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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Sandeep Maruti Raikar**

Industrial Unit No. 340, 3rd Floor, Building No A/2, "**Shah & Nahar Industrial Premises [A-2] Co-Op. Soc. Ltd.**", CTS No. 159, Dhanraj Mills Compound, Sitaram Jadhav Marg, Village - Lower Parel Division, Municipality Ward No. G/South, Lower Parel (West), District - Mumbai, PIN - 400 013, State - Maharashtra, Country - India.

Latitude Longitude : 18°59'35.8"N 72°49'39.5"E

Intended User:

Cosmos Bank

Santacruz (East) Branch

Ground Floor, Uday Darshan Building, Jawaharlal Nehru Road, Golibar, Santacruz (East), Mumbai - 400055, State - Maharashtra, Country - India



Our Pan India Presence at :

- | | | | |
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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

☎️ +91 2247495919

✉️ mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Unit No. 340, 3rd Floor, Building No A/2, "Shah & Nahar Industrial Premises [A-2] Co-Op. Soc. Ltd. ", CTS No. 159, Dhanraj Mills Compound, Sitaram Jadhav Marg, Village - Lower Parel Division , Municipality Ward No. G/South, Lower Parel (West), District - Mumbai, PIN - 400 013, State - Maharashtra, Country - India belongs to **Mr. Sandeep Maruti Raikar** .

Boundaries of the property

North : Internal Road & Siddharth Enclave
South : Internal Road
East : Railway Track
West : Internal Road & Adhyaru Estate

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 **₹ 1,38,67,875.00 (Rupees One Crore Thirty Eight Lakhs Sixty Seven Thousands Eight Hundred And Seventy Five 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: 2024.10.03 16:22:17 +05'30'


Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report

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Industrial Unit No. 340, 3rd Floor, Building No A/2, "Shah & Nahar Industrial Premises [A-2] Co-Op. Soc. Ltd. ", CTS No. 159, Dhanraj Mills Compound, Sitaram Jadhav Marg, Village - Lower Parel Division , Municipality Ward No. G/South, Lower Parel (West), District - Mumbai, PIN - 400 013, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,
PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 03.10.2024 for Bank Loan Purpose.
1	Date of inspection	25.09.2024
3	Name of the owner / owners	Mr. Sandeep Maruti Raikar
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Industrial Unit No. 340, 3 rd Floor, Building No A/2, "Shah & Nahar Industrial Premises [A-2] Co-Op. Soc. Ltd. ", CTS No. 159, Dhanraj Mills Compound, Sitaram Jadhav Marg, Village - Lower Parel Division , Municipality Ward No. G/South, Lower Parel (West), District - Mumbai, PIN - 400 013, State - Maharashtra, Country - India. Contact Person : Mr. Sandeep Maruti Raikar (Owner) Contact No. 9869272610
6	Location, Street, ward no	Municipality Ward No - G/South, Dhanraj Mills Compound Village - Lower Parel Division , Lower Parel (West) District - Mumbai
7	Survey / Plot No. of land	CTS No - 159 of Village - Lower Parel Division
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 916.96 (Area as per Site measurement) Carpet Area in Sq. Ft. = 458.00 Loft Area in Sq. Ft. = 458.00 Built Up Area in Sq. Ft. = 630.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Lower Parel Division , Lower Parel (West) District - Mumbai, Pin - PIN - 400 013
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Sandeep Maruti Raikar
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available

26	RENTS		
	(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Sandeep Maruti Raikar
	(ii)	Portions in their occupation	Fully Owner Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	46,200 (Expected rental income per month)
	(iv)	Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?		Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details		N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner		N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars		N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?		N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof		Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium		Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?		N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?		N. A.
26	SALES		
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.		As per sub registrar of assurance records
38	Land rate adopted in this valuation		N. A. as the property under consideration is a Industrial in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate		N. A.

