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An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Shanti Devdas Gaddam**

Industrial Unit No. 207, 2nd Floor, Building No .1, "Infinity Industrial Estate 1 Premises Co-Op. Soc. Ltd. ", New/Current Survey No. 46, Hissa No. 2/7, Village - Bilalpada, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India.

Latitude Longitude : 19°24'47.7"N 72°51'15.7"E

Intended User:

Cosmos Bank

Lower Parel Branch

Manic Soc Sunmill COmpound Lane, S J Marg, Lower Parel Mumbai 400013



Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

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. 207, 2nd Floor, Building No .1, "Infinity Industrial Estate 1 Premises Co-Op. Soc. Ltd. ", New/Current Survey No. 46, Hissa No. 2/7, Village - Bilalpada, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India belongs to **Mrs. Shanti Devdas Gaddam**.

Boundaries of the property

North	: Internal Road
South	: Open Plot
East	: Blue Bell Imperial
West	: Shri Hari Industrial 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 **₹ 57,60,650.00 (Rupees Fifty Seven Lakhs Sixty Thousands Six Hundred And Fifty Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this 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: 2024.10.19 11:29:45 +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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- | | | | |
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Industrial Unit No. 207, 2nd Floor, Building No .1, "Infinity Industrial Estate 1 Premises Co-Op. Soc. Ltd. ", New/Current Survey No. 46, Hissa No. 2/7, Village - Bilalpada, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, 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 18.10.2024 for Bank Loan Purpose.
1	Date of inspection	17.10.2024
3	Name of the owner / owners	Mrs. Shanti Devdas Gaddam
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. 207, 2 nd Floor, Building No .1, "Infinity Industrial Estate 1 Premises Co-Op. Soc. Ltd. ", New/Current Survey No. 46, Hissa No. 2/7, Village - Bilalpada, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India. Contact Person : Mr. Dhaval Mehta (Agent) Contact No. 9371785947
6	Location, Street, ward no	Village - Bilalpada, Vasai (East) District - Palghar
7	Survey / Plot No. of land	Village - Bilalpada New Survey No - 46, Hissa No. 2/7
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. = 1684.87 (Area as per Site measurement) Carpet Area in Sq. Ft. = 720.00 Mezzanine Area in Sq. Ft. = 964.00 Built Up Area in Sq. Ft. = 763.00 (Area As Per Agreement for sale)



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13	Roads, Streets or lanes on which the land is abutting	Village - Bilalpada, Vasai (East) Taluka - Vasai, District - Palghar, Pin - PIN - 401 208
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 - Mrs. Shanti Devdas Gaddam
	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 VVCMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mrs. Shanti Devdas Gaddam
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	19,600 (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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2019 (As per occupancy certificate)
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.
<p>Remark: As there are no permission documents are available for the mezzanine floor hence, it is not considered for the purpose of valuation. For the purpose of valuation, we have considered the area as per agreement.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Lower Parel Branch Branch to assess Fair Market Value as on 18.10.2024 for Industrial Unit No. 207, 2nd Floor, Building No .1, "**Infinity Industrial Estate 1 Premises Co-Op. Soc. Ltd.** ", New/Current Survey No. 46, Hissa No. 2/7, Village - Bilalpada, Vasai (East), Taluka - Vasai, District - Palghar, PIN.- 401 208, State - Maharashtra, Country - India belongs to **Mrs. Shanti Devdas Gaddam.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.11287 / 2018 Dated 07.12.2018 between M/s. Acetron Real Estate LLP.(The Promoter) And Mrs. Shanti Devdas Gaddam(The Allottee).
2)	Copy of Occupancy Certificate No.VVCMC / TP / OC / VP - 5315 / 96 / 2018 - 19 Dated 31.01.2019 issued by Vasai Virar City Municipal Corporation.
3)	Copy of Development Permission No. VVCMC / TP / CC / VP - 5315 / 981 / 2013 - 14 dated 19/06/2013 issued by Vasai Virar City Municipal Corporation.
4)	Copy of RERA Certificate No.P99000002355 Dated 31.07.2017 issued by Maharashtra Real Estate Regulatory Authority.
5)	Copy of Society Maintenance Bill No.301 Dated 01.09.2024 in the name of Mrs. Shanti Devdas Gaddam issued by Infinity Industrial Estate 1 Premises Co-Op. Soc. Ltd.
6)	Copy of Property Tax Bill property no.BD09 / 435 / 33 Dated 31.03.2024 And Mrs. Shanti Devdas Gaddam(The Allottee) issued by Vasai Virar City Municipal Corporation.
7)	Copy of Electricity Bill Consumer No.001593865254 dated 06.08.2024 in the name of Mrs. Shanti Devdas Gaddam issued by MSEDCL.

