

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Vinod Surendra Singh**

Commercial Godown No. 5D, 1<sup>st</sup> Floor, Wing A, "**Sita Estate**", Sita Premises Ltd., CTS No. 133, 134 & 135, Ghatkopar Mahul Road, Aziz Baug, Near Vasi Naka, Village - Maravali, Municipality Ward No. M/ East Ward, Chembur, Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 074, State - Maharashtra, India.

Latitude Longitude : 19°2'5.9"N 72°53'46.9"E

### Valuation Prepared For:

**Private Valuation**





#### Our Pan India Presence at :

- |  |  |   |   |
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|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
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#### 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](mailto:mumbai@vastukala.co.in)

 [www.vastukala.co.in](http://www.vastukala.co.in)

## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Godown No. 5D, 1<sup>st</sup> Floor, Wing - A, "**Sita Estate**", Sita Premises Ltd., CTS No. 133, 134 & 135, Ghatkopar Mahul Road, Aziz Baug, Near Vasi Naka, Village - Maravali, Municipality Ward No. M/ East Ward, Chembur, Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 074, State - Maharashtra, India belongs to **Mr. Vinod Surendra Singh**.

Boundaries	:	Building	Godown
North	:	Wing - B	Marginal Space
South	:	HP Petrol Pump	Lobby
East	:	Slum Area	Unit No. 5E
West	:	Mahul Road & Bharat Petroleum Monorail Station	Unit No. 4C

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 92,24,484.00 (Rupees Ninety Two Lakh Twenty Four Thousand Four Hundred Eighty Four Only)**.

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

Hence certified

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

**Manoj Chalikwar**

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.10 17:01:57 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation report



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**Vastukala Consultants India Pvt. Ltd.**

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

**VALUATION REPORT (IN RESPECT OF GODOWN)**

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
2	a) Date of inspection : 19.08.2024
	b) Date of which the valuation is made : 10.12.2024
3	List of documents produced for perusal: I) Copy of Sale Deed Document No.28022/2024 Dated 17.10.2024 between Mr. Brijesh Keshavprasad Singh & Mr. Rajesh Singh Keshavprasad Singh (The Vendor) And Mr. Vinod Surendra Singh(The purchaser). II) Copy of Electricity Bill CA No.9000 0095 2576 in the name of Mr. Brijesh Singh Dated 12.08.2024. III) Copy of Society Maintenance Bill Document No.00054 Dated 14.03.2024 in the name of Brijesh Singh & Rajesh Singh. IV) Copy of Part Occupancy Certificate Document No.CE / 3140 / B.P.E.S. / AM dated 07.02.1988 issued by Municipal Corporation of Greater Mumbai.
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) : <b>Mr. Vinod Surendra Singh</b> Commercial Godown No. 5D, 1 <sup>st</sup> Floor, Wing - A, " <b>Sita Estate</b> ", Sita Premises Ltd., CTS No. 133, 134 & 135, Ghatkopar Mahul Road, Aziz Baug, Near Vasi Naka, Village - Maravali , Municipality Ward No. M/ East Ward, Chembur, Taluka - Kurla , District - Mumbai Suburban District, Mumbai, PIN Code - 400 074, State - Maharashtra, India.  <u>Contact Person :</u> Mr. Arvind Nikam (Tenant Employee) Mobile No. 9702151810  sole ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Commercial Godown located on 1 <sup>st</sup> Floor. <b>(Unit)</b> The Composition of Godown Unit is Working Area + Wooden Loft area (for storage) The property is at 130 Mt. distance from Bharat Petroleum Monorail.
6	Location of property
a)	Plot No. / Survey No. :
b)	Door No. : Commercial Godown No. 5D
c)	C.T.S. No. / Village : CTS No - 133, 134 & 135, Village - Maravali
d)	Ward / Taluka : Municipality Ward No - M/ East Ward Taluka - Kurla
e)	Mandal / District : District - Mumbai Suburban District



