

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **M/s. Almat's Branding Solutions Pvt. Ltd. (Gala Nos. 010 & 011)**  
**Mr. Moiz Mohammed Bohra (Gala No. 012)**

Industrial Gala Nos. 010, 011 & 012 on Ground Floor, Building No. B-1, "**Print World Industrial Complex**",  
Village – Vehele, Taluka – Bhiwandi, Dist. – Thane, PIN Code - 400 070,  
State - Maharashtra, Country - India

Latitude Longitude - 19°14'20.0"N 73°03'16.5"E

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### Valuation Done for:

**Axis Bank**

**CCMC Airoli Branch**

CCMC Mumbai Corporate Banking Operations Axis Bank Limited Airoli, Navi Mumbai

**Vastukala Consultants (I) Pvt. Ltd.**  
**Mumbai • Delhi NCR • Aurangabad • Nanded**

**VALUATION OPINION REPORT**

This is to certify that the property bearing Industrial Gala Nos. 010, 011 & 012 on Ground Floor, Building No. B-1, "**Print World Industrial Complex**", Village – Vehele, Taluka – Bhiwandi, Dist. – Thane, PIN Code - 400 070, State - Maharashtra, Country - India belongs to **M/s. Almat's Branding Solutions Pvt. Ltd. (Gala Nos. 010 & 011) & Mr. Moiz Mohammed Bohra (Gala No. 012).**

Boundaries of the property.

North	Building No. A-1
South	Open Plot
East	Road
West	Road & Building No. A-4

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 **Fair Market Value** for this particular purpose at **₹ 1,82,25,000.00 (Rupees One Crore Eighty Two Lakh Twenty Five Thousand 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.**

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou,  
email=sharad@vastukala.org, c=IN  
Date: 2020.10.12 15:44:53 +05'30'

C.M.D.

Director



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl.: Valuation report

**Mumbai**

121, 1<sup>st</sup> Floor, Akruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

Tel. : +91 22 28371325  
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mumbai@vastukala.org

**Delhi NCR**

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AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018, INDIA

Mobile : +91 9216912225  
+91 9819670183  
delhincr@vastukala.org

**Nanded**

28, S.G.G.S. -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288  
+91 2462 239909  
nanded@vastukala.org

**Aurangabad**

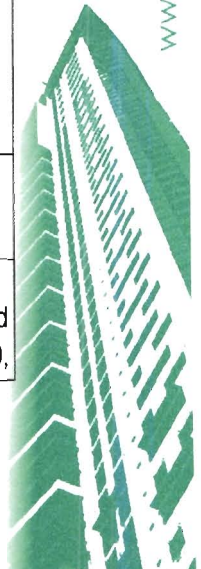
Plot No. 106, N-3, CIDCO,  
Aurangabad - 431 005,  
(M.S.), INDIA

Tel. : +91 240 2485151  
Mobile : +91 9167204062  
+91 9860863601  
aurangabad@vastukala.org

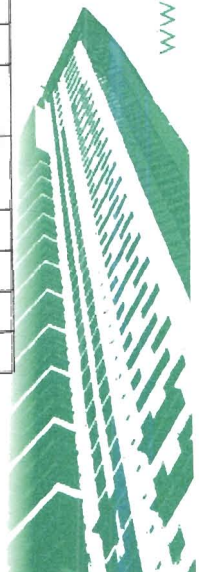


**VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY**

1	Date of Inspection	: 06.10.2020
2	Purpose of valuation	: As per request from Axis Bank, to assess Fair Market Value of the property under reference for Banking purpose
3	Name and address of the Valuer	: <b>Manoj B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b> 121, 1 <sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093
4	List Of Documents Handed Over To The Valuer By The Bank	: 1. Copy of Agreement for Sale dated 29.04.2014 (Gala No. 010) 2. Copy of Agreement for Sale dated 29.04.2014 (Gala No. 011) 3. Copy of Agreement for Sale dated 29.04.2014 (Gala No. 012) 4. Copy of Commencement Certificate dated 02.08.2006 issued Grampanchayat Vehele.
5	Details of enquiries made/ visited to government offices for arriving fair market value.	: Market analysis and as per sub-registrar value.
6	Factors for determining its market value.	: Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
7	ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	: No
8	Present/Expected Income from the property	: ₹ 7,5,000.00 Present rental income per month for each Gala
	<b>Property Details</b>	:
9	Name(s) of the Owner	: <b>M/s. Alrats Branding Solutions Pvt. Ltd. (Gala Nos. 010 &amp; 011) &amp; Mr. Moiz Mohammed Bohra (Gala No. 012)</b>
	Address	: Industrial Gala Nos. 010, 011 & 012 on Ground Floor, Building No. B-1, "Print World Industrial Complex", Village – Vehele, Taluka – Bhiwandi, Dist. – Thane, PIN Code - 400 070, State - Maharashtra, Country – India  Contact Person: Mr. Yashvant Mobile No. 8655779484
10	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	: Gala Nos. 010 & 011 = Company Ownership Gala No. 012 = Sole Ownership
11	Brief description of the property.	: <b>Industrial Gala</b> The property is an Industrial Gala located on Ground Floor. The composition of Industrial Gala Nos. 010,



