

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **M/s. Irony Clothings Private Limited (Gala No. F – 30, F – 31, F – 32) & Smt. Srujana V. Yedidha (Gala No. F – 33)**

**Industrial Gala Nos. F – 30, F – 31, F – 32 & F – 33, 1<sup>st</sup> Floor, Top Class Enclave, Sativali Road, Golani Naka, Village Gokhiware, Vasai (East), Taluka Vasai, District Palghar, PIN – 401208, State - Maharashtra, Country – India**

Latitude Longitude - 19°24'21.2"N 72°51'14.4"E

### Intended User

**Cosmos Bank  
Borivali MRO A-2**

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country - India



### Our Pan India Presence at :

Nanded Thane Ahmedabad Delhi NCR  
Mumbai Nashik Rajkot Raipur  
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



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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/10/2024/010655/2308632

15/14-172-AM

Date: 15.10.2024

### VALUATION OPINION REPORT

The property bearing **Industrial Gala Nos. F – 30, F – 31, F – 32 & F – 33**, 1<sup>st</sup> Floor, Top Class Enclave, Sativali Road, Golani Naka, Village Gokhiware, Vasai (East), Taluka Vasai, District Palghar, PIN – 401208, State - Maharashtra, Country – India belongs to **M/s. Irony Clothings Private Limited (Gala No. F – 30, F – 31, F – 32) & Smt. Srujana V. Yedidha (Gala No. F – 33)**.

Boundaries of the property.

North : Nalla  
South : Sativali Road  
East : Open Plot  
West : Eco – Recycling Ltd.

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 **₹ 4,32,01,458.00 (Amount in words Rupees Four Crore Thirty Two Lakh One Thousand Four Hundred Fifty Eight Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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

Encl: Valuation report in Form – 01

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.16 10:23:38 +05'30'

Auth. Sign.



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**Valuation Report of Industrial Gala Nos. F – 30, F – 31, F – 32 & F – 33, 1<sup>st</sup> Floor, Top Class Enclave, Sativali Road, Golani Naka, Village Gokhiware, Vasai (East), Taluka Vasai, District Palghar, PIN – 401208, 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 15.10.2024 for Banking Purpose
2	Date of inspection	19.08.2024
3	Name of the owner/ owners	<b>M/s. Irony Clothings Private Limited (Gala No. F – 30, F – 31, F – 32) &amp; Smt. Srujana V. Yedidha (Gala No. F – 33)</b>
4	If the property is under joint ownership Ownership / co-ownership, share of each such owner. Are the shares undivided?	Company ownership (Gala No. F- 30, F – 31, F – 32) & Sole Ownership (Gala No. F- 33)
5	Brief description of the property	<b>Industrial Gala Nos. F – 30, F – 31, F – 32 &amp; F – 33, 1<sup>st</sup> Floor, Top Class Enclave, Sativali Road, Golani Naka, Village Gokhiware, Vasai (East), Taluka Vasai, District Palghar, PIN – 401208, State - Maharashtra, Country – India.</b>
6	Location, street, ward no	Sativali Road, Golani Naka, Village Gokhiware, Vasai (East), Taluka Vasai, District Palghar, PIN – 401208
7	Survey/ Plot no. of land	Survey No. 22, Hissa No. 7, 8 & others
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Industrial area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Auto, Taxies and Private cars