f)	Date of issue and validity of layout of approved map / plan	:	Copy of Part Occupancy Certificate Document No. CE / 3140 / B.P.E.S. / AM dated 07.02.1988 issued by Municipal Corporation of Greater Mumbai	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7	Postal address of the property	:	Commercial Godown No. 5D, 1 <sup>st</sup> Floor, Wing - A, " <b>Sita Estate</b> ", Sita Premises Ltd., CTS No. 133, 134 & 135, Ghatkopar Mahul Road, Aziz Baug, Near Vasi Naka, Village - Maravali , Municipality Ward No. M/ East Ward, Chembur, Taluka - Kurla , District - Mumbai Suburban District, Mumbai, PIN Code - 400 074, State - Maharashtra, India.	
8	City / Town	:	City - Mumbai	
	Residential area	:	No	
	Commercial area	:	Yes	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Maravali Municipal Corporation of Greater Mumbai (MCGM)	
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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Wing - B	Details not available
	South	:	HP Petrol Pump	Details not available
	East	:	Slum Area	Details not available
	West	:	Mahul Road & Bharat Petroleum Monorail Station	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Commercial Godown in a building.	
		:	<b>As per the Deed</b>	<b>As per Actuals</b>
	North	:	-	-
	South	:	-	-
	East	:	-	-

	West	:	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 565.62 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 543.00 (Area As Per Sale Deed)
14.1	Latitude, Longitude & Co-ordinates of Godown	:	19°2'5.9"N 72°53'46.9"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up Area in Sq. Ft. = 543.00</b> <b>( Area As Per Sale Deed)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied  Tenant Name : Shree Siddhivinayak Enterprises
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Commercial Godown
2.	Location		
	C.T.S. No.	:	CTS No - 133, 134 & 135
	Block No.	:	-
	Ward No.	:	Municipality Ward No - M/ East Ward
	Village / Municipality / Corporation		Village - Maravali , Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Commercial Godown No. 5D, 1 <sup>st</sup> Floor, Wing - A, " <b>Sita Estate</b> ", Sita Premises Ltd., CTS No. 133, 134 & 135, Ghatkopar Mahul Road, Aziz Baug, Near Vasi Naka, Village - Maravali , Municipality Ward No. M/ East Ward, Chembur, Taluka - Kurla , District - Mumbai Suburban District, Mumbai, PIN Code - 400 074, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Mixed
4.	Year of Construction	:	1988 (As per occupancy certificate)
5.	Number of Floors	:	Ground + 2 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	1 <sup>st</sup> Floor is having 42 Godowns
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available		
	Lift	:	1Lift
	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
<b>III</b>	<b>Commercial Godown</b>		
1.	The floor in which the Godown is situated	:	1 <sup>st</sup> Floor
2.	Door No. of the Godown	:	Commercial Godown No. 5D
3.	Specifications of the Godown		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Ms. Rolling shutter with full height glazed glass door to main entrance
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed Electrification
	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.	:	CA No. 9000 0095 2576
	Meter Card is in the name of	:	Mr. Brijesh Singh
6.	How is the maintenance of the Godown?	:	Good
7.	Sale Deed executed in the name of	:	<b>Mr. Vinod Surendra Singh</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Godown?	:	Built Up Area in undefined = 543.00 (Area as per Sale Deed)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Godown?	:	<b>Carpet Area in Sq. Ft. = 565.62</b> <b>(Area As per actual site measurement)</b>  <b>Carpet Area in Sq. Ft. as per Actual Site Measurement is mentioned below:</b> <b>Ground Area = 415.00 Sq. Ft.</b> <b>Loft Area = 151.00 Sq. Ft.</b>

12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Commercial Purpose
14.	Is it Owner-occupied or let out?	:	Tenant Occupied
15.	If rented, what is the monthly rent?	:	₹ 40,000/- Present rental income per month
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in Developed Area
3.	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Godown 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)	:	₹ 15505/- to ₹ 24000/- per Sq. Ft. on Carpet Area ₹ 12921/- to ₹ 20000/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Godown under valuation after comparing with the specifications and other factors with the Godown under comparison (give details).	:	₹ 18,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 15,700/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,32,390/- per Sq. M. i.e. ₹ 12,299/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,00,123/- per Sq. M. i.e. ₹ 9,302/- 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 / Rgstin. 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.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Godown with Services (v(3)i)	:	₹ 2,800/- per Sq. Ft.