Location

The said building is located at Village - Bilalpada, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208. The property falls in Industrial Zone. It is at a traveling distance 8.4 Km. from Vasai Railway Station.

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" Thk. Brick Masonery walls. The external condition of building is Normal. The building is used for Industrial purpose. 2nd Floor is having 18 Industrial Unit. The building is having 2 lifts.



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Industrial Unit:

The Industrial Unit under reference is situated on the 2nd Floor The Composition of Industrial Unit is Working Area + Cabin + 1 Toilet + Mezzanine Floor. This Industrial Unit is Kota Flooring, MS Rolling Shutter, Glass Facade Windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 18th October 2024

The Built Up Area of the Industrial Unit	:	763.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2019 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	5 Years
Cost of Construction	:	763.00 Sq. Ft. X ₹ 2,000.00 = ₹ 15,26,000.00
Depreciation $\{(100 - 10) \times (5 / 60)\}$:	7.50%
Amount of depreciation	:	₹ 1,14,450.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 35,910/- per Sq. M. i.e. ₹ 3,336/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 34,351/- per Sq. M. i.e. ₹ 3,191/- per Sq. Ft.
Value of property as on 18th October 2024	:	763.00 Sq. Ft. X ₹ 7,700 = ₹58,75,100.00

(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 18th October 2024	:	₹ 58,75,100.00 - ₹ 1,14,450.00 = ₹ 57,60,650.00
Total Value of the property	:	₹ ₹ 57,60,650.00
The realizable value of the property	:	₹51,84,585.00
Distress value of the property	:	₹46,08,520.00
Insurable value of the property (763.00 X 2,000.00)	:	₹15,26,000.00
Guideline value of the property (763.00 X 3191.00)	:	₹24,34,733.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. 207, 2nd Floor, Building No .1, "Infinity Industrial Estate 1 Premises Co-Op. Soc. Ltd. ", New/Current Survey No. 46, Hissa No. 2/7, Village - Bilalpada, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India for this particular purpose at **₹ 57,60,650.00 (Rupees Fifty Seven Lakhs Sixty Thousands Six Hundred And Fifty Only)** as on 18th 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



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of the property as on **18th October 2024** is **₹ 57,60,650.00 (Rupees Fifty Seven Lakhs Sixty Thousands Six Hundred And Fifty Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.

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

PART III- 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 + 2 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Industrial Unit Situated on 2 nd Floor
3	Year of construction	:	2019 (As per occupancy certificate)
4	Estimated future life	:	55 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, Glass Facade Windows, .
10	Flooring	:	Kota Flooring.
11	Finishing	:	Cement Plastering + POP Finish.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No