<b>LAND</b>																																
12	Area of land supported by documentary proof. Shape, dimension and physical features	<p>Carpet area - 4,888.00 Sq. Ft. Mezzanine Floor – 4,932.00 Sq. Ft. (Area as per site measurement)</p> <p><u>Built up area as per agreements</u></p> <table border="1"> <thead> <tr> <th>Gala</th> <th>Area in Sq. M.</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>F – 30</td> <td>112.59</td> <td>1,212.00</td> </tr> <tr> <td>F – 31</td> <td>197.32</td> <td>2,124.00</td> </tr> <tr> <td>F – 32</td> <td>79.16</td> <td>852.00</td> </tr> <tr> <td>F – 33</td> <td>59.99</td> <td>646.00</td> </tr> <tr> <td><b>Total</b></td> <td><b>449.06</b></td> <td><b>4,834.00</b></td> </tr> </tbody> </table> <p><u>Mezzanine Floor</u> Built up Area as per previous Report</p> <table border="1"> <thead> <tr> <th>Gala</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>F – 30</td> <td>1,212.00</td> </tr> <tr> <td>F – 31</td> <td>2,124.00</td> </tr> <tr> <td>F – 32</td> <td>852.00</td> </tr> <tr> <td>F – 33</td> <td>646.00</td> </tr> <tr> <td><b>Total</b></td> <td><b>4,834.00</b></td> </tr> </tbody> </table>	Gala	Area in Sq. M.	Area in Sq. Ft.	F – 30	112.59	1,212.00	F – 31	197.32	2,124.00	F – 32	79.16	852.00	F – 33	59.99	646.00	<b>Total</b>	<b>449.06</b>	<b>4,834.00</b>	Gala	Area in Sq. Ft.	F – 30	1,212.00	F – 31	2,124.00	F – 32	852.00	F – 33	646.00	<b>Total</b>	<b>4,834.00</b>
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13	Roads, Streets or lanes on which the land is abutting	Sativali Road																														
14	If freehold or leasehold land	Freehold Land																														
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.	N.A, the land is freehold land																														
	(i) Initial premium																															
	(ii) Ground rent payable per annum																															
	(iii) Unearned increase payable to the Lessor in the event of sale or transfer																															

16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so attach a copy of the covenant	No
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so give Particulars.	No
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	Attached

	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Attached
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	As per local norms
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	N.A.
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.

29	Give details of the water and electricity charges, if any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N.A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	<b>SALES</b>	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance
39	Land rate adopted in this valuation	N. A. as the property under consideration is an Industrial Building only. 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	Online Price Indicators, Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	2009 (approx..)
42	What was the method of construction, by contract/By employing Labour directly/ both?	Information not available
43	For items of work done on contract, produce	Information not available

	copies of agreements	
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	Information not available

## PART II- VALUATION

### GENERAL:

Under the instruction of COSMOS Bank, Borivali MRO A-2 to assess fair market value as on 15<sup>th</sup> October 2024 for **Industrial Gala Nos. F – 30, F – 31, F – 32 & F – 33**, 1<sup>st</sup> Floor, Top Class Enclave, Sativali Road, Golani Naka, Village Gokhiware, Vasai (East), Taluka Vasai, District Palghar, PIN – 401208, State - Maharashtra, Country – India belongs to **M/s. Irony Clothings Private Limited (Gala No. F – 30, F – 31, F – 32) & Smt. Srujana V. Yedidha (Gala No. F – 33)**.

We are in receipt of the following documents:

1	Copy of Agreement, Reg. No. 10024/2008 dated 03.10.2008 between Top Class Enterprises (the Builders) AND M/s. Irony Clothings Private Limited for Gala No. F – 30
2	Copy of Agreement, Reg. No. 5799/2008 dated 25.04.2008 between Top Class Enterprises (the Builders) AND M/s. Irony Clothings Private Limited for Gala No. F – 31
3	Copy of Agreement, Reg. No. 10023/2008 dated 03.10.2008 between Top Class Enterprises (the Builders) AND M/s. Irony Clothings Private Limited for Gala No. F – 32
4	Copy of Agreement, Reg. No. 02806/2009 dated 30.03.2009 between Top Class Enterprises (the Builders) AND Smt. Srujana V. Yedidha for Gala No. F – 33
5	Copy of Previous Valuation Report dated 31.05.2018 issued by Shekhar L. Thite.

