

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Nimesh Shashikant Thakkar & Mrs. Taruna Nimesh Thakkar**

Shop No. 1 to 4, Ground Floor, Wing – A, Residential Flat No. C301 & C302. 3rd Floor, Wing – C, Residential Flat No. D201 & D302, 2nd Floor & 3rd Floor, Wing – D, "Drashti Exotica", Survey No. 26/4B, Village – Pasthan, Taluka & District – Palghar, Pin Code – 421 302, State – Maharashtra, Country – India.

Latitude Longitude: 19°49'06.8"N 72°43'56.9"E

Valuation Prepared for:

**State Bank of India
SME Chembur Branch**


Unit No. 11, (BLDG NO. 11), Ground Floor, Corporate Park, Sion-Trombay Road, Chembur, Mumbai – 400 071, State – Maharashtra, Country – India.

Our Pan India Presence at :

- | | | | |
|--|--|---|---|
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|  Aurangabad |  Pune |  Indore |  Jaipur |

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

 **+91 2247495919**

 **mumbai@vastukala.co.in**

 **www.vastukala.co.in**



VALUATION OPINION REPORT

This is to certify that the property bearing Shop No. 1 to 4, Ground Floor, Wing – A, Residential Flat No. C301 & C302, 3rd Floor, Wing – C, Residential Flat No. D201 & D302, 2nd Floor & 3rd Floor, Wing – D, "Drashti Exotica", Survey No. 26/4B, Village – Pasthan, Taluka & District – Palghar, Pin Code – 421 302, State – Maharashtra, Country – India belongs to **Mr. Nimesh Shashikant Thakkar & Mrs. Taruna Nimesh Thakkar**

Boundaries of the property

North	:	Internal Road & Sheetal Jyot CHSL
South	:	Anand View Apartment
East	:	Tapasya Road & Academic Building
West	:	Open Plot

List of Property Verified:

Sr.	Unit No.	Wing	Floor	Value in ₹
1	Shop No. 1	A	Ground Floor	1,96,24,960.00
2	Shop No. 2	A	Ground Floor	
3	Shop No. 3	A	Ground Floor	
4	Shop No. 4	A	Ground Floor	
5	C301	C	3rd Floor	47,19,190.00
6	C302	C	3rd Floor	41,84,040.00
7	D201	D	2nd Floor	25,59,900.00
8	D302	D	3rd Floor	41,84,040.00
TOTAL				3,52,72,130.00

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 for this particular purpose at ₹ 3,52,72,130.00 (Rupees Three Crore Fifty Two Lakh Seventy Two Thousand One Hundred Thirty 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.

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



Director
Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.

Auth. Sign.

Our Pan India Presence at :

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- Mumbai
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- Jaipur

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Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,
The Branch Manager,
State Bank of India
SME Chembur Branch
 Unit No. 11, (BLDG NO. 11), Ground Floor,
 Corporate Park, Sion-Trombay Road, Chembur,
 Mumbai – 400 071, State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF UNIT)

I	General	
1.	Purpose for which the valuation is made	: To assess value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 14.03.2024
	b)	Date on which the valuation is made : 20.06.2024
3.	List of documents produced for perusal:	
	1. Copy of Sale Deed between Shri. Nimesh Shashikant Thakkar & Mrs. Taruna Nimesh Thakkar (Part One - Buyer) AND Shri. Sujata Mahendra Raut & Family (Part Two - Seller) dated 30.06.2014, Doc No. Palghar/4552/2014	
	2. Copy of Sale Deed between Shri. Nimesh Shashikant Thakkar & Mrs. Taruna Nimesh Thakkar (Part One - Buyer) AND Shri. Sujata Mahendra Raut & Family (Part Two - Seller) dated 19.06.2014, Doc No. Palghar/4553/2014	
	3. Copy of Title Clearance Certificate issued by Adv. Sanjay H Patil., dated 18.04.2011.	
	4. Copy of Search Report issued by Adv. Sanjay H Patil., dated 18.04.2011.	
	5. Copy of Approved Plan No. No./BP/Ouje-Pasthal/Tal.Palghar/S. No. 26/4/B/NR Palghar/547 dated 01.06.2011 issued by Zilla Parishad, Thane.	
	6. Copy of Commencement Certificate No. /TZP/GP/Pradhikaran/504 dated 13.12.2011 issued by Zilla Parishad, Thane.	
	7. Copy of Occupation Certificate No. O. No./PZP/GP/NP/VS/243 dated 23.08.2021 issued by Zilla Parishad Palghar.	
	8. Copy of Self Declaration Letter dated 23.03.2024 issued by Drashti Enterprises.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Mr. Nimesh Shashikant Thakkar & Mrs. Taruna Nimesh Thakkar Address: Shop No. 1 to 4, Ground Floor, Wing – A, Residential Flat No. C301 & C302. 3rd Floor, Wing – C, Residential Flat No. D201 & D302, 2nd Floor & 3rd Floor, Wing – D, "Drashti Exotica", Survey No. 26/4B, Village – Pasthal, Taluka & District – Palghar, Pin Code – 421 302, State – Maharashtra, Country – India. Contact Person: Mr. Nimesh Thakkar (Owner) Mb. No. 9320041286



Since 1989

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An ISO 9001 : 2015 Certified Company