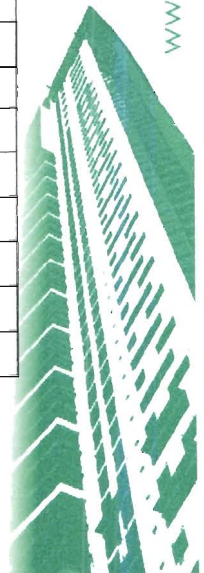
		011 & 012 area internally Amalgamated and used as Godown. The property is at 14.2 Km. distance from nearest railway station Thane.	
	<b>If under construction, extent of completion</b>	: N.A.	
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	: Survey No. 15/1 to 3, 7, 12, 13, 15, 16, 16/1, 2, 17/1, 23/1, 3A, 24/15, 24/31, 32 of Village – Vehele, Taluka – Bhiwandi, District – Thane.	
		:	
13	<b>Boundaries</b>	<b>As on site</b>	<b>As per documents</b>
	North	: Building No. A-1	Details not available
	South	: Open Plot	Details not available
	East	: Road	Details not available
	West	: Road & Building No. A-4	Details not available
14	Matching of Boundaries	: N.A.	
15	Route map	: Enclosed	
16	Any specific identification marks	: Near Bhatale water tank	
17	Whether covered under Corporation/ Panchayat/ Municipality.	: Grampanchayat Vehele	
18	Whether covered under any land ceiling of State/ Central Government.	: No	
19	Is the land freehold/ leasehold.	: Free Hold	
20	Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.	: As Per Agreement	
21	Type of the property	: Industrial	
22	Year of acquisition/ purchase.	: 29.04.2014	
23	Purchase value as per document	: ₹ 30,00,000.00 of each property	
24	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.	: Tenant Occupied – J. K. White Cement Pvt. Ltd.	
25	Classification of the site	:	
	a. Population group	: Semi Urban	
	b. High/ Middle/ Poor class	: Middle Class	
	c. Industrial/ Non-Industrial	: Industrial	
	d. Development of surrounding area	: Developing	
	e. Possibility of any threat to the property (Floods, calamities etc.).	: No	
26	Proximity of civic amenities (like school, hospital, bus stop, market etc.).	: All Available near by	
27	Level of the land (Plain, rock etc.)	: Plain	
28	Terrain of the Land.	: Levelled	
29	Shape of the land (Square/ rectangle etc.).	: Irregular	
30	Type of use to which it can be put (for	: Industrial purpose	



	construction of house, factory etc.).	
31	Whether the plot is under town planning approved layout?	: Information not Available
32	Whether the building is intermittent or corner?	: Intermittent
33	Whether any road facility is available?	: Yes
34	Type of road available (B.T/Cement Road etc.).	: B.T. Road
35	Front Width of the Road?	: 9.00 Mtr. Wide Road
36	Source of water & water potentiality.	: Municipal Water Supply
37	Type of Sewerage System.	: Connected to Municipal Sewerage System
38	Availability of power supply.	: Yes
39	Advantages of the site.	: Located in developing area
40	Disadvantages of the site.	: No
41	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	: As per Sub-Registrar of Assurance records
<b>Valuation of the property :</b>		
42	Total area of the Industrial Gala:	
	<b>No.</b>	<b>Gala Nos.</b>
		<b>Floors</b>
		<b>Carpet Area in Sq. Ft.</b>
		<b>Built up Area in Sq. Ft.</b>
		<b>Rate per Sq. Ft. on Built up</b>
		<b>Value</b>
	1.	010
		Ground
		1875.00
		2250.00
		2,700.00
		60,75,000.00
	2.	011
		Ground
		1875.00
		2250.00
		2,700.00
		60,75,000.00
	3.	012
		Ground
		1875.00
		2250.00
		2,700.00
		60,75,000.00
		<b>Total</b>
		<b>5625.00</b>
		<b>6750.00</b>
		<b>1,82,25,000.00</b>
47	Guideline rate obtained from the Stamp Duty Ready Reckoner.	: ₹ 25,900.00 per Sq. M. i.e. ₹ 2,406.00 per Sq. Ft.
	Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciate	: ₹ 23,532.00 per Sq. M. i.e. ₹ 2,186.00 per Sq. Ft.
48	Value of the property	: ₹ 1,82,25,000.00
49	The realizable value of the property	: ₹ 1,64,02,500.00
50	Distress value of the property	: ₹ 1,45,80,000.00
51	Insurable value of the property	: ₹ 1,48,50,000.00
<b>Technical details of the building :</b>		
52	Type of building (Industrial/ Industrial/ Industrial).	: Industrial
53	Year of construction.	: 2013 (As per site information)
54	Future life of the property.	: 53 years Subject to proper, preventive periodic maintenance and structural repairs.
55	No. of floors and height of each floor including basement.	: Ground + 2 Upper Floors. Ground floor is having 17 Industrial Galas.