### LOCATION:

The property is **Industrial Gala Nos. F – 30, F – 31, F – 32 & F – 33**, 1<sup>st</sup> Floor, Top Class Enclave, Sativali Road, Golani Naka, Village Gokhiware, Vasai (East), Taluka Vasai, District Palghar, PIN – 401208, State - Maharashtra, Country – India. The Property falls in Industrial Zone. It is at 4.4 KM. distance from Vasai Road Railway station. The surrounding locality is Industrial.

### BUILDING:

The building under reference is having Ground + 2 upper floors. It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase



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is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The external condition of building is good. The building is used for Industrial purpose. There are 37 units on 1<sup>st</sup> floor. The building is having 2 lifts.

### INDUSTRIAL UNIT:

The Industrial Units under reference are situated on the 1<sup>st</sup> floor. As per site inspection, Industrial Gala Nos. F – 30, F – 31, F – 32 & F – 33 are internally amalgamated and accessible by single entrance from Gala Nos. F – 33. The composition of amalgamated unit is Working areas + 3 Cabins + 1 Conference room + 2 Toilet. The amalgamated unit has amalgamated mezzanine Floor. The Industrial Unit is finished with kota tiles flooring, MS rolling shutter to main entrance, Conduit wiring etc.

### Valuation as on 15<sup>th</sup> October 2024

<b>The Built Up Area of the Industrial amalgamated units</b>	: 4,834.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	: 2009		
Expected total life of building	: 60 Years		
Age of the building as on 2024	: 15 Years		
Cost of Construction	: As mentioned below		
<b>Gala No.</b>	<b>Built Up Area in Sq. Ft.</b>	<b>Estimated Replacement Rate in ₹</b>	<b>Cost of Construction in ₹</b>
F - 30	1,212.00	2,500.00	30,30,000.00
F – 31	2,124.00	2,500.00	53,10,000.00
F – 32	852.00	2,500.00	21,30,000.00
F - 33	646.00	2,500.00	16,15,000.00
<b>Total</b>	<b>4,834.00</b>	<b>2,500.00</b>	<b>1,20,85,000.00</b>
Depreciation $\{(100-10) \times 10 / 60\}$	: 22.50%		
Amount of depreciation	: As mentioned below		
<b>Gala No.</b>	<b>Built Up Area in Sq. Ft.</b>	<b>Depreciation Rate in ₹</b>	<b>Depreciation Amount in ₹</b>
F - 30	1,212.00	563.00	6,82,356.00
F – 31	2,124.00	563.00	11,95,812.00
F – 32	852.00	563.00	4,79,676.00
F - 33	646.00	563.00	3,63,698.00
<b>Total</b>	<b>4,834.00</b>		<b>27,21,542.00</b>
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 66,200.00 per Sq. M. i.e. ₹ 6,150.00 per Sq. Ft.		
Guideline rate (after depreciation)	: ₹ 58,280.00 per Sq. M. i.e. ₹ 5,414.00 per Sq. Ft.		



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Prevailing market rate	: As mentioned below
<b>Value of property as on 15.10.2024</b>	: As mentioned below

**First Floor**

Gala No.	Built Up Area in Sq. Ft.	Prevailing market rate in ₹	Value in ₹
F - 30	1,212.00	7,500.00	90,90,000.00
F - 31	2,124.00	7,500.00	1,59,30,000.00
F - 32	852.00	7,500.00	63,90,000.00
F - 33	646.00	7,500.00	48,45,000.00
<b>Total</b>	<b>4,834.00</b>		<b>3,62,55,000.00</b>

**Mezzanine Floor**

Gala No.	Built Up Area in Sq. Ft.	Prevailing market rate in ₹	Value in ₹
F - 30	1,212.00	2,000.00	24,24,000.00
F - 31	2,124.00	2,000.00	42,48,000.00
F - 32	852.00	2,000.00	17,04,000.00
F - 33	646.00	2,000.00	12,92,000.00
<b>Total</b>	<b>4,834.00</b>		<b>96,68,000.00</b>