					Joint Ownership				
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is Commercial Unit is located on Ground Floor & Residential Flats on 2 nd & 3 rd Floor. The composition of all Units is as per below table The property is at 3.8 Km. travelling distance from nearest railway station Boisar.						
	Sr.	Unit No.	Wing	Floor	Comp.	Carpet Area in Sq. Ft.	Terrace Area in Sq. Ft.	Built Up Area in Sq. Ft.	
	1	Shop No. 1	A	Ground Floor	Shop	1,226.56	-	1,471.87	
	2	Shop No. 2	A	Ground Floor	Shop				
	3	Shop No. 3	A	Ground Floor	Shop				
	4	Shop No. 4	A	Ground Floor	Shop				
	5	C301	C	3rd Floor	2 BHK + Terrace	504.45	424.30	809.00	
	6	C302	C	3rd Floor	1 BHK + Terrace	428.00	424.30	717.26	
	7	D201	D	2nd Floor	1 BHK + Terrace	365.70	-	438.84	
	8	D302	D	3rd Floor	1 BHK + Terrace	428.00	424.30	717.26	
	TOTAL					2,952.71	1,272.90	4,154.24	
6.	Location of property	:							
	a) Plot No. / Survey No.	:	Survey No. 26/4B						
	b) Door No.	:	As per table mentioned in description of the property						
	c) C.T.S. No. / Village	:	Village – Pasthal						
	d) Ward / Taluka	:	Taluka – Palghar						
	e) Mandal / District	:	District – Thane						
	f) Date of issue and validity of layout of approved map / plan	:	1. Copy of Approved Plan No. No./BP/Ouje-Pasthal/Tal.Palghar/S. No. 26/4/B/NR Palghar/547 dated 01.06.2011 issued by Zilla Parishad, Thane.						
	g) Approved map / plan issuing authority	:	2. Copy of Commencement Certificate No. /TZP/GP/Pradhikaran/504 dated 13.12.2011 issued by Zilla Parishad, Thane.						
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	3. Copy of Occupation Certificate No. O. No./PZP/GP/NP/VS/243 dated 23.08.2021 issued by Zilla Parishad Palghar.						
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.						
7.	Postal address of the property	:	Shop No. 1 to 4, Ground Floor, Wing – A, Residential Flat No. C301 & C302, 3rd Floor, Wing – C, Residential Flat No. D201 & D302, 2nd Floor & 3rd Floor, Wing – D, "Drashti Exotica", Survey No. 26/4B, Village – Pasthal, Taluka & District – Palghar, Pin Code – 421 302, State – Maharashtra, Country – India						
8.	City / Town	:	Village – Pasthal, Boisar						
	Residential area	:	Yes						
	Commercial area	:	Yes						
	Industrial area	:	No						

9.	Classification of the area	:																																																																								
	i) High / Middle / Poor	:	Middle Class																																																																							
	ii) Urban / Semi Urban / Rural	:	Urban																																																																							
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Village – Pasthal Zilla Parishad Palghar																																																																							
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No																																																																							
12.	Boundaries of the property		As per actual site As per document																																																																							
	North	:	Jogwali Road Details not available																																																																							
	South	:	Boisar – Tarapur Road Details not available																																																																							
	East	:	Open Land Details not available																																																																							
	West	:	Open Land Details not available																																																																							
13	Dimensions of the site		N. A. as property under consideration is an office in an apartment building.																																																																							
			A As per the Deed B Actual																																																																							
	North	:	- -																																																																							
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14.	Extent of the site Area as per Self Decalaration Letter are as below:																																																																									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sr.</th> <th>Unit No.</th> <th>Wing</th> <th>Floor</th> <th>Comp.</th> <th>Carpet Area in Sq. Ft.</th> <th>Terrace Area in Sq. Ft.</th> <th>Built Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Shop No. 1</td> <td>A</td> <td>Ground Floor</td> <td>Shop</td> <td rowspan="4" style="text-align: center;">1,226.56</td> <td rowspan="4" style="text-align: center;">-</td> <td rowspan="4" style="text-align: center;">1,471.87</td> </tr> <tr> <td>2</td> <td>Shop No. 2</td> <td>A</td> <td>Ground Floor</td> <td>Shop</td> </tr> <tr> <td>3</td> <td>Shop No. 3</td> <td>A</td> <td>Ground Floor</td> <td>Shop</td> </tr> <tr> <td>4</td> <td>Shop No. 4</td> <td>A</td> <td>Ground Floor</td> <td>Shop</td> </tr> <tr> <td>5</td> <td>C301</td> <td>C</td> <td>3rd Floor</td> <td>2 BHK + Terrace</td> <td>504.45</td> <td>424.30</td> <td>809.00</td> </tr> <tr> <td>6</td> <td>C302</td> <td>C</td> <td>3rd Floor</td> <td>1 BHK + Terrace</td> <td>428.00</td> <td>424.30</td> <td>717.26</td> </tr> <tr> <td>7</td> <td>D201</td> <td>D</td> <td>2nd Floor</td> <td>1 BHK + Terrace</td> <td>365.70</td> <td>-</td> <td>438.84</td> </tr> <tr> <td>8</td> <td>D302</td> <td>D</td> <td>3rd Floor</td> <td>1 BHK + Terrace</td> <td>428.00</td> <td>424.30</td> <td>717.26</td> </tr> <tr> <td colspan="5" style="text-align: center;">TOTAL</td> <td>2,952.71</td> <td>1,272.90</td> <td>4,154.24</td> </tr> </tbody> </table>	Sr.	Unit No.	Wing	Floor	Comp.	Carpet Area in Sq. Ft.	Terrace Area in Sq. Ft.	Built Up Area in Sq. Ft.	1	Shop No. 1	A	Ground Floor	Shop	1,226.56	-	1,471.87	2	Shop No. 2	A	Ground Floor	Shop	3	Shop No. 3	A	Ground Floor	Shop	4	Shop No. 4	A	Ground Floor	Shop	5	C301	C	3rd Floor	2 BHK + Terrace	504.45	424.30	809.00	6	C302	C	3rd Floor	1 BHK + Terrace	428.00	424.30	717.26	7	D201	D	2nd Floor	1 BHK + Terrace	365.70	-	438.84	8	D302	D	3rd Floor	1 BHK + Terrace	428.00	424.30	717.26	TOTAL					2,952.71	1,272.90	4,154.24		
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14.	Latitude, Longitude & Co-ordinates of unit	:	19°49'06.8"N 72°43'56.9"E																																																																							
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	As per table attached to the report																																																																							
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant under Owner Possession																																																																							
II	APARTMENT BUILDING																																																																									
1.	Nature of the Apartment	:	Commercial																																																																							
2.	Location	:																																																																								
	C.T.S. No.	:	Survey No. 242, 246/1, 246/2, 247, 248, 249 & 256																																																																							
	Block No.	:	-																																																																							