	Age of the building	:	36 years
	Life of the building estimated	:	24 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	54.00%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,288/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 15,700/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 16,988/- per Sq. Ft.</b>
	<b>Remarks</b>	:	<b>As per Site Inspection, the Commercial Godown Unit is constructed with Ground + Wooden Loft area. As there are no permission documents available for the Loft, it is not considered for the purpose of valuation. For the purpose of valuation we have taken area as per the Sale Deed.</b>

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Godown	543.00 Sq. Ft.	16,988.00	<b>92,24,484.00</b>
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 / Car Parking			
	<b>Total value of the property</b>			<b>92,24,484.00</b>
	<b>Realizable value of the property</b>			<b>83,02,036.00</b>
	<b>Distress value of the property</b>			<b>73,79,587.00</b>
	<b>Insurable value of the property (543.00 X 2,800.00)</b>			<b>15,20,400.00</b>
	<b>Guideline value of the property (543.00 X 9,302.00)</b>			<b>50,50,986.00</b>



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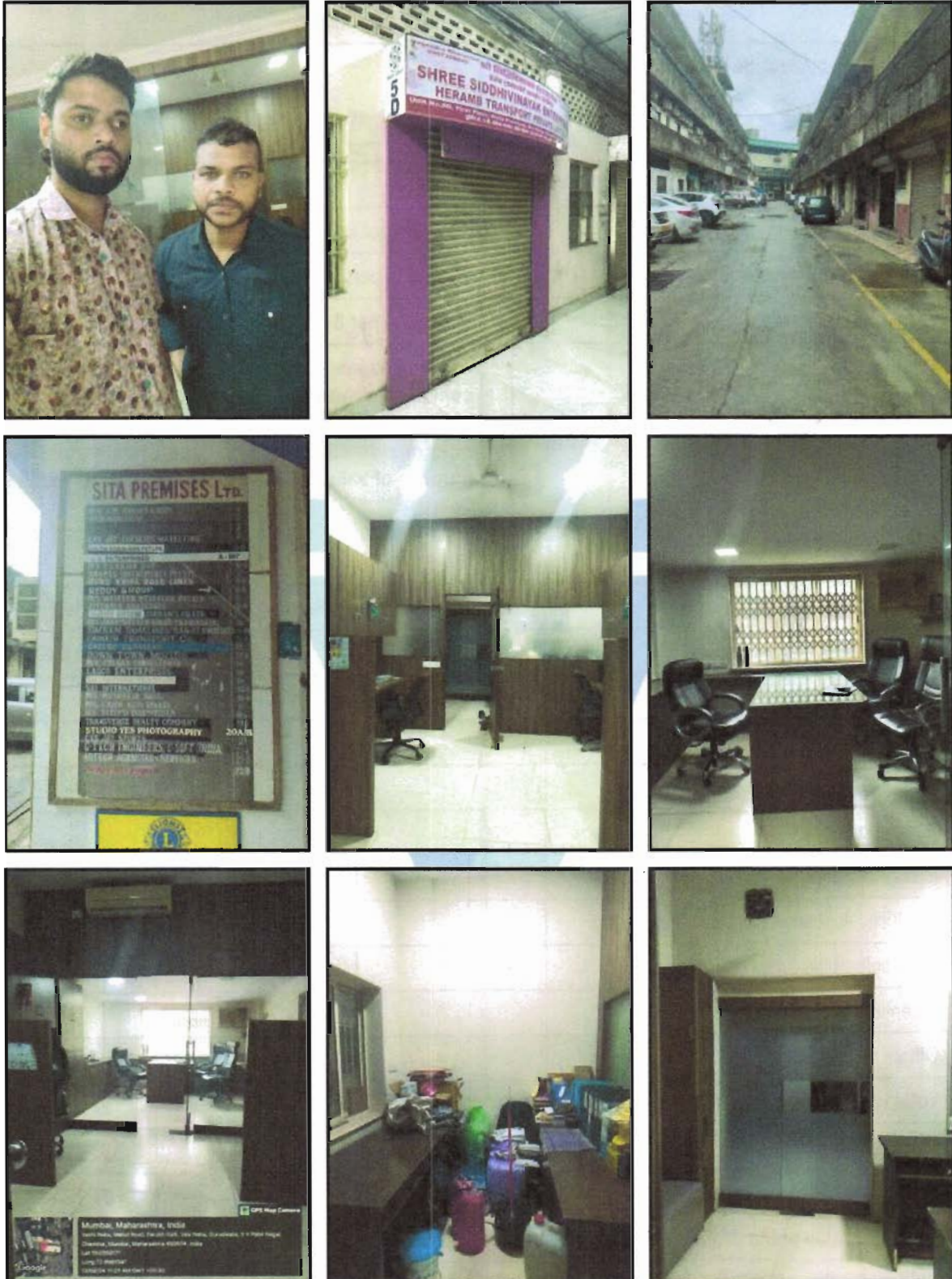
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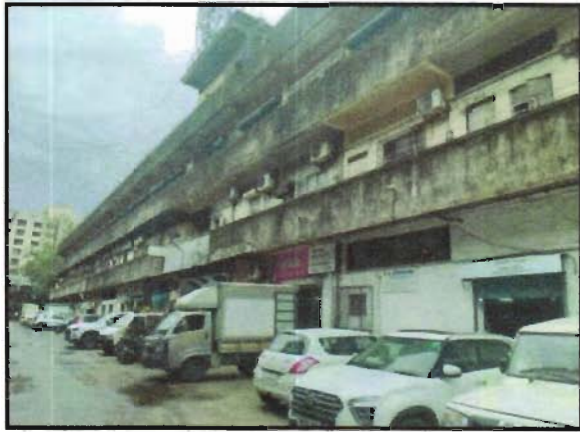
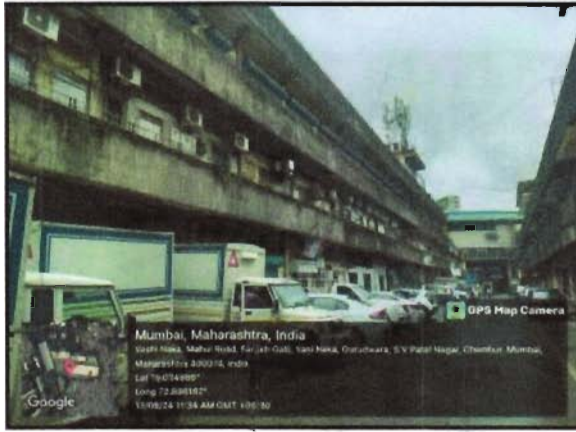