Particulars	Built Up Area in Sq. Ft.	Value in ₹
1 <sup>st</sup> Floor - Industrial Gala Nos. F - 30, F - 31, F - 32 & F - 33	4,834.00	3,62,55,000.00
Mezzanine Floor - Industrial Gala Nos. F - 30, F - 31, F - 32 & F - 33	4,834.00	96,68,000.00
<b>Total</b>		<b>4,59,23,000.00</b>

(Area of property x market rate of developed land & Industrial premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 15.10.2024</b>	: ₹ 4,59,23,000.00 - ₹ 27,21,542.00 = ₹ 4,32,01,458.00
<b>Total Value of the property</b>	: ₹ 4,32,01,458.00



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The realizable value of the property	:	₹ 3,88,81,312.00
Distress value of the property	:	₹ 3,45,61,166.00
Insurable value of the property (Depreciated Replacement Value (₹1,90,31,458.00) - Subsoil Structure Cost (15%))	:	₹ 1,61,76,739.00
Guideline value of the property (4,834 X 5,414)	:	₹ 2,61,71,276.00

Taking into consideration above said facts, we can evaluate the value of **Industrial Gala Nos. F – 30, F – 31, F – 32 & F – 33**, 1<sup>st</sup> Floor, Top Class Enclave, Sativali Road, Golani Naka, Village Gokhiware, Vasai (East), Taluka Vasai, District Palghar, PIN – 401208, State - Maharashtra, Country – India for this particular purpose at **₹ 4,32,01,458.00 (Amount in words Rupees Four Crore Thirty-Two Lakh One Thousand Four Hundred Fifty Eight Only)** as on **15<sup>th</sup> October 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 15<sup>th</sup> October 2024 is **₹ 4,32,01,458.00 (Amount in words Rupees Four Crore Thirty Two Lakh One Thousand Four Hundred Fifty Eight Only)**.
2. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
3. 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.
4. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose, Latest Legal Opinion should be sought.

#### **PART III- DECLARATION**

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:



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**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>																																				
1.	No. of floors and height of each floor	Ground + 2 upper floors																																				
2.	Plinth area floor wise as per IS 3361-1966	<p><u>Built up area as per agreements</u></p> <p><u>1<sup>st</sup> Floor</u></p> <table border="1"> <thead> <tr> <th>Gala</th> <th>Area in Sq. M.</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>F – 30</td> <td>112.59</td> <td>1,212.00</td> </tr> <tr> <td>F – 31</td> <td>197.32</td> <td>2,124.00</td> </tr> <tr> <td>F – 32</td> <td>79.16</td> <td>852.00</td> </tr> <tr> <td>F – 33</td> <td>59.99</td> <td>646.00</td> </tr> <tr> <td><b>Total</b></td> <td><b>449.06</b></td> <td><b>4,834.00</b></td> </tr> </tbody> </table> <p><u>Built up area as per previous valuation Report</u></p> <p><u>Mezzanine Floor</u></p> <table border="1"> <thead> <tr> <th>Gala</th> <th>Area in Sq. M.</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>F – 30</td> <td>112.59</td> <td>1,212.00</td> </tr> <tr> <td>F – 31</td> <td>197.32</td> <td>2,124.00</td> </tr> <tr> <td>F – 32</td> <td>79.16</td> <td>852.00</td> </tr> <tr> <td>F – 33</td> <td>59.99</td> <td>646.00</td> </tr> <tr> <td><b>Total</b></td> <td><b>449.06</b></td> <td><b>4,834.00</b></td> </tr> </tbody> </table>	Gala	Area in Sq. M.	Area in Sq. Ft.	F – 30	112.59	1,212.00	F – 31	197.32	2,124.00	F – 32	79.16	852.00	F – 33	59.99	646.00	<b>Total</b>	<b>449.06</b>	<b>4,834.00</b>	Gala	Area in Sq. M.	Area in Sq. Ft.	F – 30	112.59	1,212.00	F – 31	197.32	2,124.00	F – 32	79.16	852.00	F – 33	59.99	646.00	<b>Total</b>	<b>449.06</b>	<b>4,834.00</b>
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3.	Year of construction	2009 (Approx.)																																				
4.	Estimated future life	45 Years Subject to proper, preventive periodic maintenance & structural repairs																																				
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure																																				
6.	Type of foundations	R.C.C. Foundation																																				
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.																																				
8.	Partitions	6" thick brick wall																																				
9.	Doors and Windows	M.S. rolling shutters, Wooden Door, Powder coated Aluminium sliding windows																																				
10.	Flooring	Vitrified tiles flooring																																				
11.	Finishing	Cement plastering																																				
12.	Roofing and terracing	R.C.C. slab roofing																																				
13.	Special architectural or decorative features, if any	No																																				