40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 1979 (As per agreement)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark: Construction permission for the Loft area is not provided hence not considered for the purpose of valuation. We have considered the Built Up area as per the Agreement for the purpose of valuation.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Santacruz (East) Branch Branch to assess Fair Market Value as on 03.10.2024 for Industrial Unit No. 340, 3rd Floor, Building No A/2, "Shah & Nahar Industrial Premises [A-2] Co-Op. Soc. Ltd. ", CTS No. 159, Dhanraj Mills Compound, Sitaram Jadhav Marg, Village - Lower Parel Division , Municipality Ward No. G/South, Lower Parel (West), District - Mumbai, PIN - 400 013, State - Maharashtra, Country - India belongs to **Mr. Sandeep Maruti Raikar**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.1219 / 2018 Dated 01.02.2018 between M/s. Nutech Stocklins Pvt. Ltd.(The Transferor) And Mr. Sandeep Maruti Raikar (The Transferee).
2)	Copy of Occupancy Certificate No.EB / 4874 / A Dated 02.07.1985 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Society Share Certificate No.137 And Mr. Sandeep Maruti Raikar (The Transferee) transferred dated 06.04.2018 issued by Shah & Nahar Industrial Premises [A-2] Co-Op. Soc. Ltd.

Location

The said building is located at Municipality Ward No - G/South, Village - Lower Parel Division , Lower Parel (West)District - Mumbai, PIN - 400 013. The property falls in Industrial Zone. It is at a traveling distance 350 Mtrs. from Lower Parel Railway Station.

Building

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Normal. The building is used for Industrial purpose. 3rd Floor is having 87 Industrial Unit. The building is having 5 lifts.

Industrial Unit:



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The Industrial Unit under reference is situated on the 3rd Floor The Composition of Industrial Unit is Working Area only. This Industrial Unit is Kota Flooring, MS Rolling Shutter, N.A., Open Electrical Wiringetc.

Valuation as on 3rd October 2024

The Built Up Area of the Industrial Unit	:	630.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1979 (As per agreement)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	45 Years
Cost of Construction	:	630.00 Sq. Ft. X ₹ 2,500.00 = ₹ 15,75,000.00
Depreciation $\{(100 - 10) \times (45 / 60)\}$:	67.50%
Amount of depreciation	:	₹ 10,63,125.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,03,200/- per Sq. M. i.e. ₹ 18,878/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,51,486/- per Sq. M. i.e. ₹ 14,074/- per Sq. Ft.
Value of property as on 3rd October 2024	:	630.00 Sq. Ft. X ₹ 23,700 = ₹1,49,31,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 3rd October 2024	:	₹ 1,49,31,000.00 - ₹ 10,63,125.00 = ₹ 1,38,67,875.00
Total Value of the property	:	₹ ₹ 1,38,67,875.00
The realizable value of the property	:	₹1,24,81,088.00
Distress value of the property	:	₹1,10,94,300.00
Insurable value of the property (630.00 X 2,500.00)	:	₹15,75,000.00
Guideline value of the property (630.00 X 14074.00)	:	₹88,66,620.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. 340, 3rd Floor, Building No A/2, "Shah & Nahar Industrial Premises [A-2] Co-Op. Soc. Ltd. ", CTS No. 159, Dhanraj Mills Compound, Sitaram Jadhav Marg, Village - Lower Parel Division, Municipality Ward No. G/South, Lower Parel (West), District - Mumbai, PIN - 400 013, State - Maharashtra, Country - India for this particular purpose at **₹ 1,38,67,875.00 (Rupees One Crore Thirty Eight Lakhs Sixty Seven Thousands Eight Hundred And Seventy Five Only)** as on 3rd October 2024

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 3rd October 2024 is **₹ 1,38,67,875.00 (Rupees One Crore Thirty Eight Lakhs Sixty Seven Thousands Eight Hundred And Seventy Five Only)** Value varies with time and purpose and hence this value should



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not be referred for any purpose other than mentioned in this report.

2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- VALUATION

I, hereby declare that

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

ANNEXURE TO FORM 0-1

Technical details		Main Building	
1	No. of floors and height of each floor	:	Ground + 4 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Industrial Unit Situated on 3 rd Floor
3	Year of construction	:	1979 (As per agreement)
4	Estimated future life	:	15 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" Thk. Brick Masonery.
8	Partitions	:	6" Thk. Brick Masonery.
9	Doors and Windows	:	MS Rolling Shutter, N.A., .
10	Flooring	:	Kota Flooring.
11	Finishing	:	Cement Plastering.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No