## Actual Site Photographs



## Actual Site Photographs



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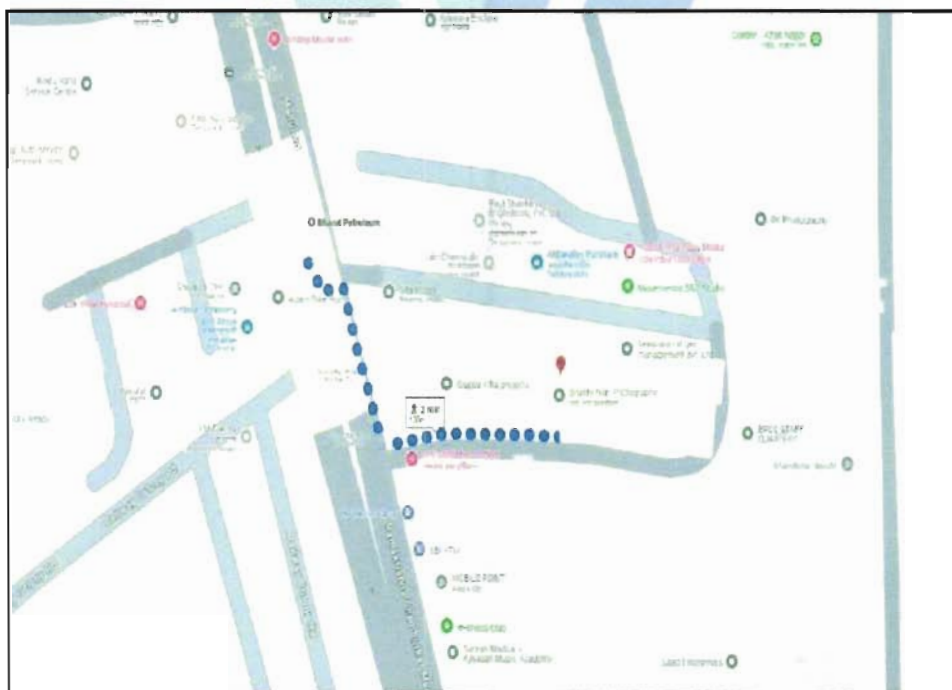




## Route Map of the property



**Note:** Red Place mark shows the exact location of the property



**Longitude Latitude: 19°2'5.9"N 72°53'46.9"E**

**Note:** The Blue line shows the route to site distance from nearest Monorail (Bharat Petroleum - 130 Mt.).



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## Ready Reckoner Rate

DIVISION / VILLAGE : MARVALI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Village Boundary to the North, 36.6 m. DP Road to the East-South, Ramkrishna Chemburkar Marg to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
97	97/438	42760	120290	132390	146780	120290
CTS No. 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 162, 166, 167, 168, 169, 170, 171						

Stamp Duty Ready Reckoner Market Value Rate for Godown	132390			
Godown Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,32,390.00</b>	<b>Sq. Mtr.</b>	<b>12,299.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	42760			
The difference between land rate and building rate(A-B=C)	89,630.00			
Percentage after Depreciation as per table(D)	36%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,00,123.00</b>	<b>Sq. Mtr.</b>	<b>9,302.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

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

### 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



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## Price Indicators

Property	Office		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	600.00	720.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	<b>₹19,167.00</b>	₹15,972.00	-

99acres

Commercial Buy

Post property

₹1.15 Cr


Ready to move Office Space for sale

Estimated EMI ₹91,351

RERA STATUS: NOT AVAILABLE Website: <https://maharashtra.gov.in/>

Overview
Dealer Details
Recommendations
Articles

**Videos (1)**



**Property (16)**

- Number of seats  
25 - 30 seats
- Area spread over  
1 floor (135 / 3 floors building)
- Meeting rooms & cabins  
2 meeting rooms and 2 cabins available
- Carpet Area  
600 sq.ft. (55.74 sq.m.)
- Car parking  
3 parking spots (private parking in basement, private parking outside the building, public parking)
- Washrooms  
4 washrooms available (2 private, 2 shared)

**Places nearby** View All (50)

Mahul Societ, Near Mahal Rail Station, Near To R.T.F. Police Station, Mumbai-400074, Chembur, Mumbai

dr. baba saheb ambedkar udhan
Gulshan Baug
masjid
Nurani Masjid
sbahid siddque
Noori Masjid

Transaction Type: **Resale**
Property Ownership: **Individual**
Property Code: **561965382**  
[www.99acres.com/561965382](http://www.99acres.com/561965382)

**Property facilities**



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## Price Indicators

Property	Office		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	375.00	450.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹24,000.00	₹20,000.00	-

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**Office Space In Chembur East, Mu...**

Essent Wilber Complex, near Cubic Mall

**₹ 90 Lacs**  
20,000 / Sq. Ft

**₹ 67,584/Month**  
Estimated EM1/M

**450 Sq.Ft**  
Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Chembur / Office space for Sale in Chembur / Prope...