	<b>Type of construction</b>	
56	(Load bearing/ R.C.C./ Steel framed)	: R.C.C. Framed Structure
	<b>Condition of the building.</b>	
57	External (excellent/ good/ normal/ poor)	: Good
58	Internal (excellent/ good/ normal/ poor).	: Good
59	Whether the Industrial Gala is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation	: Approved Building plans were not provided and not verified.
	<b>Remarks:</b> As per site inspection, Industrial Gala Nos. 010, 011 & 012 are internally amalgamated to form a single Gala with separate entrance. For the purpose of valuation, we have considered area as per agreement.	
60	<b>Specifications of Construction :</b>	
<b>sr.</b>	<b>Description</b>	<b>: Ground Floor</b>
a	Foundation	: R.C.C. Foundation
b	Basement	: No
c	Superstructure	: R.C.C. frame work with 9 inch thick B. B. Masonry for external walls.6 inch thick B.B. Masonry for internal walls
d	Joinery/Doors/Windows	: Aluminium frame with M.S. Rolling Shutter
e	RCC Work	: R.C.C. Framed Structure
f	Plastering	: Cement Plastering
g	Flooring, Skirting	: Cemented Coba flooring
h	Kitchen Platform	: -
i	Whether any proof course is provided?	: Yes
j	Drainage	: Connected to Municipal Sewerage System
k	Compound Wall(Height, length and type of construction)	: 5.6" Height
l	Electric Installation (Type of wire, Class of construction)	: Open-Industrial electrification
m	Plumbing Installation (No. of closets and wash basins etc.)	: Open conduct
n	Bore Well	: Not Provided
o	Wardrobes, if any	: No.
p	Development of open area	: Open Parking
	<b>Valuation of proposed construction/ additions/ renovation if any :</b>	
61	<b>SUMMARY OF VALUATION :</b>	
	Part I Land	: ₹ 0.00
	Part II Building	: ₹ 1,82,25,000.00
	Part III Other amenities/ Miscellaneous	: ₹ 0.00
	Part IV Proposed construction	: ₹ 0.00