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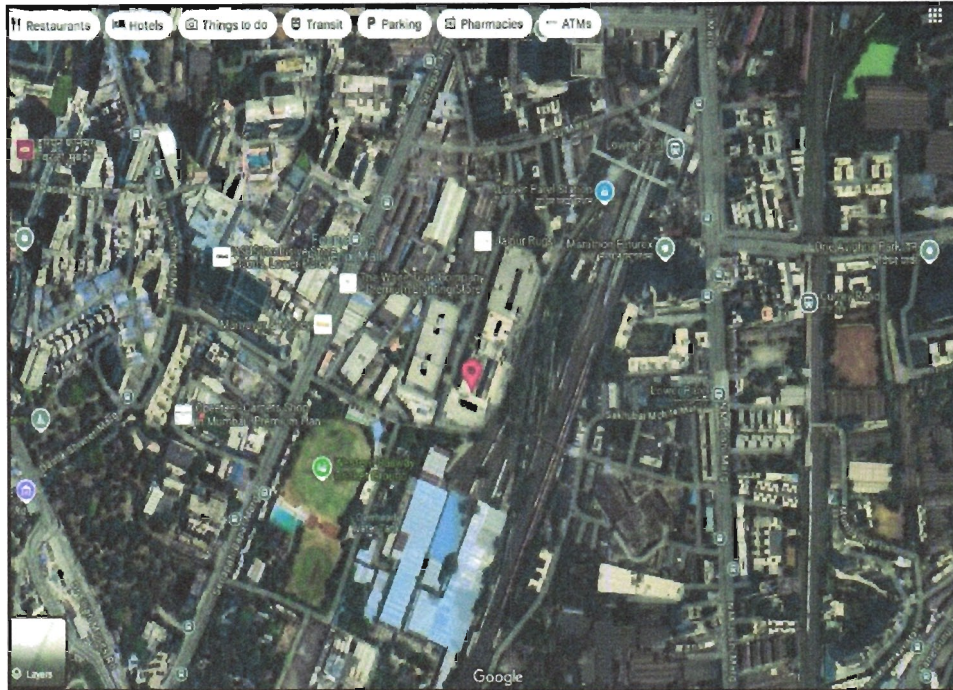
Technical details**Main Building**

14	(i)	Internal wiring – surface or conduit	:	Open Electrical Wiring
	(ii)	Class of fittings: Superior/Ordinary/ Poor.		
15	Sanitary installations		:	As per Requirement
	(i)	No. of water closets		
	(ii)	No. of lavatory basins		
	(iii)	No. of urinals		
	(iv)	No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.		:	Ordinary
17	Compound wall Height and length Type of construction		:	All external walls are 9" thick and partition walls are 6" thick
18	No. of lifts and capacity		:	5 Lifts
19	Underground sump – capacity and type of construction		:	RCC Tank
20	Over-head tank Location, capacity Type of construction		:	RCC Tank on Terrace
21	Pumps- no. and their horse power		:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving		:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		:	Connected to Municipal Sewerage System

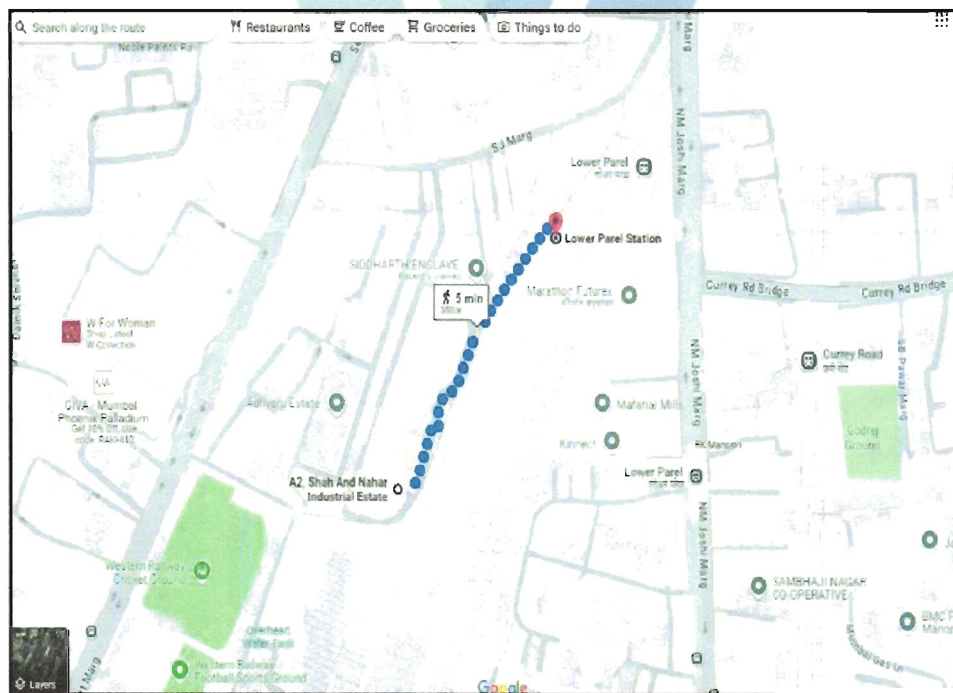
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 18°59'35.8"N 72°49'39.5"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Lower Parel - 350 Mtrs.).

