 20 / 60\}$                                  | :        | 30.00%  |
| Amount of depreciation  |          | ₹ 1,61,250.00   |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | :        | ₹ 82,700.00 per Sq. M.<br>i.e. ₹ 7,683.00 per Sq. Ft. |
| Guideline rate (after depreciate)   | :        | ₹ 70,440.00 per Sq. M.<br>i.e. ₹ 6,544.00 per Sq. Ft. |
| Prevailing market rate  | :        | ₹ 15,000.00 per Sq. Ft. on Built Up Area              |
| <b>Value of property as on 17.02.2024</b>                                   | <b>:</b> | <b>215.00 Sq. Ft. X ₹ 15,000.00 = ₹ 32,25,000.00</b>  |

(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)

|  |          |  |
|--|----------|--|
| <b>Depreciated fair value of the property as on 17.02.2024</b>       | <b>:</b> | <b>₹ 32,25,000.00 - ₹ 1,61,250.00 = ₹ 30,63,750.00</b> |
| <b>Total Value of the property</b>                                   | <b>:</b> | <b>₹ 30,63,750.00</b>                                  |
| <b>The realizable value of the property</b>                          | <b>:</b> | <b>₹ 27,57,375.00</b>                                  |
| <b>Distress value of the property</b>                                | <b>:</b> | <b>₹ 24,51,000.00</b>                                  |
| <b>Insurable value of the property (215.00 X ₹ 2,500.00)</b>         | <b>:</b> | <b>₹ 5,37,500.00</b>                                   |
| <b>Guideline Value of the property (215.00 Sq. Ft. X ₹ 6,544.00)</b> | <b>:</b> | <b>₹ 14,06,960.00</b>                                  |



Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 33A, Ground Floor, Building No. A8, "**Shankheshwar Nagar A8**", Near D' Mart, Bhopar Road, Village – Nandivali Panchanand, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code – 400 612, State – Maharashtra, Country – India for this particular purpose at **₹ 30,63,750.00 (Rupees Thirty Lakh Sixty Three Thousand Seven Hundred Fifty Only)**, as on **17<sup>th</sup> February 2024**.

### NOTES

1. I, Manoj 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 **17<sup>th</sup> February 2024 is ₹ 30,63,750.00 (Rupees Thirty Lakh Sixty Three Thousand Seven Hundred Fifty 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:

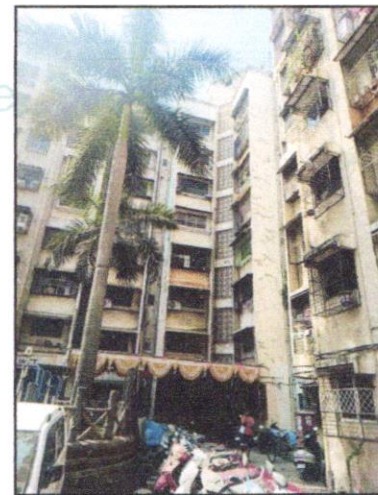
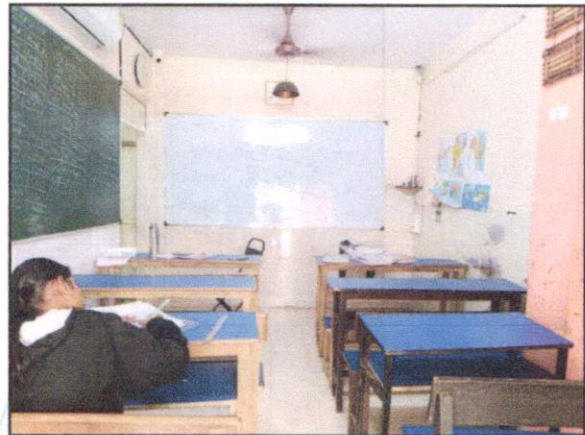
### **ANNEXURE TO FORM 0-1**

|    | <b>Technical details</b>                   | <b>Main Building</b>   |
|----|--|--|
| 1. | No. of floors and height of each floor     | Ground + 7 Upper Floor   |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is Commercial Shops situated on Ground Floor           |
| 3. | Year of construction                       | 2004 (Approx.)   |
| 4. | Estimated future life                      | 40 Years Subject to proper, preventive periodic maintenance & structural repairs |
| 5. | Type of construction- load bearing         | R.C.C. Framed Structure  |