Photos
Location
Shortlist

+4

Request Photos

**Office Space**  
Fitted, Type

**Freehold**  
Ownership Type

**Unfurnished**  
Furnishing

**Dec 3, 2024**  
Posted On

**Reserved**  
Parking: 8 Slots

**1**  
Office Floor

**5 To 10 Year**  
Age of Project

**Immediately**  
Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

**NoBroker Services**

NEW

Create Agreement

NEW

Check Loan Eligibility

NEW

Estimate Interiors Cost

NEW

Book Legal Services

NEW

Book Renovations

**Activity On This Property**

3

Unique Views

0

Shortlist

0

Contacted

Powered By: NBEstimate

**Amenities**

Power Backup  
Need To Arrange

Washroom(s)

Lift  
Common

Water Storage Facility

**Similar Properties**

**Office Space in Chembu...**

Essent Wilber Complex, near Cubic Mall

1.8 km away

₹ 75 Lacs

400 sqft


Chat

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## Price Indicators

Property	Godown		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	214.00	256.80	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹21,028.00	₹17,523.00	-



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**Godown/Warehouse In Chembur, ...**  
Commercial Buy  
 wach's/village road opposite porta society

₹ 45 Lacs  
14,754 / Sq. Ft.

₹ 33,792/Month  
Estimated EMV

305 Sq.Ft  
Built Up Area

214 Sq.Ft  
Carpet Area

[Apply Loan](#)

**Godown Warehouse** | **Public**

**Freehold**

**Unfurnished**

**Nov 29, 2024**

**1** | **More Than 10 Year**

**Immediately**

[Contact](#) | [Schedule Visit](#)

[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**

27 Unique Views | 0 Shortlists | 0 Contacts

Powered by: nbbEstimate

**Description**

gala no-108

6.3 | 7.0  
Powered by: Smart Recommendation

**Amenities**

## Sale Instances

Property	Office Unit		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	629.17	755.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,483.00	₹14,570.00	-

7538520 20-08-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुग्धम निबंधक : सह दु.नि.कुर्ला 5 दस्ता क्रमांक : 7538/2024 नोटणी : Regn:63m
<b>गावाचे नाव : मारवली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	11000000	
(3) बाजारभाव/भडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9291130.2	
(4) भू-मापन पोट्टिहिसा व परक्यांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma na.pa. इतर वर्णन :सदनिका नं. ऑफिस युनिट क्र. 15-प, माळा नं. तळ मजला बी विंग, इमारतीचे नाव: सिता प्रिमायदेस लिमिटेड, ब्लॉक नं. सीता इस्टेट,माहुल रोड, रोड : चेंबूर,मुंबई 400 074, इतर माहिती: मौजे मारवली,क्षेत्रफळ 755 चौ फूट बिल्ड अप( ( C.T.S. Number : 133, 134 & 135 : ) )	
(5) क्षेत्रफळ	70.18 चौ मीटर	
(6)आकारणी किंवा जुडी देणान्त असेल तेव्हा.		
(7) दस्तऐवज करून देण-या तिहुन देवण-या पक्षकाराचे नाव किंवा दिवणी नात्यालयाचा हक्क मनामा किंवा आदेश असल्यास प्रलिविदिचे नाव व पत्ता.	1): नाव:-वर्षा जिनेद रावल वय:-55 पत्ता:-प्लॉट नं. 90 बी, माळा नं. , इमारतीचे नाव: लक्ष्मी निवास , ब्लॉक नं. कलेकर कॉलनी, डीबीसी शाळेजवळ, चेंबूर कॅम्प, रोड नं. , महाराष्ट्र, MUMBAI पिन कोड:-400074 पॅन नं:-ANPR551J 2): नाव:-उर्मिला विष्णू रावल वय:-53 पत्ता:-प्लॉट नं. 90 बी, माळा नं. , इमारतीचे नाव: लक्ष्मी निवास, ब्लॉक नं. कलेकर कॉलनी, डीबीसी शाळेजवळ, चेंबूर कॅम्प, रोड नं. , महाराष्ट्र, MUMBAI पिन कोड:-400074 पॅन नं:-AEGPR8302A	
(8)दस्तऐवज करून देण-या पक्षकाराचे व किंवा दिवणी नात्यालयाचा हक्क मनामा किंवा आदेश असल्यास प्रलिविदिचे नाव व पत्ता	1): नाव:-उर्मिला बाबुला खांडन वय:-36, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: तुलसीबाई निवास, ब्लॉक नं. माहुल रोड, सदानंट सीअर्स जवळ, माहुल गाव, चेंबूर रोड नं. , महाराष्ट्र, MUMBAI पिन कोड:-400074 पॅन नं:-KJKXP21343E 2): नाव:-बाबुला सुवासचंद खांडन अलियास बाबुला सुभाष खांडन वय:-44, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: तुलसीबाई निवास, ब्लॉक नं. माहुल रोड, सदानंट सीअर्स जवळ, माहुल गाव, चेंबूर रोड नं. , महाराष्ट्र, MUMBAI पिन कोड:-400074 पॅन नं:-BHXPS3957B	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/03/2024	
(10)दस्ता नोटणी केल्याचा दिनांक	20/03/2024	
(11)अनुक्यांक, खंड व पृष्ठ	7538/2024	
(12)बाजारभावाप्रमाणे मुद्रीक मूल्य	660000	
(13)बाजारभावाप्रमाणे नोटणी मूल्य	300000	
(14)शेरा		
मुद्रीकनासाठी दिवारात पेतलेला तपशील:-		
मुद्रीक मूल्य आकारताना निवडलेला अनुबंध :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sale Instances