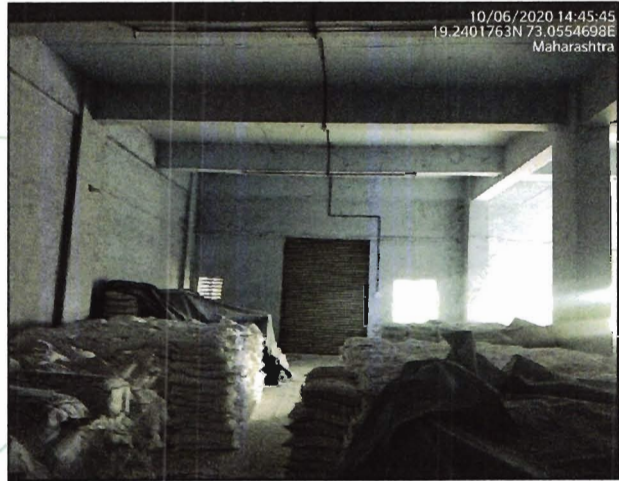
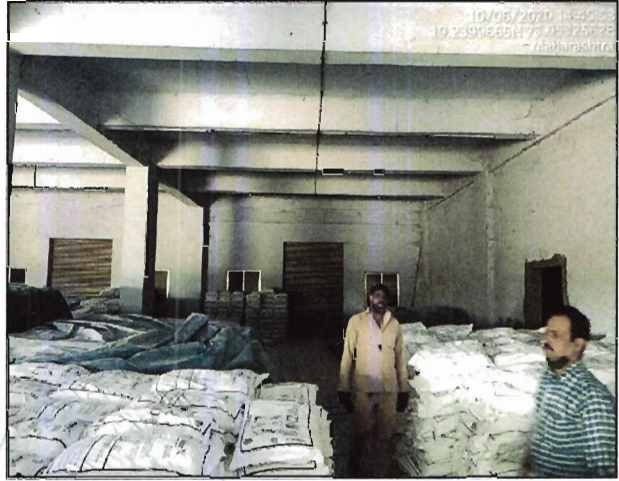
	<b>TOTAL.</b>	:	<b>₹ 1,82,25,000.00</b>
	<b>Calculation:</b>		
<b>1</b>	<b>Construction</b>	:	
1.01	Total Built up area of Industrial Gala Nos. 010,011 & 012	:	<b>6750.00</b> Sq. Ft.
1.02	Rate per Sq. Ft.	:	₹ 2,200.00
1.03	Cost of Construction = (1.01x1.02)	:	₹ 1,48,50,000.00
<b>2</b>	<b>Value of property</b>	:	
2.01	Total Built up area of Industrial Gala No. 010, 011 & 012	:	<b>6750.00</b> Sq. Ft.
2.02	Rate per Sq. Ft.	:	₹ 2,700.00
2.03	Floor Rise Rate per Sq. Ft.	:	₹ 0.00
2.04	PLC Rate per Sq. Ft.	:	₹ 0.00
2.05	Total Rate per Sq. Ft.	:	₹ 2,700.00
2.06	Value of Industrial Gala = (2.01x2.05)	:	₹ 1,82,25,000.00
<b>3</b>	<b>The value of the property.</b>	:	<b>₹ 1,82,25,000.00</b>



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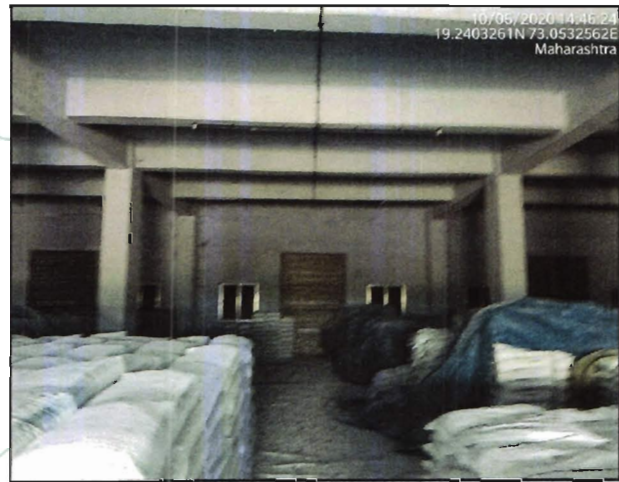
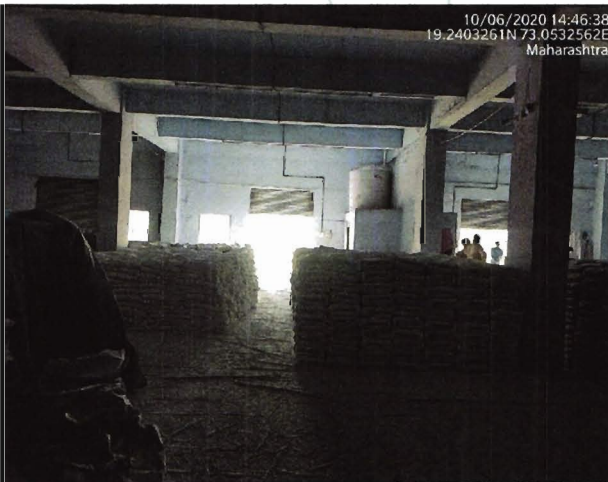
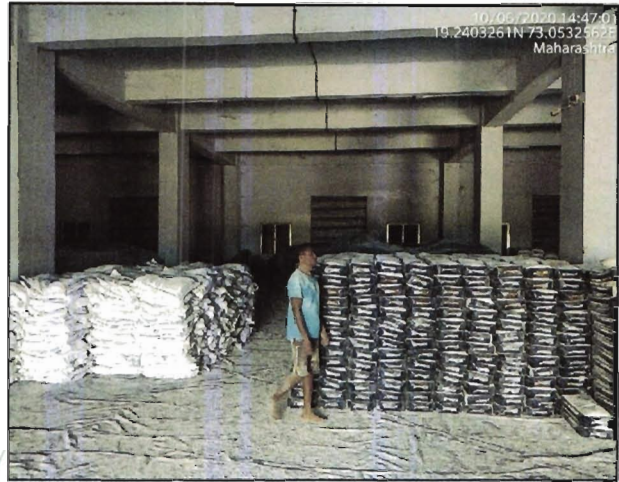