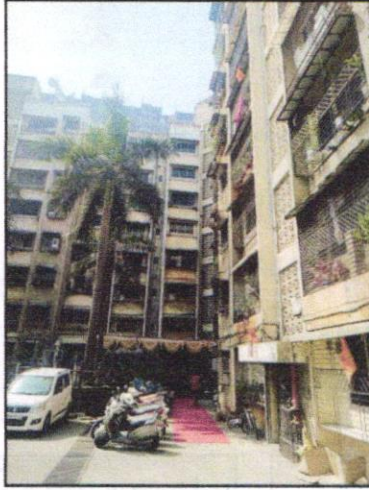
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|----|--|---|
|    | walls/RCC frame/ steel frame   |   |
| 6  | Type of foundations  | R.C.C. Foundation   |
| 7  | Walls  | All external walls are 9" thick and partition walls are 6" thick. |
| 8  | Partitions   | 6" thick brick wall   |
| 9  | Doors and Windows  | M. S. Rolling Shutter with Glass Door                             |
| 10 | Flooring   | Ceramic flooring  |
| 11 | Finishing  | Cement plastering, POP finishing                                  |
| 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 electrification wiring                                  |
|    | (ii) Class of fittings: Superior/ Ordinary/ Poor.  |   |
| 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.                                   | Superior  |
| 17 | Compound wall<br>Height and length<br>Type of construction                                       | 6'.0" High, R.C.C. column with B. B. masonry wall                 |
| 18 | No. of lifts and capacity  | 1 Lift  |
| 19 | Underground sump – capacity and type of construction   | R.C.C tank  |
| 20 | Over-head tank<br>Location, capacity<br>Type of construction                                     | R.C.C tank on terrace   |
| 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



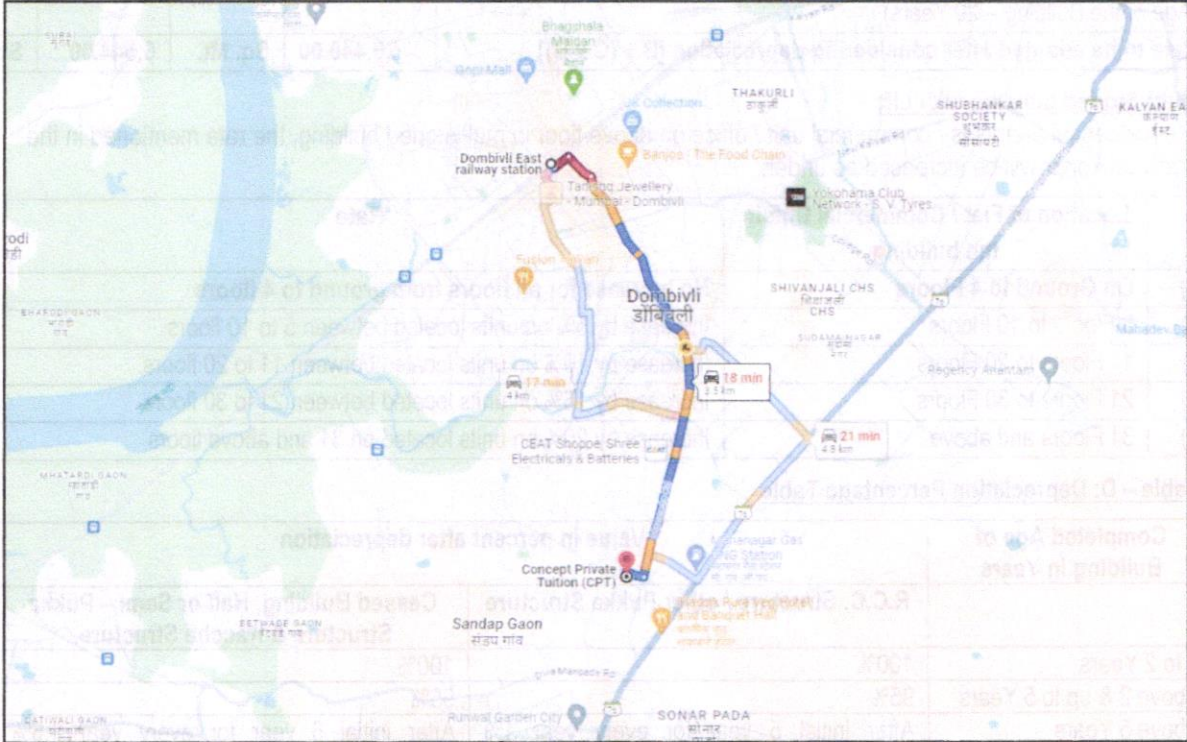
## Actual site photographs



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## Route Map of the property