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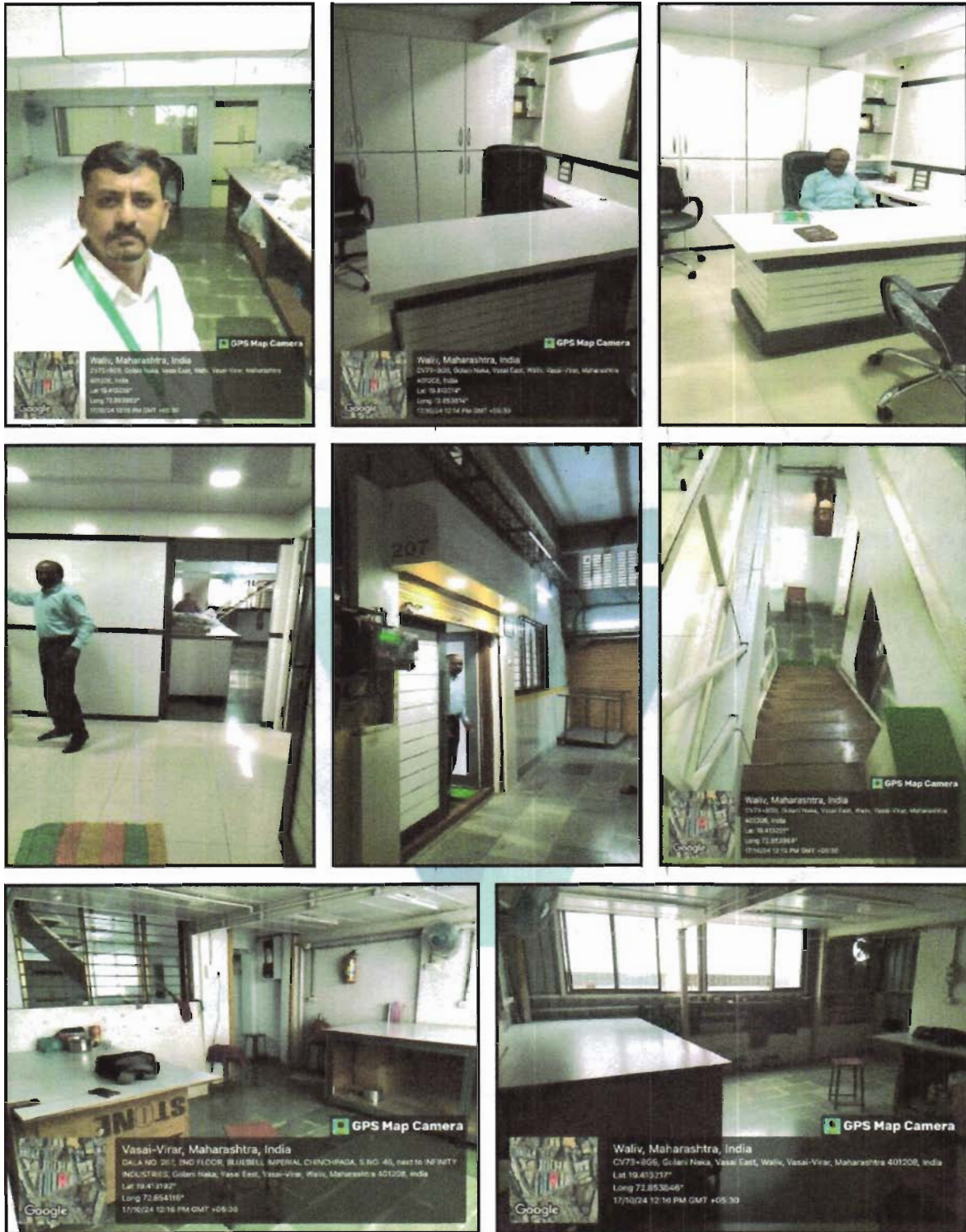
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Technical details		Main Building										
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed						
(i)	Internal wiring – surface or conduit											
(ii)	Class of fittings: Superior/Ordinary/Poor.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(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	: 2 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