14.	(i)	Internal wiring – surface or conduit	Industrial wiring and concealed wiring Ordinary
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	
15.	Sanitary installations		Sufficient as per requirement having ordinary class of fitting
	(i)	No. of water closets	
	(ii)	No. of lavatory basins	
	(iii)	No. of urinals	
	(iv)	No. of sinks	
Class of fittings: Superior colored / superior white/ordinary.			
16.	Class of fittings: Superior colored / superior white/ordinary.		Ordinary
17.	Compound wall Height and length Type of construction		No compound walls
18.	No. of lifts and capacity		2 lifts
19.	Underground sump – capacity and type of construction		As per requirements
20.	Over-head tank Location, capacity Type of construction		As per requirements
21.	Pumps- no. and their horse power		As per requirements
22.	Roads and paving within the compound approximate area and type of paving		W.B.M. in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		To Public Sewers
24.	<b>General Remarks</b>		
<i>For the purpose of valuation, we have considered the unit area of 1<sup>st</sup> floor as per agreement, Mezzanine floor as per previous valuation report.</i>			

## Actual site photographs



## Actual site photographs



## Actual site photographs



### Route Map of the property

Site u/r



Latitude Longitude - 19°24'21.2"N 72°51'14.4"E

**Note:** The Blue line shows the route to site from nearest railway station (Vasai Road – 4.4 KM.)



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## 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: Vasai

Select Village: Gavache Nav - Mauje Gokhivare (37) ( Vasai

Search By:  Survey No.  SubZones

Enter Survey No: 22 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
2-विकसित विकसन क्षमता असलेल्या जमिनी	13400	58000	66200	73300	66200	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Unit	66,200.00			
No Reduce at Unit Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Decrease) (A)</b>	<b>66,200.00</b>	<b>Sq. Mt.</b>	<b>6,150.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	13,400.00			
The difference between land rate and building rate (A – B = C)	52,800.00			
Depreciation Percentage as per table (D) [100% - 15%] (Age of the Building – 15 Years)	85%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>58,280.00</b>	<b>Sq. Mt.</b>	<b>5,414.00</b>	<b>Sq. Ft.</b>

### Valuation of Multistoried Industrial Unit

While Valuing Industrial gala in multistoried industrial building, value of industrial gala on 1<sup>st</sup> to 4<sup>th</sup> floor is to be reduced by 5% for each floor.

### Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

### Price Indicators

<b>Property</b>	Industrial Shed	
<b>Source</b>	https://www.nobroker.com/	
<b>Particulars</b>	<b>Built up Area in Sq. Ft.</b>	<b>Rate per Sq. Ft. on Built up area</b>
Industrial Shed	3,000.00	7,000.00

**NOBROKER**

Commercial Buy Industrial Shed In Vasai East, ...  
Deviwari And Shah Udyog Nagar, Agarwal

₹ 2.1 Crores  
7,000 Sq. Ft

₹ 1.58 Lacs/Month  
3,000 Sq. Ft 2,160 Sq. Ft  
Built Up Area Carpet Area  
Apply Loan