	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Pasthal, Zilla Parishad Palghar
	Door No., Street or Road (Pin Code)	:	Shop No. 1 to 4, Ground Floor, Wing – A, Residential Flat No. C301 & C302. 3rd Floor, Wing – C, Residential Flat No. D201 & D302, 2nd Floor & 3rd Floor, Wing – D, "Drashti Exotica", Survey No. 26/4B, Village – Pasthal, Taluka & District – Palghar, Pin Code – 421 302, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential cum Commercial
4.	Year of Construction	:	2021 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground Floor (Pt) + Stilt (Pt) + 1st Floor to 2nd Floor & 2nd Raised floor (3rd Floor)
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	2 Flats on 2 nd Floor & 3 rd Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	UNIT		
1	The floor in which the unit is situated	:	Ground Floor, 2 nd Floor & 3 rd Floor
2	Door No. of the unit	:	As per description table
3	Specifications of the unit	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Ceramic tiles flooring
	Doors	:	M. S. Rolling Shutter
	Windows	:	Glass facade window
	Fittings	:	Electrical wiring with Concealed
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the unit?	:	Good
7	Sale Deed executed in the name of	:	Mr. Nimesh Shashikant Thakkar & Mrs. Taruna Nimesh Thakkar

8	What is the undivided area of land as per Sale Deed?	:	Details not available	
9	What is the plinth area of the unit?	:	As per table attached to the report	
10	What is the floor space index (app.)	:	As per Zilla Parishad norms	
11	What is the Carpet Area of the unit?	:	As per table attached to the report	
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class	
13	Is it being used for Residential or Commercial purpose?	:	Residential cum Commercial purpose	
14	Is it Owner-occupied or let out?	:	Vacant	
15	If rented, what is the monthly rent?	:	As per table attached to the report	
IV	MARKETABILITY	:		
1	How is the marketability?	:	Good	
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area	
3	Any negative factors are observed which affect the market value in general?	:	No	
V	Rate	:		
1	After analyzing the comparable sale instances, what is the composite rate for a similar unit with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	Residential Flat: - ₹ 6,000.00 to ₹ 8,000.00 per Sq. Ft. on Carpet Area Commercial Shop: - ₹ 14,000.00 to ₹ 18,000.00 per Sq. Ft. on Carpet Area	
2	Assuming it is a new construction, what is the adopted basic composite rate of the unit under valuation after comparing with the specifications and other factors with the unit under comparison (give details).	:	Residential Flat: - ₹ 7,000.00 per Sq. Ft. on Carpet Area Commercial Shop: - ₹ 16,000.00 per Sq. Ft. on Carpet Area	
3	Break – up for the rate	:	Residential Flat	Commercial Shop
	I. Building + Services	:	₹ 2,000.00 per Sq. Ft.	₹ 2,000.00 per Sq. Ft.
	II. Land + others	:	₹ 5,000.00 per Sq. Ft.	₹ 14,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 41,400.00 per Sq. M. i.e., ₹ 3,846.00 per Sq. Ft.	₹ 73,300.00 per Sq. M. i.e., ₹ 6,810.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.	
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:		
a	Depreciated building rate	:		
	Replacement cost of unit with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.	