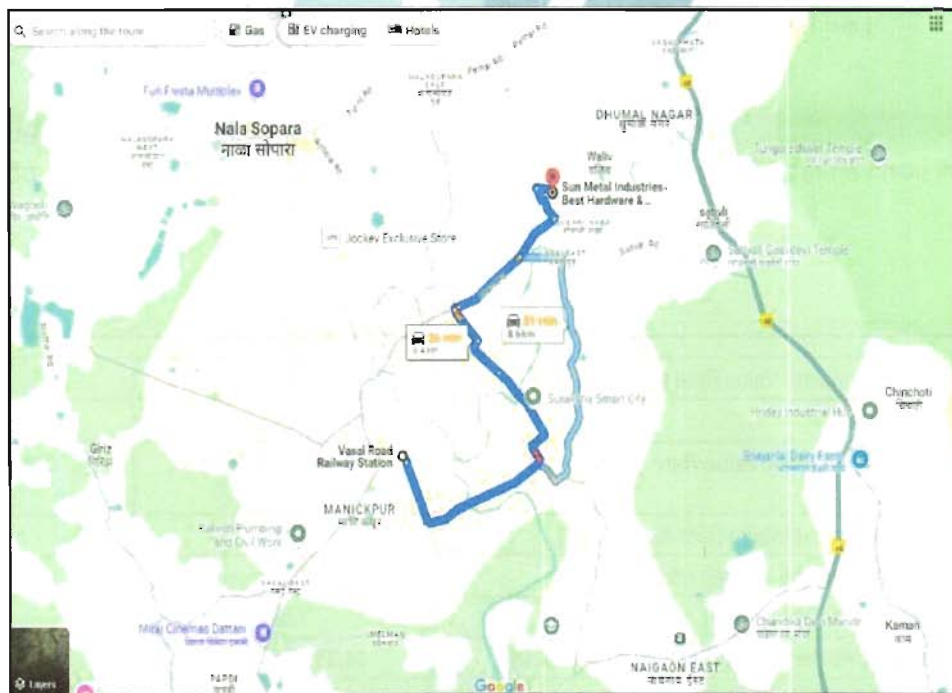
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°24'47.7"N 72°51'15.7"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Vasai - 8.4 Km.).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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[Valuation Guidelines](#) | [User Manual](#)

Year: 2024-2025 Language: English

Selected District: Palghar

Select Taluka: Vasai

Select Village: Gavache nav - Mauje Bilalpada (24) (Vasai V

Search By: Survey No. SubZones

Enter Survey No: 46 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
3-विकसित विकसन क्षमता असलेल्या जमिनी	4730	34100	39900	45800	39900	ची. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Unit	39900			
Unit Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	39,900.00	Sq. Mtr.	3,707.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	4730			
The difference between land rate and building rate(A-B=C)	35,170.00			
Percentage after Depreciation as per table(D)	5%			
Rate to be adopted after considering depreciation [B + (C X D)]	34,351.00	Sq. Mtr.	3,191.00	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



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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	Unit		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	842.36	1,010.83	1,213.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹9,355.00	₹7,796.00	₹6,496.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
HELLO! Post

₹78.8 Lac

EMI - ₹36k | Get pre-approved loan

Industrial Building For Sale in Vasai East, Mumbai

Ready to Move

Main Road Facing

Super Built-Up Area
1213 sqft - 7649 sqft

Age Of Construction
New Construction

Plot Area
8000 sqft -

Type Of Ownership
Freehold

Transaction Type
Resale

Near By Mahindra Showroom

Contact Agent
Get Phone No.
Last contact made 3 days ago

More Details

Price	₹78.8 Lac
Booking Amount	₹5.5 Lac
Address	Waliv Phata Vasai East, Vasai East, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	Near By Mahindra Showroom.
Facilities	Lift, Visitor Parking
Pre Leased Property	No

Description: 1st floor RCC gale available for Sale at Waliv Phata near to Mahindra Showroom, Carpet area 750 sq.ft. Saleable area 1088 sq.ft. Balcony area 125 sq.ft. Builtup area 1213 sq.ft. Pow. [Read more](#)

Contact Agent



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Price Indicators

Property	Unit		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	690.97	829.17	995.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹9,364.00	₹7,803.00	₹6,503.00

magicbricks
Buy | Rent | Sell | Home Loans
HI, BINU S. | Post

₹64.7 Lac

EMI: ₹2.28k | How much loan can I get?

Industrial Building For Sale in Vasai East, Mumbai

Ready to Move

Super Built-up Area: 995 sqft - 16-29 sqft

Age Of Construction: New Construction

Main Road Facing

Plot Area: 7000 sqft

Type Of Ownership: Freehold

Transaction Type: Resale

Contact Agent

Girish Kumar D...

+91-99-XXXXXXX

Get Phone

Contact Agent

Get Phone No.