### Actual site photographs

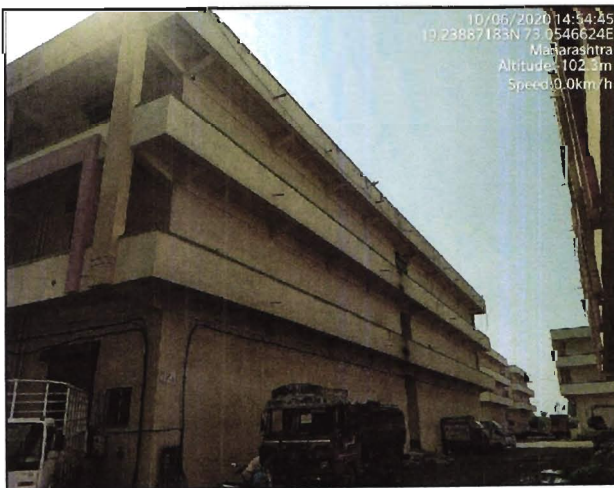
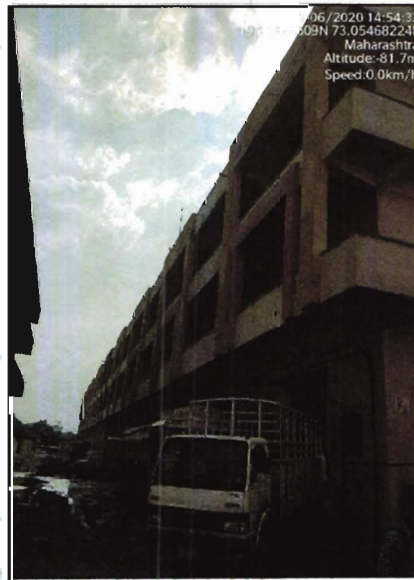