Property	Unit		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	437.50	525.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,504.00	₹12,920.00	-

8781520 20-08-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		<b>सूची क्र.2</b>	द्वयम निबंधक : सह दु.नि.कुर्ता 5 दस्ता क्रमांक : 8781/2024 नोंदणी : Regn.83m
<b>गावाचे नाव : मारवली</b>			
(1)किल्लाचा प्रकार	सेल डीड		
(2)मोबदला	6783054		
(3) बाजारभाव(भाडेपट्ट्याचा वास्तुपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2746389.1		
(4) भू-मापन,प्लॉटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव,Mumbai Ma.na.pa इतर वर्णन : इतर माहिती: युनिट नं. 21-ए, पहिला मजला,ए-विंगसीता इस्टेट,सीता प्रिमायसेंस लिमिटेड,(पूर्वीचे नाव इंडीया कॉरुगेटींग इंडस्ट्रीज लिमिटेड) वाशी नाका,अझीस बाग,चेवूर मुंबई-400074,युनिटचे क्षेत्रफळ 525 चौ फूट बिल्ड अप,मोजे मारवली.( ( C.T.S. Number : 133, 134 & 135 ; ) )		
(5) क्षेत्रफळ	48 79 चौ मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल त्या.			
(7) दस्तावेज करून देणा-या पक्षकाराचे उवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:-अनंत बासुदेव कामथ वय-72 पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव. - ब्लॉक नं. कोर्टाकराई, इरुबाई, विल्लुपुरम्, तामिळ नाडू, रोड नं. मीराविल्ले, गणेशा स्ट्रीट अरिविल्ले, पोन्डीकॅन्स, पोन्डीकॅन्स, पिन कोड:-605111 पॅन नं.-AACPRK1523G		
(8)दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-मेसर्स एशको इंडस्ट्रीस तर्फे भागीदार प्रेमचंद रुबेप पाठव वय-59, पत्ता:-प्लॉट नं. प्लॉट नं. 18, बिल्डिंग नं. ८९, माळा नं. - इमारतीचे नाव: टक्कमेश को ऑप होसिंग सोसा ति. ब्लॉक नं. चेवूर पूर्व, मुंबई, रोड नं. माहल रोड, लक्ष्मी कॉलनी, महाराष्ट्र, MUMBAI पिन कोड:-400074 पॅन नं.-AAFFA1051J 2) नाव:-मेसर्स एशको इंडस्ट्रीस तर्फे भागीदार रविकांत यशवंत सिंग वय-53, पत्ता:-प्लॉट नं. प्लॉट नं. 18, बिल्डिंग नं. ८९, माळा नं. - इमारतीचे नाव: टक्कमेश को ऑप होसिंग सोसा ति. ब्लॉक नं. चेवूर पूर्व, मुंबई, रोड नं. माहल रोड, लक्ष्मी कॉलनी, महाराष्ट्र, मुंबई पिन कोड:-400074 पॅन नं.-AAFFA1051J 3) नाव:-मेसर्स एशको इंडस्ट्रीस तर्फे भागीदार संगीता रविकांत सिंग वय-52, पत्ता:-प्लॉट नं. प्लॉट नं. 18, बिल्डिंग नं. ८९, माळा नं. - इमारतीचे नाव: टक्कमेश को ऑप होसिंग सोसा ति. ब्लॉक नं. चेवूर पूर्व, मुंबई, रोड नं. माहल रोड, लक्ष्मी कॉलनी, महाराष्ट्र, मुंबई पिन कोड:-400074 पॅन नं.-AAFFA1051J		
(9) दस्तावेज करून दिल्याचा दिनांक	31.03/2024		
(10)दस्ता नोंदणी केलेला दिनांक	01.04/2024		
(11)अनुक्रमिक,खंड व पुढ	8781/2024		
(12)बाजारभावाप्रमाणे मुद्रांक मूल्य	406990		
(13)बाजारभावाप्रमाणे नोंदणी मूल्य	30000		
(14)थेरा			
मूल्यक्रमासहीत विचारात घेतलेला तपशील:-			