	Age of the building	:	3 Year	
	Life of the building estimated	:	57 years Subject to proper, preventive periodic maintenance & structural repairs.	
	Depreciation percentage assuming the salvage value as 10%	:	N.A., as the property age is below 5 years.	
	Depreciated Ratio of the building	:	-	
b	Total composite rate arrived for Valuation	:	Residential Flat	Commercial Shop
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 5,000.00 per Sq. Ft.	₹ 14,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 7,000.00 per Sq. Ft.	₹ 16,000.00 per Sq. Ft.
	Remark: <i>We have considered the area of the shops and flats as per self-declaration letter issued by the owner for the valuation purpose.</i>			

Details of Valuation:

Unit No.	Wing	Carpet Area in Sq. Ft.	Terrace Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Rate per Sq. Ft. on Terrace Area	Value of Unit in ₹	Value of Terrace in ₹	Value in ₹
Shop No. 1	A	1,226.56	-	16,000.00	-	1,96,24,960.00	-	1,96,24,960.00
Shop No. 2	A							
Shop No. 3	A							
Shop No. 4	A							
C301	C	504.45	424.30	7,000.00	2,800.00	35,31,150.00	11,88,040.00	47,19,190.00
C302	C	428.00	424.30	7,000.00	2,800.00	29,96,000.00	11,88,040.00	41,84,040.00
D201	D	365.70	-	7,000.00	2,800.00	25,59,900.00	-	25,59,900.00
D302	D	428.00	424.30	7,000.00	2,800.00	29,96,000.00	11,88,040.00	41,84,040.00
TOTAL		2,952.71	1,272.90			3,17,08,010.00	35,64,120.00	3,52,72,130.00

Government Value:

Unit No.	Wing	Floor	Carpet Area in Sq. Ft.	Terrace Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Built Up Area	Value in ₹
Shop No. 1	A	Ground Floor	1,226.56	-	1,471.87	6,810.00	83,52,874.00
Shop No. 2	A	Ground Floor					
Shop No. 3	A	Ground Floor					
Shop No. 4	A	Ground Floor					
C301	C	3rd Floor	504.45	424.30	809.00	3,846.00	19,40,115.00
C302	C	3rd Floor	428.00	424.30	717.26	3,846.00	16,46,088.00
D201	D	2nd Floor	365.70	-	438.84	3,846.00	14,06,482.00
D302	D	3rd Floor	428.00	424.30	717.26	3,846.00	16,46,088.00
TOTAL			2,952.71	1,272.90	4,154.24		1,49,91,647.00

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Unit			As per above mentioned table
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total Value of the Property			3,52,72,130.00
	The realizable value of the property			3,17,44,917.00
	Distress value of the property			2,82,17,704.00
	Insurable value of the property (4,154.24.00 X 2,000.00)			83,08,488.00
	Guideline value of the property			1,49,91,647.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial Unit, where there are typically many comparables available to analyze. As the property is a Commercial Unit, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 6,000.00 to ₹ 8,000.00 per Sq. Ft. on Carpet Area for residential flats and ₹ 14,000.00 to



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Valuation Report Prepared For: SBI / SME Chembur Branch / Mr. Nimesh Shashikant Thakkar (9407/2306837) Page 10 of 34
 ₹ 18,000.00 per Sq. Ft. on Carpet Area for commercial shops. Considering the rate with attached report, current market conditions, demand and supply position, unit size, location, upswing in real estate prices, sustained demand for Commercial Unit, all round development of Residential and Commercial application in the locality etc.
 We estimate ₹ 7,000.00 per Sq. Ft. on Carpet Area for residential flats & ₹ 16,000.00 per Sq. Ft. on Carpet Area for commercial shops for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Normal
ii) Likely rental values in future in	As per table attached to the report
iii) Any likely income it may generate	Rental Income



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Actual Site Photographs Flat No. C301