Industrial Shed  
Property Type

Freehold  
Ownership Type

Unfurnished  
Furnishing

May 7, 2024  
Posted On

Public  
Parking

Ground Floor  
Of Total 2 Floors

More Than 10 Year  
Age of Property

Immediately  
Available From

Contact Schedule Visit

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: McDonald's Anand Restaurant Hayaat Centre

**NoBroker Services**

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

**Activity On This Property**

41 Unique Views 0 Shortlists 2 Contacted

Powered By: NBEstimates

Similar Properties



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## Price Indicators

<b>Property</b>	Industrial Shed	
<b>Source</b>	https://www.nobroker.com/	
<b>Particulars</b>	<b>Built up Area in Sq. Ft.</b>	<b>Rate per Sq. Ft. on Built up area</b>
Industrial Shed	1,287.00	6,216.00

**NOBROKER**

Industrial Shed In Vasai East, M...  
spec industrial complex next to smart Cop...

₹ 80 Lacs  
₹ 6,216 / Sq. Ft.

₹ 60,074/Month  
Estimated EMI

1,287 Sq. Ft.  
Built Up Area

Apply Loan

Photos Location

Shortlist

Industrial Shed  
Property Type

Public  
Parking

Freehold  
Ownership Type

1  
Of Total 0 Floors

Unfurnished  
Furnishing

More Than 10 Year  
Age of Property

Jul 17, 2024  
Posted On

Immediately  
Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out

Wrong Info

**NoBroker Services**

Create Agreement

Check Loan Eligibility

Estimate Interiors Cost

Book Legal Services

Book Renovations

**Activity On This Property**

32 Unique Views

0 Shortlists

0 Contacted

Powered By: NEEstimate

## Sales Instances

Property	Industrial Unit	
Source	Index No. 2	
Floor	Ground Floor	
Particulars	<b>Built up Area in Sq. Ft.</b>	<b>Rate per Sq. Ft. on Built up area</b>
Industrial Unit	1,633.00	6,736.00

12600350 05-05-2024 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दृष्यम निबंधक : सह दृ नि वसई 3 दस्त क्रमांक : 12600/2022 मॉडेली : Region: 8311
<b>गावाचे नाव : गोखिवरे</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मीटरदला	11000000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलपट्टाकार, आकारणी देतो की पट्टेदार ते मसुदा करावे)	10047000	
(4) भू-मापन, पोटहिसा व परक्रमांक (असल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन : इतर माहिती : इतर माहिती: गाव मोजे गोखिवरे, सर्वे नं 22, हिस्सा नं 7, 8, सर्वे नं 23, हिस्सा नं 6, 7, सर्वे नं 24 आणि 25, इंडस्ट्रिअल गाला नं जी-14, तळ मजला, टॉप क्लास एन्क्लेव प्रिमायसेस को ऑप सो ली, गोखिवरे, वसई पूर्व, तालुका वसई, जिल्हा पालघर, इंडस्ट्रिअल गाला क्षेत्र 151.755 चौ मी बिल्ट अप ( ( Survey Number : सर्वे नं 22, हिस्सा नं 7, 8, सर्वे नं 23, हिस्सा नं 6, 7, सर्वे नं 24 व 25 ; ) )	
(5) क्षेत्रजळ	151.755 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा लुकुप्रनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव.-पे श्री साई प्लास्टिक्स हॉर्ज भागीदार कानाराम समाजी परमार - वय:- पत्ता:-प्लॉट नं. ए-204, माळा नं:-, इमारतीचे नाव: रोसमेरी, बिल्डिंग नं 1, गार्डन प्रोजेक्ट 2, ब्लॉक नं: विक्रवाडी, रोड नं: बोरिवली पश्चिम, महाराष्ट्र, मुम्बई, पिन कोड:-400092 पॅन नं:-ABUF93876M 2): नाव.-पे श्री साई प्लास्टिक्स हॉर्ज भागीदार छेल सिंह वरद सिंह सिन्दल वय:- पत्ता:-प्लॉट नं 301, माळा नं:-, इमारतीचे नाव: त्रिडावन को ऑप हा सो लि, ब्लॉक नं: एफ्हरमाईन सिटी, रोड नं: वसई पूर्व, महाराष्ट्र, ठाणे, पिन कोड:-401208 पॅन नं:-ABUF93876M	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा लुकुप्रनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-निखिल छोटुवाल जैन - वय:-30, पत्ता:-प्लॉट नं: रुम नं 4, बिल्डिंग नं 3, माळा नं:-, इमारतीचे नाव: आराम बंगलो, ब्लॉक नं: गोविंद नगर, रोड नं: मासाड पूर्व, महाराष्ट्र, मुम्बई, पिन कोड:-400097 पॅन नं:-AOKPJ1985M	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/07/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	21/07/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	12600/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	770000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) भौरा		
मुत्पाकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sales Instances