### Actual site photographs

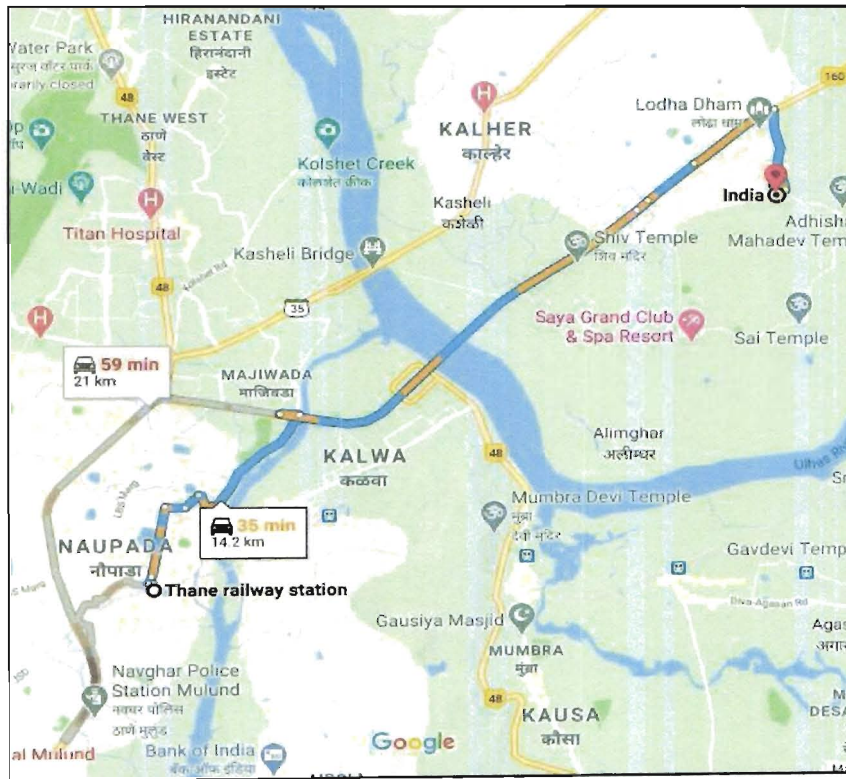
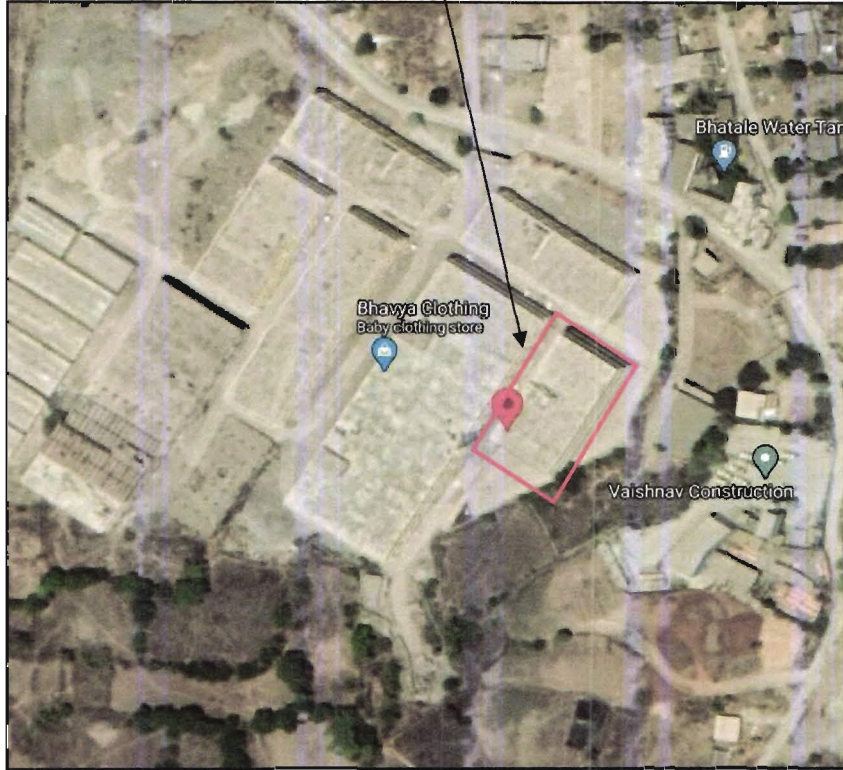


### Actual site photographs



### Route Map of the property

Site u/r




**Latitude Longitude - 19°14'20.0"N 73°03'16.5"E**

**Note:** The Blue line shows the route to site from nearest railway station (Thane) - 14.2 Km

Vastukala Consultants (I) Pvt. Ltd.  
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## Ready Reckoner Rate



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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**Annual Statement of Rates**

Year: 20202021 Language: English

Selected District: ठाणे

Select Taluka: भिवंडी

Select Village: गावाचे नाव : वेहळे(विशेष नियोजन प्राधिकरणाखालील)

Search By:  Survey No  Location

Enter Survey No: 15

उपविभाग	सुती बगीचा	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1/2-रुहीबास वापरा खालील विकसित जमिनी	1990	23100	25900	30200	25900	चौ. मीटर	सर्व्हे नंबर