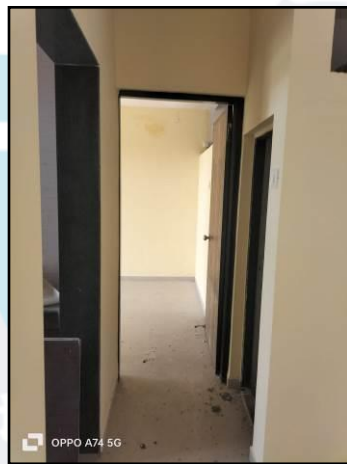
Actual Site Photographs

Flat No. C302



Actual Site Photographs

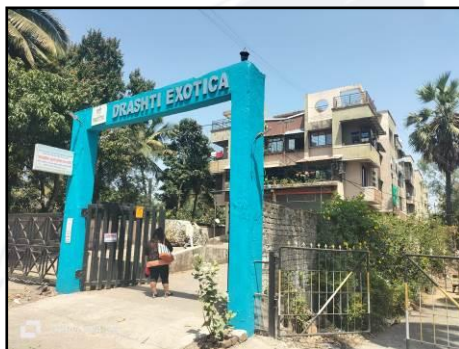
Flat No. D201



Actual Site Photographs Flat No. D302



Actual Site Photographs Shop 1, 2 & 3



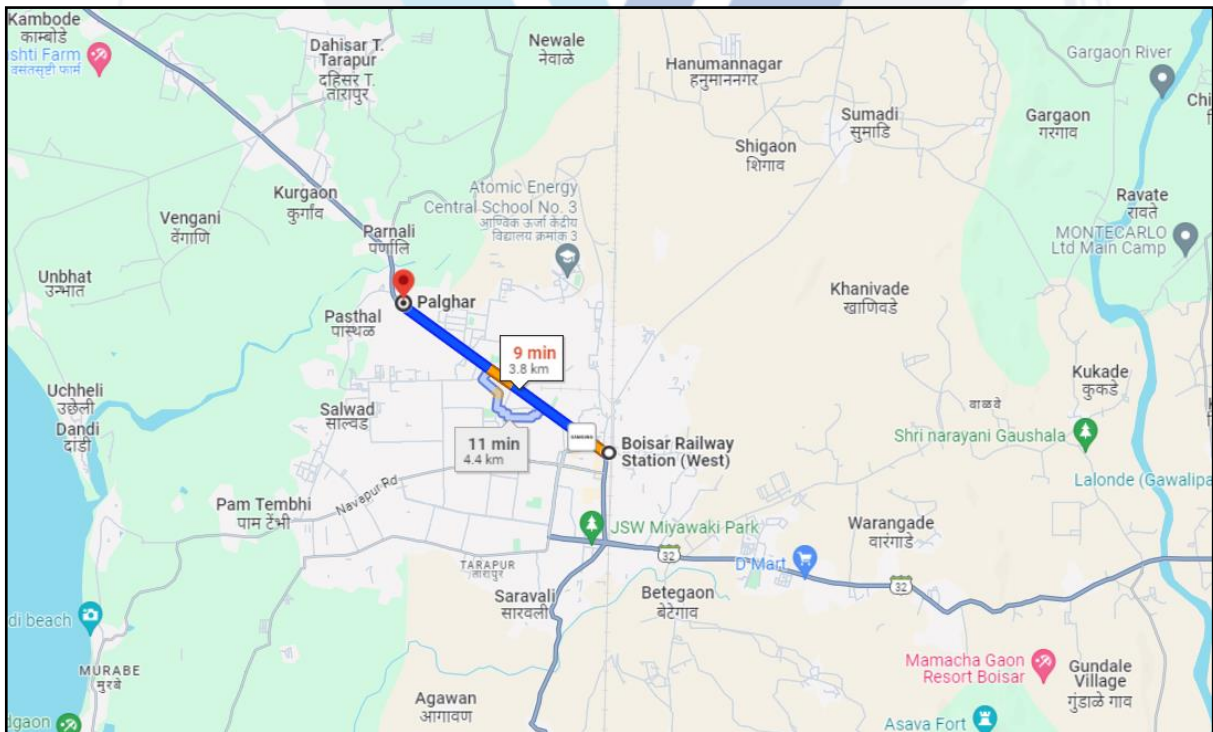
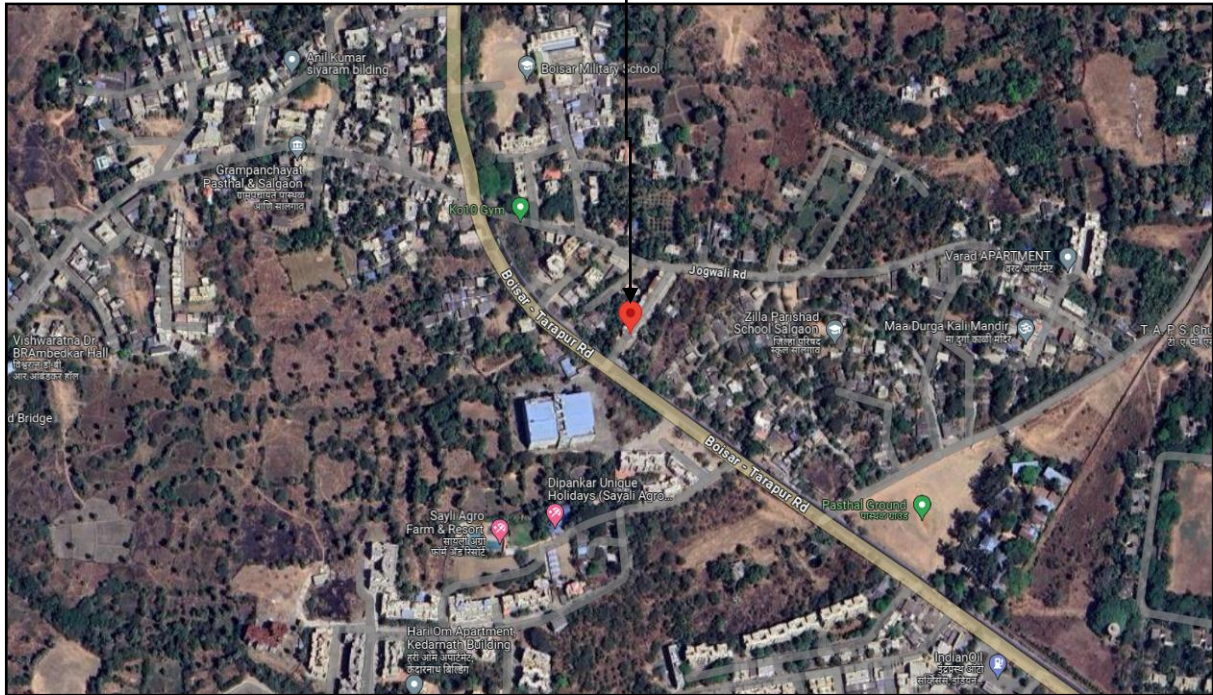
Actual Site Photographs

Shop 4



Route Map of the property

Site u/r



Latitude Longitude: 19°49'06.8"N 72°43'56.9"E

Note: The Blue line shows the route to site from nearest railway station (Boisar – 3.8 KM.)