Ready Reckoner Rate

DIVISION / VILLAGE - LOWER PAREL 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, Pandurang Budhkar Road to the North, Ganpat Jadhav Road to the East, Division Boundary to the South and West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
12	12/90	88280	198280	228020	253990	203200
CS No.1642, 1672						
Worli Estate Scheme No. 52, Plot No. 131A, 135, 137, 138, 139, 140Part, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160						
<input type="checkbox"/> Compare With Previous Year ↓						

Stamp Duty Ready Reckoner Market Value Rate for Unit	203200			
Unit Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	2,03,200.00	Sq. Mtr.	18,878.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	88280			
The difference between land rate and building rate(A-B=C)	114,920.00			
Percentage after Depreciation as per table(D)	45%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,51,486.00	Sq. Mtr.	14,074.00	Sq. Ft.

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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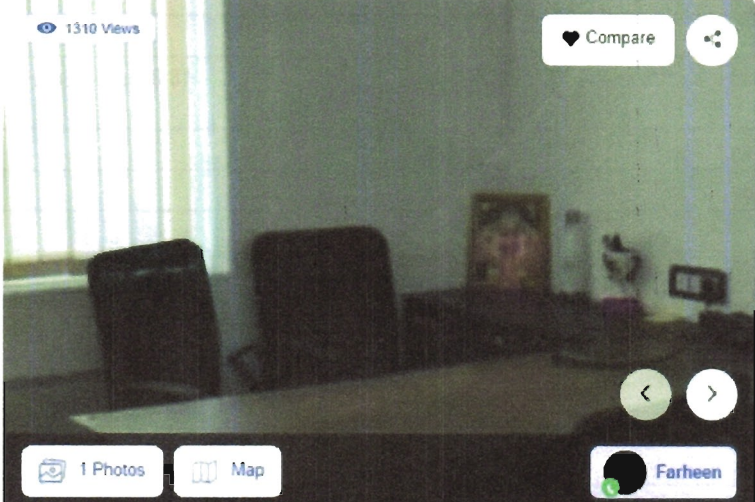


Price Indicators

Property	Industrial		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,316.67	1,580.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹26,582.00	₹22,152.00	-

square yards

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Compare

1 Photos
Map

Shah And Nahar Industrial Estate
Commercial Office Space 1580 Sq.Ft. in Worli Mumbai
 Listing ID #7238513

₹ 3.5 Cr.

Furnished
 1580 Sq Ft (Carpet Area)

Recent Registered Sale Aug 2024 ₹ 1 Cr 401 Sq.Ft

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- Rental Value
- Govt. Value

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Key Highlights

Looking for a well-furnished office space in Worli, Mumbai

- Look no further! We are excited to present to you this fantastic office space for sale in one of Mumbai's most prestigious over an area of 1580 square feet, this office space offers a perfectly designed layout to accommodate your professional needs
- With a price of crore, this is an investment opportunity that you cannot office space comes equipped with top-notch amenities to ensure a comfortable and efficient working environment.
- With amenities such as power backup, 24 x 7 security, and CCTV security, you can experience a seamless and secure operation of your furnished office space is thoughtfully designed with

[Contact our Real Estate Experts](#)

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 +91749XXXXXXX

Name

Email ID

+91 Phone Number



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Price Indicators

Property	Industrial		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	583.33	700.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹27,429.00	₹22,857.00	-



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Industrial Building in 197, Ganapatr...