Site u/r



**Latitude Longitude - 19°11'34.1"N 73°05'29.9"E**

**Note: The Blue line shows the route to site from nearest railway station (Dombivli – 3.5 Km.)**

## Ready Reckoner Rate

| Department of Registration and Stamp<br>Government of Maharashtra                |  | नोंदणी व मुद्रांक विभाग<br>महाराष्ट्र शासन                         |                      |
|--|--|--|----------------------|
| <b>Annual Statement of Rates Ver. 2.0</b><br>( बाजारमूल्य दर पत्रक आवृत्ती 2.0 ) |  |  |                      |
| <a href="#">Home</a>   |  | <a href="#">Valuation Guidelines</a>   <a href="#">User Manual</a> |                      |
| Year   | 2023-2024  | Language   | English              |
| Selected District  | Thane  |  |                      |
| Select Taluka  | Kalyan   |  |                      |
| Select Village   | Gavache Nav : Nandivali Titrap Pachanand                                   |  |                      |
| Search By  | <input checked="" type="radio"/> Survey No. <input type="radio"/> Location |  |                      |
| Enter Survey No  | 71   | <input type="button" value="Search"/>                              |                      |
| उपविभाग  | खुली जमीन  | निवासी सदनिका  | ऑफीस दुकाने औद्योगिक |
| 36-100-मोजे नांदिवली तर्फे पाचनंद गावातील रहोवास विभागातील निककरी                | 21400  | 36400  | 68700                |
|  |  |  | 82700                |
|  |  |  | 68700                |
|  |  |  | एकक (Rs.)            |
|  |  |  | ची. मीटर             |
|  |  |  | सर्वेक्षण नंबर       |

|   |                  |                |                 |                |
|---|------------------|----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for <b>Shop</b>                               | 82,700.00        |                |                 |                |
| No Increase, Shop Located on Ground Floor   | -                |                |                 |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>                   | <b>82,700.00</b> | <b>Sq. Mt.</b> | <b>7,683.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>                           | 21,400.00        |                |                 |                |
| The difference between land rate and building rate (A – B = C)                            | 61,300.00        |                |                 |                |
| Depreciation Percentage as per table (D) [100% - 20%]<br>(Age of the Building – 20 Years) | 80%              |                |                 |                |
| <b>Rate to be adopted after considering depreciation [B + (C x D)]</b>                    | <b>70,440.00</b> | <b>Sq. Mt.</b> | <b>6,544.00</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 |



# Price Indicators

**NOBROKER**

Shop in Dombivali East, Mumbai For Sale  
 Dombivali East, Swarna Sanshodhan Nagar, Dombivali, Dombivali East

₹ 52 Lacs  
₹ 39,648 /Month

325 Sq. Ft.  
₹ 157 /Sq. Ft.

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Dombivali / Shops for Sale in Dombivali / Property Details

Photos Location

Shop  
 Property Type

Freehold  
 Ownership Type

Semi-Furnished  
 Furnishing

Dec 11, 2023  
 Posted On

Public  
 Listing

Ground Floor  
 Floor/Floors

More Than 10 Year  
 Age of Property

Immediately  
 Availability

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Neighb: D-Mart Dombivali Tikal Cinema New Modern Cafe PP Chambers Reputed Resident Apartment

NoBroker Services

- Create Agreement
- Check Loan Eligibility
- Estimate Interiors Cost
- Book Legal Services
- Book Renovations

Activity On This Property

37 Views 3 Likes

**NOBROKER**

Shop in Dombivali East, Mumbai For Sale  
 Dombivali East, Swarna Sanshodhan Nagar

₹ 25 Lacs  
₹ 18,775 /Month

200 Sq. Ft.  
₹ 125 /Sq. Ft.

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Dombivali / Shops for Sale in Dombivali / Property Details