Ready Reckoner Rate

Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

Selected District: Palghar

Select Taluka: Palghar

Select Village: Psthala (C.T.)

Search By: Survey No. Location

Select Location: इतर विकसनशिल विभाग

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.3	27.3-दुकाने	73300	चौरस मीटर
SurveyNo	27/27.2	27.2-कार्यालय/औद्योगिक गाळा/गोडाऊन	52700	चौरस मीटर
SurveyNo	27/27.1	27.1-निवासी सदनिका	41400	चौरस मीटर
SurveyNo	12/12.1	12.1-गावठाण	7980	चौरस मीटर

Sales Instances

1850542 17-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि.पालघर-2 दस्त क्रमांक : 1850/2024 नोंदणी : Regn:83m
गावाचे नाव : पास्थळ (प्रभाव क्षेत्र)		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	1835000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1084763	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: मौजे पास्थळ,ता. व जी. पालघर येथील सर्व्हे नं. 7/2,8/5,व 15/2 चे क्षेत्र 7210 चौ.मी. या जमिनीवरील बिल्लिंग टाईप 4 चे एफ.एस.आय क्षेत्र 28452.23 चौ.फूट. म्हणजेच 2644.26 चौ.मी. बांधीव या मिळकतीवरील परिवार कॉम्प्लेक्स मधील बिल्लिंग नं. 4,टाईप-डी या इमारतीच्या दुसऱ्या मजल्यावरील सदनिका क्र. 204 विंग-परिवार डी,चे क्षेत्र 23.82 चौ.मी. कार्पेटचा करार((Survey Number : सर्व्हे नं. ७/२, ८/५,व १५/२ ;))	
(5) क्षेत्रफळ	23.82 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-टीएचडीसी परिवार एलएलपी तर्फे भागीदार पवन अभिमन्यू सिंग तर्फे कु मु धारक सागर एम पाटील -- वय:-26 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस - सर्व्हे नं. ७/२, ८/५, १५/२ काशीबाई वाडी, पारथळ, बोईसर (प.) ता. व जी. पालघर , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401501 पॅन नं:-AARFT2864Q	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिपक धन सिंह -- वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा.रूम नं.०२, समता नगर कांजूर वाडी सी. डी.बर्फीवाला रोड,जुहू लेन,नवीन स्टाफ कॉलनी अंधेरी वेस्ट मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-EGQPS1035B 2): नाव:-बंटी धन सिंह -- वय:-51; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा.रूम नं.०२, समता नगर कांजूर वाडी सी. डी.बर्फीवाला रोड,जुहू लेन,नवीन स्टाफ कॉलनी अंधेरी वेस्ट मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-EJIPS2715D	
(9) दस्तऐवज करून दिल्याचा दिनांक	05/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	05/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	1850/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	110100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	18350	
(14)सोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per	

Sales Instances

2274542 20-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि.पालघर-2 दस्त क्रमांक : 2274/2024 नोंदणी : Regn:83m
गावाचे नाव : पास्थळ (प्रभाव क्षेत्र)		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	1300000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	792396	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: मौजे पास्थळ,ता. व जी. पालघर येथील सर्व्हे नं. 7/2,8/5,व 15/2 चे क्षेत्र 7210 चौ.मी. या जमिनीवरील बिल्लिंग टाईप 4 चे एफ.एस.आय क्षेत्र 28452.23 चौ.फूट. म्हणजेच 2644.26 चौ.मी. बांधीव या मिळकतीवरील परिवार कॉम्प्लेक्स मधील बिल्लिंग नं. 4,टाईप- डी या इमारतीच्या परिवार-डी विंग मधील दुसऱ्या मजल्यावरील सदनिका क्र. 205 चे क्षेत्र 17.40 चौ.मी. कार्पेटचा करार((Survey Number : सर्व्हे नं. ७/२, ८/५,व १५/२ ;))	
(5) क्षेत्रफळ	17.40 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-टीएचडीसी परिवार एलएलपी तर्फे भागीदार पवन अभिमन्यू सिंग तर्फे कु मु धारक सागर एम पाटील - - वय:-26 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस - सर्व्हे नं. ७/२, ८/५, १५/२ काशीबाई वाडी, पास्थळ, बोईसर (प.) ता. व जी. पालघर , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401501 पॅन नं:-AARFT2316B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनीष भगवानदास सिधपुरा - - वय:-48; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. भगवानदास सिद्धपुर, रूम नं-११, बाबू मन्सू चाल, साकी विहार रोड, शिव शक्ती नगर, अंधेरी (पु.), मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:- BJJPS0586C 2): नाव:-जया मनीष सिधपुरा - - वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. भगवानदास सिद्धपुर, रूम नं-११, बाबू मन्सू चाल, साकी विहार रोड, शिव शक्ती नगर, अंधेरी (पु.), मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:- FUUPS7372N	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	19/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	2274/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	78000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	13000	
(14)सोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other	