Property	Industrial Unit	
Source	Index No. 2	
Floor	Second Floor	
Particulars	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Built up area
Industrial Unit	888.00	5,349.00

545279	सूची क्र.2	दुय्यम निबंधक : दु.नि. वसई 1
09-03-2024		दस्ता क्रमांक : 5452/2023
Note:-Generated Through eSearch		नोंदणी :
Module:For original report please contact concern SRO office.		Regn:83m
<b>गावाचे नाव : गोखिवरे</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) नोंदणी क्रमांक	4750000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4852000	
(4) भू.मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती : इतर माहिती: गाव मोजे गोखिवरे,ता.लुका वसई,जिल्हा पालघर येथील सर्वे नं. 22,हिस्सा नं. 7,8,सर्वे नं. 23,हिस्सा नं. 6,7 सर्वे नं. 24,25 या जमीन मिळकतीवर बांधण्यात आलेले टॉप क्लास एनक्लेव प्रिमायसेस को. ऑप. सो. लि., या इंडस्ट्रीयल बिल्डिंगमधील गाळा नं. एस - 203 दुसरा मजला,ज्याचे एकूण क्षेत्रफळ 82.501 चौ. मी.(बिल्ट अप)हि मिळकत( ( Survey Number : सर्वे नं. 22, हिस्सा नं. 7, 8, सर्वे नं. 23, हिस्सा नं. 6, 7 सर्वे नं. 24, 25 ; ) )	
(5) क्षेत्रफळ	82.501 चौ.मीटर	
(6)आकारणी किंवा जुळी देण्यात आलेले लेखा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मायकल फ्रान्सिस डिमेलो तर्फे कु. मु. प्रिती मायकल डिमेलो उर्फ प्रिती आलेक्स डि आब्रिओ - - वय:-32 पत्ता:-प्लॉट नं: 2-1/1174, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: आनंद नगर, के. टी. विजय सिनेमा समोर, माणिकपुर, वसई रोड (प), ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ASGPD2631J	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चंदन मुलचंद गडा - - वय:-54; पत्ता:-प्लॉट नं: 30/102, माळा नं: पहिला मजला, इमारतीचे नाव: मिनल को. ऑप. सो. लि., ब्लॉक नं: -, रोड नं: डॉ. राधाकृष्णा रोड, मोगरा विलेज, जैन नर्सिंग होम, अंधेरी (पूर्व), मुंबई, महाराष्ट्र, मुंबई पिन कोड:-400069 पॅन नं:-AAEPG1209R	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/04/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	18/04/2023	
(11)अनुक्रमांक खंड व पृष्ठ	5452/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	339700	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(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.	

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **15<sup>th</sup> October 2024**.

The term **Fair Market Value** is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently 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.

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: 2024.10.16 10:24:11 +05'30'

  
Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. IBB/ RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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



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