Shortlist

Shop  
 Property Type

Freehold  
 Ownership Type

Unfurnished  
 Furnishing

Oct 27, 2023  
 Posted On

Public  
 Listing

Ground Floor  
 Floor/Floors

5 To 10 Year  
 Age of Property

Immediately  
 Availability

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Neighb: D-Mart Dombivali Tikal Cinema New Modern Cafe PP Chambers Reputed Resident Apartment

NoBroker Services

- Create Agreement
- Check Loan Eligibility
- Estimate Interiors Cost
- Book Legal Services
- Book Renovations

Activity On This Property

5 Views 0 Likes

Similar Properties

## Price Indicators

**NOBROKER**

**Shop In , Dombivli , Mumbai For Sale**

₹ 50 Lacs  
Estimated EMV

₹ 37,546/Month  
Estimated EMV

255 Sq.Ft  
Built Up Area

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Dombivli / Shops for Sale in Dombivli / Property Details

Photos Location

Shop  
Freehold  
Unfurnished  
Dec 26, 2023

Public  
Ground Floor  
More Than 10 Year  
Immediately

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Neerby: D Mart Dombivli Prasad Food Centre Domino's Pizza Annapurna Family Restaurant And Bar Regaloid Infant Apartment

**NoBroker Services**

Create Agreement Check Loan Eligibility Estimate Interiors Cost Book Legal Services Book Renovations

**Activity On This Property**

Similar Properties

**NOBROKER**

**Shop In Dombivli East, Mumbai For Sale**

₹ 35 Lacs  
Estimated EMV

₹ 26,282/Month  
Estimated EMV

300 Sq.Ft  
Built Up Area

210 Sq.Ft  
Carpet Area

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Dombivli / Shops for Sale in Dombivli / Property Details

Photos Location

Shop  
Freehold  
Semi Furnished  
Dec 2, 2023

Public  
Ground Floor  
1 To 5 Year  
Immediately

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Neerby: D Mart Dombivli Tikali Cinema PP Chambers Domino's Pizza Regency Estate

**NoBroker Services**

Create Agreement Check Loan Eligibility Estimate Interiors Cost Book Legal Services Book Renovations

**Activity On This Property**

Similar Properties



## Sales Instance

|  |   |   |
|--|---|---|
| 142172<br>16-02-2024<br>Note:-Generated Through eSearch Module,For original report please contact concern SRO office.                  | <b>सूची क्र.2</b>   | दुय्यम निबंधक : सह दु.नि. कल्याण 3<br>दस्त क्रमांक : 1421/2023<br>नोदणी :<br>Regn.63m |
| <b>गावाचे नाव : नांदिवली तर्फे पाचानं ंद</b>   |   |   |
| (1)विलेखाचा प्रकार   | सेल डीड   |   |
| (2)मोबदला  | 2500000   |   |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 1652000   |   |
| (4) भू.मापन,घोटहिस्सा व घरक्रमांक(असल्यास)   | 1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: विभाग नं 36/100,दर 82700/- शॉप नं 23,इन बिल्डिंग नं ए-6,तळ मजला,क्षेत्र 215 चौ फूट बांधीव,शंखेश्वर नगर ए1 टु ए9 विंग को ऑप हो सोसायटी,मानपाडा रोड,डोंबिवली पूर्व( ( Survey Number : 71 part : ) )  |   |
| (5) क्षेत्रफळ  | 215 चौ.फूट  |   |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.  |   |   |
| (7) दस्तावेज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव.-पीयूष राजेंद्र दुबे वय:-35 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं 04, चाळ नं 04, साई धाम कॉलनी, भोपर मार्ग, देसले पाडा, डोंबिवली पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-BRCPD0673A<br>2): नाव.-राजेंद्र कमलाशंकर दुबे वय:-57 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं 04, चाळ नं 04, साई धाम कॉलनी, भोपर मार्ग, देसले पाडा, डोंबिवली पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-FEUPD7625M |   |
| (8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव.-शुभम रविंद्रनाथ दुबे वय:-27; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 108, सी जगन्नाथ चाळ, रूम नं 12, ए. सीताराम पोददार मार्ग, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई, पिन कोड:-400002 पॅन नं:-BVRPD9760M<br>2): नाव.-रविंद्रनाथ हरीनारायण दुबे वय:-59; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 108, सी जगन्नाथ चाळ, रूम नं 12, ए. सीताराम पोददार मार्ग, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई, पिन कोड:-400002 पॅन नं:-BXRPD7697F                 |   |
| (9) दस्तावेज करून दिल्याचा दिनांक  | 27/01/2023  |   |
| (10)दस्त नोंदणी केल्याचा दिनांक  | 27/01/2023  |   |
| (11)अनुक्रमांक,खंड व पृष्ठ   | 1421/2023   |   |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क  | 175000  |   |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क  | 25000   |   |
| (14)शेरा   |   |   |
| मुल्यांकनासाठी विचारात घेतलेला तपशील :-  |   |   |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-   | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.  |   |