Sales Instances Shop

795884	सूची क्र.2	दुय्यम निबंधक : दु.नि.पालघर
04-05-2024		दस्त क्रमांक : 7958/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : पास्थळ (प्रभाव क्षेत्र)		
(1)विलेखाचा प्रकार	विक्री करारनामा	
(2)मोबदला	1250000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	87740	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: मौजे पास्थळ,तालुका जिल्हा पालघर येथील सर्वे नंबर 11 /14,हिस्सा नंबर 2,या जमिनीत बांधलेल्या गंधर्व अपार्टमेंट या इमारतीमधील,बिल्डिंग न 6,तळ मजल्यावरील विंग ए,मधील शॉप न 1 चे क्षेत्र 10.88 चौ.मीटर कार्पेट म्हणजेच 11.97 चौ मी बिल्टअप अशा दुकानी गाळा हा या विक्रीकराराचा विषय आहे((Survey Number : 11/14 HISSA NO 2 ;))	
(5) क्षेत्रफळ	10.88 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.विस्डम इन्फ्रास्ट्रक्चर रजिस्टर्ड पार्टनरशिप फर्म तर्फे भागीदार श्री बिपीन जॉन कुटिनोश्री दिलीप रंगनाथ पाटील या दोघांतर्फे कबुलीजबाबदारीत कु.मु म्हणून श्री विनोद गोपाल वानखेडे - वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: तेरेसा अपार्टमेंट, मुळगाव, सातमादेवी, वसई पश्चिम तालुका वसई जिल्हा पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401201 फॅन नं:-AABFW5559R	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राखी प्रवीण कदम - - वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: एच नं-2391 ,पास्थळ,आत्मशक्ती नगर,साळगाव पालघर ता जि पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401504 फॅन नं:-CGIPK3853M 2): नाव:-प्रवीण दत्तात्रेय कदम - - वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: एच नं-2391 ,पास्थळ,आत्मशक्ती नगर,साळगाव पालघर ता जि पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401504 फॅन नं:-BWPPK9641H	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/12/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	22/12/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	7958/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	75000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	12500	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per	

Sales Instances Shop

10542	सूची क्र.2	दुय्यम निबंधक : दु.नि.पालघर-2
08-02-2024		दस्ता क्रमांक : 10/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : पास्थळ (प्रभाव क्षेत्र)		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2200000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1471131	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन ; इतर माहिती: विभाग- 27.3 मौजे पास्थळ,ता. जि. पालघर येथील सर्वे नं. 11,हिस्सा नं. 2+3+4 या जमिनीवरील "नागेश अपार्टमेंट" या इमारती मधील "काशी - नागेश अपार्टमेंट को.ऑप हौसिंग सोसायटी लि" सी - विंग च्या तळ मजल्यावरील गाळा क्र. 03 चे चटई क्षेत्र 180 चौ. फुट म्हणजेच 16.72 चौ.मी.(बांधीव क्षेत्र 216 चौ. फुट म्हणजेच 20.07 चौ. मीटर)हा गाळा या कराराचा विषय आहे.((Survey Number : 11 Hissa No. 2+3+4 ;))	
(5) क्षेत्रफळ	16.72 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री. हेमंत बन्सीगीर गोसावी - - वय:-60 पत्ता:-प्लॉट नं. -, माल्ला नं. -, इमारतीचे नाव: ६०३, सोरभ टॉवर, ९० फीट रोड, भायंदर (पश्चिम) जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-401101 पॅन नं:-AJS PG8674R	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रवण चंपालाल माली - - वय:-29; पत्ता:-प्लॉट नं. -, माल्ला नं. -, इमारतीचे नाव: डी १०२, काशी नागेश अपार्टमेंट, राजपूत मॉलजवळ, पास्थळ, तारापूर रोड, साळगांव, ता. व जी. पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-401504 पॅन नं:-CCBPM7415C 2): नाव:-प्रकाश कुमार - - वय:-30; पत्ता:-प्लॉट नं. -, माल्ला नं. -, इमारतीचे नाव: डी १०२, काशी नागेश अपार्टमेंट, राजपूत मॉल जवळ, पास्थळ, तारापूर रोड, साळगांव, ता. व जी. पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-401504 पॅन नं:-EWWPK2581Q	
(9) दस्तऐवज करुन दिल्याचा दिनांक	01/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	01/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	10/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	132000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	22000	
(14)सोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per	

Price Indicators for Flats

HOUSING.COM Buy in Mumbai

Home / Mumbai / Boisar / Katkar / Drashti Exotica Last updated: Sep 3, 2020

Drashti Exotica

By DEV DRASHTI GROUP

Opp. Rajput Mall, Next to Chitralaya, Boisar Tarapur Main Road, Pasthal, Mira Road and Beyond, Mumbai

[Become the first to Rate](#)

Cover Image

₹22.05 L - 42.35 L | ₹3.50 K/sq.ft
EMI starts at ₹11.68 K

Price excludes maintenance, floor rise c... [See More](#)

1, 2 BHK Apartments Configurations | Ready to Move Possession Status | ₹3.50 K/sq.ft Avg. Price | 630 sq.ft. - 1210 sq.ft. (Builtup Area) Sizes

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Home > Find Properties in Mumbai > Drashti Exotica in Boisar West, Mumbai for sale