As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹92,24,484.00 (Rupees Ninety Two Lakh Twenty Four Thousand Four Hundred Eighty Four Only)** .

No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Vinod Surendra Singh from Mr. Brijesh Keshavprasad Singh & Mr. Rajesh Singh Keshavprasad Singh vide Sale Deed dated 17.10.2024.
2	purpose of valuation and appointing authority	As per the request from Mr. Vinod Surendra Singh, to assess Fair Market Value value of the property for <b>Bank Loan purpose</b>
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Barkat Hodekar - Valuation Engineer Shobha Kuperkar - Technical Manager Prajakta Patil - Technical Officer
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 - 20.08.2024 Valuation Date - 10.12.2024 Date of Report - 10.12.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 19.08.2024
7	nature and sources of the information used or relied upon;	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 Comparative 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 Godown size, location, upswing in real estate prices, sustained demand for Commercial Godown, all round development of commercial and Commercial 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 **10th December 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. Mumbai (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. Vastukala Consultants India Pvt. Ltd. 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 inputs received from Client's representative and site visit conducted, we understand that the subject property is Commercial Godown, admeasuring **543.00 Sq. Ft. Built Up Area** in the name of **Mr. Vinod Surendra Singh**. . Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title



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Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Vinod Surendra Singh**. 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.

### Area

Based on the information provided by the Client's representative, we understand that the Commercial Godown, admeasuring **543.00 Sq. Ft. Built Up Area**.

### 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 properties in an open and competitive market and is particularly useful in estimating the value of the Godown 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



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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 **Commercial Godown**, admeasuring **543.00 Sq. Ft. Built Up Area**.

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

This exercise is to assess **Fair Market Value** of the property under reference for **Non SARFAESI** purpose as on dated **10th December 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.

## DECLARATION OF PROFESSIONAL FEES CHARGED

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

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded, 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 Non SARFAESI purpose at **₹92,24,484.00 (Rupees Ninety Two Lakh Twenty Four Thousand Four Hundred Eighty Four Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.10 17:02:20 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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



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