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## Sale Indicator

390981 10/10/2020 Note-Generated Through eSearch Module.For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यम निबंधक: दु.नि. भिवंडी 1 दस्त क्रमांक: 3909/2020 नोंदणी: Regn:63m
<b>गावाचे नाव : वेहेळे</b>		
(1) विलेखाचा प्रकार (2) मोबदला (3) बाजारभाव/भाडेपट्ट्याच्या बाबतिलेखटाकार आकारणी देतो की पट्टेदार ते समुद्र करावे (4) भू-मालक, पोटहिल्सा व धारकनाम(असल्यास) (5) क्षेत्रफळ (6)आकारणी किंवा जुडी देण्यात आलेले तपशील (7) दस्तऐवज काल टिका-या सिद्ध ठेवणा-या पत्रकाराचे नाव किंवा टिकाणी न्यायालयचा हुकुमनाम किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता (8)दस्तऐवज काल टिका-या पत्रकाराचे व किंवा टिकाणी न्यायालयचा हुकुमनाम किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता (9) दस्तऐवज काल टिका-या पत्रकाराचे व किंवा टिकाणी न्यायालयचा हुकुमनाम किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता (10)दस्त नोंदणी केल्याचा दिनांक (11)अनुकूलक खंड व पृष्ठ (12)बाजारभावप्रमाणे मुद्रांक शुल्क (13)बाजारभावप्रमाणे नोंदणी शुल्क	विक्री करारनामा 2250000 2693336.8 1) पारिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मोजे वेहेळे तालुका भिवंडी,जिल्हा ठाणे येथील सर्व्हे नं. 15 1,15 2,15 3,15 7,15 11,15 12,15 13,15 15,15 16,16 1,16 2,23 1,23 2,23 3,24 14,24 15,24 31 व 24 32 या जागेवरील पिट वर्ल्ड इंडस्ट्रीयल कॉम्प्लेक्स मधील विलडींग नं. डी-1 मधील तळ मजल्यावरील इंडस्ट्रीयल गाळा नं. 008 क्षेत्र 800.00 चौ. फूट म्हणजेच 74.32 चौ. मीटर कारपेट(( Survey Number : 15 1 व इतर :)) 74.32 चौ.मीटर (आकारणी किंवा जुडी देण्यात आलेले तपशील) 1: नाव-उमेश धनंजय भांडारकर बच-44; पत्ता-प्लॉट नं. 27बी, माळा नं. - इमारतीचे नाव - ब्लॉक नं. 31 एम व्ही पटेल मार्ग, दुय्यम मजरा, टेंगूर, पुणे, रोज नं. वाडी भोकर रोड, महाराष्ट्र, पुणे. पिन कोड-424002 पॅन नं.-AHEPB1707B 2: नाव-स्वाती उमेश भांडारकर बच-36; पत्ता-प्लॉट नं. 27बी, माळा नं. - इमारतीचे नाव - ब्लॉक नं. 31 एम व्ही पटेल मार्ग, दुय्यम मजरा, टेंगूर, पुणे, रोज नं. वाडी भोकर रोड, महाराष्ट्र, पुणे. पिन कोड-424002 पॅन नं.-APSPB437B 1: नाव-बाबुराज संकुटीन जावळा बच-56; पत्ता-प्लॉट नं. , माळा नं. - इमारतीचे नाव- सरकार टॉवर नं. 3, प्लॉट नं. 801, ब्लॉक नं. सेंट मेरी आयसोपॉईट शाळे समोर, साकराव, मुंबई, रोज नं. नेलबोट रोड, महाराष्ट्र, मुंबई. पिन कोड-400010 पॅन नं.-ADBP7380K 2: नाव-अश्वान संकुटीन जावळा बच-32; पत्ता-प्लॉट नं. , माळा नं. - इमारतीचे नाव- सरकार टॉवर नं. 3, प्लॉट नं. 801, ब्लॉक नं. सेंट मेरी आयसोपॉईट शाळे समोर, साकराव, मुंबई, रोज नं. नेलबोट रोड, महाराष्ट्र, मुंबई. पिन कोड-400010 पॅन नं.-ADBP7380K 26 08 2020 26 08 2020 3909/2020 161800 269-0	