👤 Last contact made 3 days ago

More Details

Price	₹64.7 Lac
Booking Amount	₹5.5 Lac
Address	Chinch Pada Naka Vasai East, Vasai East, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	Near By Varun Company.
Facilities	Lift, Visitor Parking
Pre Leased Property	No

Description: 1st floor RCC gale available for Sale in Chinch Pada Naka near to Varun Company Property details Carpet area 600 sq.ft. Saleable area 870 sq.ft. Balcony area 125 sq.ft. Builtup area 9... [Read more](#)

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Tools to Help You Decide Better

Rates & Trends

Property Valuation

EMI Calculator



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Sale Instances

Property	Unit		
Source	Index no.2		
Floor	Ground		
	Carpet	Built Up	Saleable
Area	977.45	1,172.94	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,389.00	₹6,991.00	-

सूची क्र.2

दुयम निबधक : दु.नि. वसई 1

उपन क्रमांक : 14342/2023

नेदणी

Regn.53m

गावाचे नाव : विलातपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोजकता	8200000
(3) बाजारभावा/आदिपट्टपावडा बाबतिलपट्टाकार आकारणी टॅक्सी वी पट्टेदार ने नमुद करावे	4839000
(4) भू मापन पॅटर्निस्सा व परकममाका असल्यास	1) पालिकेचे नाव. पातघरदलर वर्पन . इतर माहिती. इतर माहिती: गाठ मीजे विलातपाडा पोपेल सर्वे क्र 50,47,46,45,वरील इंडियियल गाला न. 06,तळ मजला,गीता इंडियियल इन्स्टे नं.7 प्रिमायसेस क्रो-ओप सो ती, विलातपाडा, वसई रोड प्. 401208(क्षेत्र 108.979 चौ. मी विल्ट अप) ([Survey Number : 50, 47, 46, 45.])
(5) क्षेत्रफळ	108.979 चौ मीटर
(6) आकारणी किंवा कुडी देण्यात असेल तेव्हा	
(7) ट्रान्झॅक्शन करून देणा व/किंवा देवणा वा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा सुद्धमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव : रोहित वी. नाथ : वय 58 पत्ता प्लॉट नं गाला न. 06, पाळा न. तळ मजला, दुमारीचे नाव गीता इंडियियल इन्स्टे नं 7 प्रिमायसेस क्रो ओप सो ती, ब्लॉक नं विलातपाडा रोड नं वसई रोड प्. पिन कोड : 401208 पॅन नं - AAHP58584J 2) नाव : मधुरी अर शहा : वय 54 पत्ता प्लॉट नं गाला न. 06, पाळा न. तळ मजला, दुमारीचे नाव गीता इंडियियल इन्स्टे नं 7 प्रिमायसेस क्रो ओप सो ती, ब्लॉक नं विलातपाडा रोड नं वसई रोड प्. मसारापु पिन कोड : 401208 पॅन नं - AAQPS4244J
(8) ट्रान्झॅक्शन करून देणा वा पक्षकाराचे व किंवा दिवाणी न्यायालयाचा सुद्धमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव : मे सुपरजाईन टेक्नो इजीनियर्स प्रा लि लॉक इन्व्हेस्टर रोहित कमलाक्षी रोजॉय : वय 54 पत्ता प्लॉट नं वी 401, पाळा नं : दुमारीचे नाव कबरा अरिद, ब्लॉक नं उन्नत मार 2, जॉर्जस पार्क जवळ, रोड नं गोरगाव प मसारापु मुम्बई पिन कोड : 400104 पॅन नं : AAQPS3097K 2) नाव : मे सुपरजाईन टेक्नो इजीनियर्स प्रा लि लॉक इन्व्हेस्टर रोहित कमलाक्षी रोजॉय : वय 48 पत्ता प्लॉट नं वी 401, पाळा नं : दुमारीचे नाव कबरा अरिद, ब्लॉक नं उन्नत मार 2, जॉर्जस पार्क जवळ, रोड नं गोरगाव प पिन कोड : 400104 पॅन नं : AZSPS9518C 3) नाव : मे सुपरजाईन टेक्नो इजीनियर्स प्रा लि लॉक इन्व्हेस्टर राहुल कमलाक्षी रोजॉय : वय 50 पत्ता प्लॉट नं वी 201, पाळा नं : दुमारीचे नाव शालीनपु ठरान, ब्लॉक नं एलटी रोड, ठहिनर जाटक मधली हाय टेक इन्डियियल जवळ, रोड नं ठहिनर पु, मसारापु मुम्बई पिन कोड : 400068 पॅन नं : AVSPS953K 4) नाव : मे सुपरजाईन टेक्नो इजीनियर्स प्रा लि लॉक इन्व्हेस्टर मया राहुल रोजॉय : वय 46 पत्ता प्लॉट नं वी 201, पाळा नं : दुमारीचे नाव शालीनपु ठरान, ब्लॉक नं एलटी रोड, ठहिनर जाटक मधली हाय टेक इन्डियियल जवळ, रोड नं ठहिनर पु, मसारापु मुम्बई पिन कोड : 400068 पॅन नं : AZSPS9517P
(9) ट्रान्झॅक्शन करून दिल्याचा दिनांक	31/10/2023
(10) ट्रान्झॅक्शन मोजकता दिनांक	01/11/2023
(11) अनुक्रमिक क्र. व पृष्ठ	14342/2023
(12) बाजारभावाप्रमाणे मुद्रांक मूल्य	574000
(13) बाजारभावाप्रमाणे नोंदणी मूल्य	30000
(14) शीट	
मुद्रांकनासाठी विकारात घेतलेला तपशील	
मुद्रांक मूल्य आकारताना निवडलेला अनुच्छेद	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it