Drashti Exotica

Buy ₹40.16 L*

1, 2 BHK | Apartment in Boisar West, Mumbai

Project ID: 90047921 | Last Updated: Aug 27, 2019 | *All Inclusive Prices

	BHK	BATHS
	1 - 2	2
	BUILT-UP AREA (Sq.Ft)	
	630 - 875 (58.53 - 81.29 Sq.M)	
	STAGE OF COMPLETION	POSSESSION
	Ready to move in	Ready to move in

RERA Registered
Reg.No.P52000012265

Price Indicators for Flats

A *Quikr* COMPANY

Mumbai

Buy

Locality or Builder or Project Name

Home > Mumbai > Mumbai Mira Road & Beyond > Boisar > Completed Projects > Drashti Exotica

Drashti Exotica

By: [Drashti Enterprises](#) in [Boisar](#)

₹23.77 L onwards

OVERVIEW
LOCATION
BUY
RENT

<p>Total Units 40 Units</p> <p>Price Range ₹ 23.77 L - 33.02 L</p>	<p>BHK 1, 2 BHK</p> <p>Property Type Apartment</p>	<p>Area 630 - 875 sq.ft. <small>(58.53 - 81.29 sq.m)</small></p>	<p>Possession Dec-2012 <small>(Ready-to-move)</small></p>
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Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour
1 BHK Apartment <small>Availability*: Sold out</small>	630 sq.ft <small>(58.53 sq.m)</small>	NA	₹ 23.77 L	NA
2 BHK Apartment <small>Availability*: Sold out</small>	875 sq.ft <small>(81.29 sq.m)</small>	NA	₹ 33.02 L	NA

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Price Indicators for Shops

NOBROKER | Pay Rent | Post Your Property | Sign up | Log in

Shop In Boisar, Mumbai For...
 Commercial Buy | , Dhanani Nagar Rd., Near Dream city
 ₹ 12 Lacs (4,528 / Sq.Ft) | ₹ 9,011/Month Estimated EMI | 265 Sq.Ft Built Up Area | **Apply Loan**

Photos | Location | Shortlist

Shop Property Type	Public Parking
Freehold Ownership Type	Ground Floor Of Total 4 Floors
Unfurnished Furnishing	5 To 10 Year Age of Property
Jun 6, 2024 Posted On	Immediately Available From

Get Owner Details | |

99acres | Commercial Buy | Enter Locality / Project / Society / Lan | Sell/Rent Property FREE

Home > Commercial property for sale in Palghar > Shop for sale in Palghar > Shop for sale in Boisar > 15 to 20 Lakh | Posted on Apr 12, 2024 | Ready to

₹25 Lac @ 16,339 per sq.ft. | Commercial Shops for Sale in Tata New Haven Boisar, Boisar, Palghar, Maharashtra | Estimated EMI ₹19,968 | **Contact Dealer FREE** | Shortlist

RERA STATUS: NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in/>

Overview | Dealer Details | Recommendations

Videos (1) | **Property (4)**

- Sale Amount:** ₹ 25 Lac @ 16,339 per sq.ft. (Negotiable) [View Price Details](#)
- Built-up Area:** 200 sq.ft. (18.58 sq.m.)
- Floor Number:** Ground
- Parking:** Only public parking available
- Washrooms:** Only Public Washrooms available
- Key Highlights:** Main road facing
- Property Age:** 1 to 5 Year Old

Deal with Trusted RERA Professionals
 RERA Certified Dealer has posted this property!

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 3,52,72,130.00 (Rupees Three Crore Fifty Two Lakh Seventy Two Thousand One Hundred Thirty Only). The Realizable Value of the above property is ₹ 3,17,44,917.00 (Rupees Three Crore Seventeen Lakh Forty Four Thousand Nine Hundred Seventeen Only). The Distress Value is ₹ 2,82,17,704.00 (Rupees Two Crore Eighty Two Lakh Seventeen Thousand Seven Hundred Four Only).

Place: Mumbai

Date: 20.06.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is ₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached



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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 20.06.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 14.03.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate



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Valuation Report Prepared For: SBI / SME Chembur Branch / Mr. Nimesh Shashikant Thakkar (9407/2306837) Page 28 of 34
Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.

- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- y. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property is owned by Mr. Nimesh Shashikant Thakkar & Mrs. Taruna Nimesh Thakkar.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, SME Chembur Branch to assess value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Anwar Shaikh – Valuation Engineer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 13.03.2024 Valuation Date – 20.06.2024 Date of Report – 20.06.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 14.03.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Commercial Unit size, location, upswing in real estate prices, sustained demand for Commercial Unit, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **20th June 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on documents / information received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name of **Mr. Nimesh Shashikant Thakkar & Mrs. Taruna Nimesh Thakkar**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Nimesh Shashikant Thakkar & Mrs. Taruna Nimesh Thakkar**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the documents / information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the document provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar

Valuation Report Prepared For: SBI / SME Chembur Branch / Mr. Nimesh Shashikant Thakkar (9407/2306837) Page 32 of 34
properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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.



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MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior



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engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
26. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
27. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

28. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
29. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

30. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

32. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
33. A valuer shall follow this code as amended or revised from time to time.



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