446581 10/10/2020 Note-Generated Through eSearch Module.For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यम निबंधक: दु.नि. भिवंडी 1 दस्त क्रमांक: 4468/2020 नोंदणी: Regn:63m
<b>गावाचे नाव : वेहेळे</b>		
(1) विलेखाचा प्रकार (2) मोबदला (3) बाजारभाव/भाडेपट्ट्याच्या बाबतिलेखटाकार आकारणी देतो की पट्टेदार ते समुद्र करावे (4) भू-मालक, पोटहिल्सा व धारकनाम(असल्यास) (5) क्षेत्रफळ (6)आकारणी किंवा जुडी देण्यात आलेले तपशील (7) दस्तऐवज काल टिका-या सिद्ध ठेवणा-या पत्रकाराचे नाव किंवा टिकाणी न्यायालयचा हुकुमनाम किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता (8)दस्तऐवज काल टिका-या पत्रकाराचे व किंवा टिकाणी न्यायालयचा हुकुमनाम किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता (9) दस्तऐवज काल टिका-या पत्रकाराचे व किंवा टिकाणी न्यायालयचा हुकुमनाम किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता (10)दस्त नोंदणी केल्याचा दिनांक (11)अनुकूलक खंड व पृष्ठ (12)बाजारभावप्रमाणे मुद्रांक शुल्क (13)बाजारभावप्रमाणे नोंदणी शुल्क	करारनामा 2300000 2244518.36 1) पारिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मोजे वेहेळे,ता भिवंडी जि. ठाणे येथील सर्व्हे नं. 15 1 व इतर या जागेवर बांधण्यात आलेल्या पिट वर्ल्ड इंडस्ट्रियल कॉम्प्लेक्स मधील विलडींग नं. डी-1 मधील पहिल्या मजल्यावरील इंडस्ट्रीयल गाळा नं. 109 क्षेत्र 800 चौ. फूट बांधीव.(( Survey Number : 15 1 व इतर :)) 800 चौ फूट (आकारणी किंवा जुडी देण्यात आलेले तपशील) 1: नाव-भारती होश लोणे बच-49; पत्ता-प्लॉट नं. 35 ए, माळा नं. - इमारतीचे नाव- श्रीवास विलडींग, ब्लॉक नं. मुकुंद प. मुंबई, रोज नं. महाराष्ट्र, मुंबई. पिन कोड-400089 पॅन नं.- 2: नाव-होश भद्रकृष्ण जोशी बच-51; पत्ता-प्लॉट नं. 35 ए, माळा नं. - इमारतीचे नाव- श्रीवास विलडींग, ब्लॉक नं. मुकुंद प. मुंबई, रोज नं. महाराष्ट्र, मुंबई. पिन कोड-400089 पॅन नं.- 1: नाव-अश्वान संकुटीन जावळा बच-33; पत्ता-प्लॉट नं. 801, माळा नं. - इमारतीचे नाव - ब्लॉक नं. सरकार टॉवर 3, नेलबोट रोड, एस.टी. भोकर, साकराव, मुंबई, रोज नं. महाराष्ट्र, मुंबई. पिन कोड-400010 पॅन नं.- 2: नाव-बाबुराज संकुटीन जावळा बच-51; पत्ता-प्लॉट नं. 801, माळा नं. - इमारतीचे नाव - ब्लॉक नं. सरकार टॉवर 3, नेलबोट रोड, एस.टी. भोकर, साकराव, मुंबई, रोज नं. महाराष्ट्र, मुंबई. पिन कोड-400010 पॅन नं.- 15 09 2020 15 09 2020 4468/2020 69300 23000	



## Price Indicator

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Home - Commercial Property for Sale in Thane - Industrial Shed for Sale in Thane - Industrial Shed for Sale in Bhiwandi - 20,000 Sq.ft Property ID: 50830864

### 7.0 Cr Industrial Shed

for sale in [Bhiwandi, Thane](#)

Agent: **100+ Buyers Served**  
**Ratish D Shetty**

[Contact Now](#)

PROPERTY DETAILS

LOCALITY DETAILS

PRICE TRENDS

AGENT DETAILS

1 photo

Address  
**Bhiwandi, Thane - Beyond Thane, Maharashtra**

Super area <b>20,000 sqft</b>	Plot area <b>4000 sqm</b>	Transaction type <b>Resale</b>
23,500/sqft		
Construction Status <b>Ready to Move</b>	Type of Ownership <b>Freehold</b>	Floor allowed for construction <b>1</b>

Posted on: Oct 07

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Home - Commercial Property for Sale in Thane - Warehouse/ Godown for Sale in Bhiwandi - 2250 sqft Property ID: 48607060

### 45.0 Lac Warehouse/ Godown

for sale in [Bhiwandi, Thane](#)

Owner: **Navneet Mahajan**

[Contact Now](#)

PROPERTY DETAILS

LOCALITY DETAILS

PRICE TRENDS

AGENT DETAILS

3 photos

Address  
**Gala no 17, Building No S-15, Bhiwandi, Thane - Beyond Thane, Maharashtra**

Super area <b>2250 sqft</b>	Transaction type <b>Resale</b>	Floor allowed for construction <b>1</b>
2,000/sqft		
Age of Construction <b>Less than 5 years</b>	Type of Ownership <b>Freehold</b>	Pre Leased Property <b>No</b>
Facing <b>Main Road Facing</b>	No. of Open Sides <b>3</b>	Width of road facing plot <b>20m</b>

[Contact Owner](#)

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Posted on: Sep 23 '20



## Justification for price / rate

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

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

We Hope this will satisfy your requirements



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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 **Fair Market Value** purpose as on dated **10<sup>th</sup> October 2020**.

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: <sup>®</sup>

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.

### 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 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.
6. **The impact on real estate market due to pandemic Covid-19 is not considered for this valuation report.**





**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 neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Visa Application Purpose as on day for **₹ 1,82,25,000.00 (Rupees One Crore Eighty Two Lakh Twenty Five Thousand Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2020.10.12 15:45:16 +05'30'

Director

C.M.D.

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09



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