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Sale Instances

Property	Unit		
Source	Index no.2		
Floor	Ground		
	Carpet	Built Up	Saleable
Area	794.05	952.86	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,556.00	₹6,297.00	-

1293079
14-09-2024

Note :-Generated Through eSearch
Module. For original report please contact
concern SRO office

सूची क्र.2

दुयम निबंधक : दु.नि. वसई 1
दस्त क्रमांक : 12930/2024
नोंदणी :
Regn.03m

गावाचे नाव : विलापपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मीटरदला	6000000
(3) बाजारभाव(भाडेपट्टापाचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते ममुद्र करावे)	3533000
(4) भू-मापन,पॉटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिली: गाव मीजे विलापपाडा,ता वसई,जि पालघर,पेपील सर्वे क्र.46,हिस्ता न.2/8,या जमिनीवर बांधलेली इमारत आरके रुबी इंडस्ट्रियल ईस्टेट प्रिमापसेस को ऑप सोसा ली,मधील गाळा क्र.4,तळ मजला,बिल्डिंग नं.1बी,ज्याचे क्षेत्र 73.77 चौ मी कारपेट हि मिळकत((Survey Number : 46 ;))
(5) क्षेत्रफळ	73.77 चौ.मीटर
(6) आकारणी कित्या 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: अत्या समीर राव - वय: 49 वत्ता: प्लॉट नं. , माळा नं. इमारतीचे नाव , ब्लॉक नं , रोड नं. प-1001, सोनी टॉवर, शिपोली रोड, हरिदास नगर, राम नगर जवळ, बोरेवली वेस्ट, महाराष्ट्र, मुम्बई, पिन कोड: 400092 पॅन नं. BCZPS6869K
(8) दस्तऐवज करून घेणा या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव: भावेश दितीपकुमार जैन - वय: 24, पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं , रोड नं 608, सहावा मजला, सी विंग, ट्रेड हट्टी को ऑप लौ सोसा ली, 60 फीट रोड, भाईंदर वेस्ट, महाराष्ट्र, ठाणे. पिन कोड 401101 पॅन नं: BQRPJ7112E 2): नाव: दितीपकुमार रतनचट्ट जैन - वय: 48, पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं , रोड नं 608, सहावा मजला, सी विंग, ट्रेड हट्टी को ऑप लौ सोसा ली, 60 फीट रोड, भाईंदर वेस्ट, महाराष्ट्र, ठाणे. पिन कोड 401101 पॅन नं: AAJPD9068Q
(9) दस्तऐवज करून दिल्याचा दिनांक	11/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	11/09/2024
(11) अनुक्रमांक खर्च व पृष्ठ	12930/2024
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	420000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) सैरा	
मुल्याकनासाठी विचारात घेतलेला तपशील :	
मुद्राक 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 **18th 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 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 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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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 **₹ 57,60,650.00 (Rupees Fifty Seven Lakhs Sixty Thousands Six Hundred And Fifty Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.19 11:30:07 +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



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