Commercial Buy Sun Mill Compound, Near Phoenix Mall, Lower Pa

₹ 1.6 Crores

22,857 / Sq Ft


₹ 1.2 Lacs/Month

Estimated EMI

700 Sq.Ft

Built Up Area

[Apply Loan](#)



Industrial Building

Property Type

Freehold

Ownership Type

Unfurnished

Furnishing

Jun 14, 2024

Posted On

Public And Reserved

Parking Spaces

Ground Floor

Of Total 4 Floors

More Than 10 Year

Age of Property

Immediately

Has Lease Form

[Get Owner Details](#)

[Report what was not correct in this property](#)

Listed by Broker Sold Out


Wrong info

Nearby: ICI Bank Parel CCO, Mumbai-Branch & ATM Cotton Green Railway Station Lakadawala Solitaire


P. D. Hinduja Hospital & Medical Research Centre Plaza Cinema

NoBroker Services

NEW




Create Agreement




Check Loan Eligibility


NEW



Estimate Interiors Cost



Book Legal Services



Book Renovations

Activity On This Property

Unique Views: 0 Shortlists: 0 Contacted: 0


Powered By: **REEstimate**


Similar Properties


There are no Similar Properties


[Chat](#)

Amenities

 **Power Backup Full**

 **Washroom(s)**

 **Lift Common**

 **Storage Facility**

Sale Instances

Property	Industrial		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	675.00	810.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹23,407.00	₹19,506.00	-

10373319	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2
05-05-2024		दस्ता क्रमांक : 10373/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : लोअर परेल		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	15800000	
(3) बाजारभाव(भाडेपट्टयात्म्या बाबतितपट्टाकार आकारणी देतो की पट्टेद्वारा ते नमुद करावे)	15890475.51	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: इंडस्ट्रियल गाला / युनिट नं. 164.क्षेत्रफळ 810 चौ फूट(बिल्टअप एरिया)पहिला मजला,शाह अँड नाहर इंडस्ट्रियल प्रिमायसेस(ए-2)को ऑप सोसायटी लिमिटेड,धनराज मिल कंपाउंड,सन मिल लेन,सीताराम जाधव मार्ग,लोअर परेल(पश्चिम),मुंबई - 400 013,सी एस नं. 159 लोअर परेल डिव्हिजन,मुंबई सिटी.((C.T.S. Number : 159 ;))	
(5) क्षेत्रफळ	75.27 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.-एस जी आर्ट्स अँड सिरेमिक्स चे प्रोप्रायटर श्री. सुनील बाबुराव सोमणे वय:-67 पत्ता:-प्लॉट नं. गाला/ युनिट नं १६४, माळी नं. 1, इमारतीचे नाव: शाह अँड नाहर इंडस्ट्रियल प्रिमायसेस (ए-२) को ऑप सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं. धनराज मिल कंपाउंड एस जे मार्ग , लोअर परेल पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं.-AAHPS3030K	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-मनसुख प्रभु भाटेसरा वय:-27; पत्ता:-प्लॉट नं. 103, माळी नं. 1, इमारतीचे नाव: लाइफस्केप अंबर, ब्लॉक नं. -, रोड नं: सीताराम जाधव मार्ग डेलाईल रोड मुंबई, महाराष्ट्र, MUMBAI. पिन कोड -400013 पॅन नं.-CEUPB5087G 2): नाव.-मुकेस प्रभु भाटेसरा वय:-24; पत्ता:-प्लॉट नं: 103, माळी नं: 1, इमारतीचे नाव: लाइफस्केप अंबर, ब्लॉक नं. -, रोड नं: सीताराम जाधव मार्ग डेलाईल रोड मुंबई, महाराष्ट्र, MUMBAI. पिन कोड -400013 पॅन नं.-EBBFB8885A	
(9) दस्तऐवज करून दिल्याचा दिनांक	02/05/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	03/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	10373/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	959000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **3rd October 2024**

The term Value is defined as:

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that 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.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,38,67,875.00 (Rupees One Crore Thirty Eight Lakhs Sixty Seven Thousands Eight Hundred And Seventy Five 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: 2024.10.03 16:22:27 +05'30'



Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