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**Sales Instance**

|  |   |  |
|--|---|--|
| 668338<br>16-02-2024<br>Note:-Generated Through eSearch Module,For original report please contact concern SRO office.                  | <b>सूची क्र.2</b>   | दुयम निबंधक : सह दु.नि.कल्याण 4<br>दस्त क्रमांक : 668/2024<br>नोंदणी :<br>Regn:63m |
| <b>गावाचे नाव : नांदिवली तर्फे पाचानंंद</b>  |   |  |
| (1)विलेखाचा प्रकार   | विक्री करारनामा   |  |
| (2)मोबदला  | 2950000   |  |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 1844000   |  |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)   | 1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: विभाग क्र. 36/100,दर रु.82,700/- प्रति चौ. मी.,मौजे नांदिवली तर्फे पंचानंद येथील शंकेश्वर नगर सी1,सी2 आणि सी3 को-ऑपरेटिव्ह हौसिंग सोसायटी लि. नावाच्या इमारतीमधील दुकान गाळा क्र. 02,तळ मजला,बिल्डींग नं. सी1,क्षेत्र 240 चौ फुट म्हणजेच 22.30 चौ.मीटर बिल्ट अप.(( Survey Number : सर्व्हे नं. 71, हिस्सा नं. पेकी : ))  |  |
| (5) क्षेत्रफळ  | 22.30 चौ.मीटर   |  |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.  |   |  |
| (7) दस्तावेज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-चांदमल मांगीलाल कोठारी वय:-53 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सी1-403, चौथा मजला, शंकेश्वर नगर, सी1, सी2 आणि सी3 को-ऑपरेटिव्ह हौसिंग सोसायटी लि., धनलक्ष्मी मिल समोर, मानपाडा रोड, नांदिवली पाडा, सागांव, डोंबिवली पूर्व, तालुका कल्याण, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-ASOPK0608E<br>2): नाव:-पुष्पा देवी पोखरना वय:-33 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: करुणकडा, चकुरा, चकुंदा, चित्तोडगड, राजस्थान, राजस्थान, कर्ईट्टीगाऱू. पिन कोड:-312205 पॅन नं:-                                 |  |
| (8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-बबलू समरनाथ यादव वय:-29; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 203, दुसरा मजला, न्यू द्वारका अपार्टमेंट, गंधार नगर, खडकपाडा रोड, आनंद नर्सिंग होम जवळ, कल्याण पश्चिम, तालुका कल्याण, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AIXPY4561B<br>2): नाव:-अनिता समरनाथ यादव वय:-47; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 203, दुसरा मजला, न्यू द्वारका अपार्टमेंट, गंधार नगर, खडकपाडा रोड, आनंद नर्सिंग होम जवळ, कल्याण पश्चिम, तालुका कल्याण, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AIXPY4560A |  |
| (9) दस्तावेज करून दिल्याचा दिनांक  | 09/01/2024  |  |
| (10)दस्त नोंदणी केल्याचा दिनांक  | 09/01/2024  |  |
| (11)अनुक्रमांक,खंड व पृष्ठ   | 668/2024  |  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क  | 206500  |  |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क  | 29500   |  |
| (14)शेरा   |   |  |
| मुल्यांकनासाठी विचारात घेतलेला तपशील :-  |   |  |

**DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **17<sup>th</sup> February 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 ₹ 30,63,750.00 (Rupees Thirty Lakh Sixty Three Thousand Seven Hundred Fifty 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: 2024.02.17 14:51:44 +05'30'

*Avinab*  
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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