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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. Maqbool Ahmed Shaikh**

Commercial Unit No. 218, 2nd Floor, "**Dattani Prism - I (I.T. Park Building)**", Old Survey No. 281, 282, 283A & 284A, New/Current Survey No. 252A, 255A & 256, Hissa No. 2/1, 3, 4, 5, 10/1 & 11, Village - Sandor, Taluka - Vasai, District - Palghar, Vasai (West), 401202, State - Maharashtra, India.

Latitude Longitude : 19°21'33.9"N 72°48'40.7"E

Intended User:

Cosmos Bank

Naupada

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State - Maharashtra, Country - India.

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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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**

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VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Unit No. 218, 2nd Floor, "**Dattani Prism - I (I.T. Park Building)**", Old Survey No. 281, 282, 283A & 284A, New/Current Survey No. 252A, 255A & 256, Hissa No. 2/1, 3, 4, 5, 10/1 & 11, Village - Sandor, Taluka - Vasai, District - Palghar, Vasai (West), 401202, State - Maharashtra, India belongs to **Mr. Maqbool Ahmed Shaikh**.

Boundaries	:	Building	Unit
North	:	Internal Road & Dattani Linear Building	Unit No. 201
South	:	Open Plot	Unit No. 217
East	:	Internal Road	Marginal Space
West	:	Open Plot	Marginal Space

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 **₹ 92,07,000.00 (Rupees Ninety Two Lakhs Seven 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.**

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



Commercial Unit No. 218, 2nd Floor, "Dattani Prism - I (I.T. Park Building)", Old Survey No. 281, 282, 283A & 284A, New/Current Survey No. 252A, 255A & 256, Hissa No. 2/1, 3, 4, 5, 10/1 & 11, Village - Sandor, Taluka - Vasai, District - Palghar, Vasai (West), 401202, State - Maharashtra, 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 26.12.2024 for Bank Loan Purpose.
1	Date of inspection	19.12.2024
3	Name of the owner / owners	Mr. Maqbool Ahmed Shaikh
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: Commercial Unit No. 218, 2 nd Floor, "Dattani Prism - I (I.T. Park Building)", Old Survey No. 281, 282, 283A & 284A, New/Current Survey No. 252A, 255A & 256, Hissa No. 2/1, 3, 4, 5, 10/1 & 11, Village - Sandor, Taluka - Vasai, District - Palghar, Vasai (West), 401202, State - Maharashtra, India. Contact Person : Mr. Ashok Pujara (Owner's Relative) Contact No. 9834356366
6	Location, Street, ward no	Village - Sandor, District - Palghar
7	Survey / Plot No. of land	Hissa No - 2/1, 3, 4, 5, 10/1 & 11 of Village - Sandor New Survey No - 252A, 255A & 256 Old Survey No - 281, 282, 283A & 284A
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial 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. = 1017.12 (Area as per Site measurement) Carpet Area in Sq. Ft. = 990.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 1089.00 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Village - Sandor, Taluka - Vasai, District - Palghar, Pin - 401202
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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - Information not available Percentage actually utilized – Details not available

26	RENTS		
	(i)	Names of tenants/ lessees/ licensees, etc	Vacant
	(ii)	Portions in their occupation	Fully Vacant
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	30,700.00 (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 Commercial 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 – 2020 (As Per Part 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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess Fair Market Value as on 26.12.2024 for Commercial Unit No. 218, 2nd Floor, "**Dattani Prism - I (I.T. Park Building)**", Old Survey No. 281, 282, 283A & 284A, New/Current Survey No. 252A, 255A & 256, Hissa No. 2/1, 3, 4, 5, 10/1 & 11, Village - Sandor, Taluka - Vasai, District - Palghar, Vasai (West), 401202, State - Maharashtra, India belongs to **Mr. Maqbool Ahmed Shaikh**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.8141/2018 Dated 27.08.2018 between M/s. Dattani Estate Developers (The Promoter) And Mr. Maqbool Ahmed Shaikh(The Purchaser).
2)	Copy of Commencement Certificate Document No.CIDCO/VVSR/CC/BP-736/W/170 Dated 22.04.2010 issued by CIDCO.
3)	Copy of Part Occupancy Certificate Document No.VVCMC/TP/POC/VP-0762/30/2020-21 Dated 03.11.2020 issued by Vasai Virar City Municipal Corporation.
4)	Copy of RERA Certificate Document No.P99000008471 Dated 19.08.2017 issued by Maharashtra Real Estate Regulatory Authority.

Location

The said building is located at Village - Sandor, Taluka - Vasai, District - Palghar, 401202. The property falls in Commercial Zone. It is at a traveling distance 3.6 from Vasai Railway Station.

Building

The building under reference is having Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Commercial purpose. 2nd Floor is having 18 Commercial Unit. The building is having 2 lifts.

Commercial Unit:



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The Commercial Unit under reference is situated on the 2nd Floor The Composition of Commercial Property is Vacant Unit + Toilet Block This Commercial Unit is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Window , Concealed plumbing with C.P. fittings. Concealed Electrical wiring etc.

Valuation as on 26th December 2024

The Carpet Area of the Commercial Unit	:	990.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2020 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	4 Years
Cost of Construction	:	1089.00 Sq. Ft. X ₹ 2,500.00 = ₹ 27,22,500.00
Depreciation $\{(100 -) \times (4 / 60)\}$:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 56,600/- per Sq. M. i.e. ₹ 5,258/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	990.00 Sq. Ft. X ₹ 9,300 = ₹92,07,000
Total Value of property as on 26th December 2024	:	₹92,07,000.00

(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 26th December 2024	:	₹ 92,07,000.00 - ₹ 0.00 = ₹ 92,07,000.00
Total Value of the property	:	₹ 92,07,000.00
The realizable value of the property	:	₹82,86,300.00
Distress value of the property	:	₹73,65,600.00
Insurable value of the property (1089.00 X 2,500.00)	:	₹27,22,500.00
Guideline value of the property (1089.00 X 5037.00)	:	₹54,85,293.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Unit No. 218, 2nd Floor, "Dattani Prism - I (I.T. Park Building)", Old Survey No. 281, 282, 283A & 284A, New/Current Survey No. 252A, 255A & 256, Hissa No. 2/1, 3, 4, 5, 10/1 & 11, Village - Sandor, Taluka - Vasai, District - Palghar, Vasai (West), 401202, State - Maharashtra, India for this particular purpose at **₹ 92,07,000.00 (Rupees Ninety Two Lakhs Seven Thousand Only)** as on 26th December 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 **26th December 2024** is **₹ 92,07,000.00 (Rupees Ninety Two Lakhs Seven Thousand Only)**



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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.



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PART III- VALUATION

I, hereby declare that

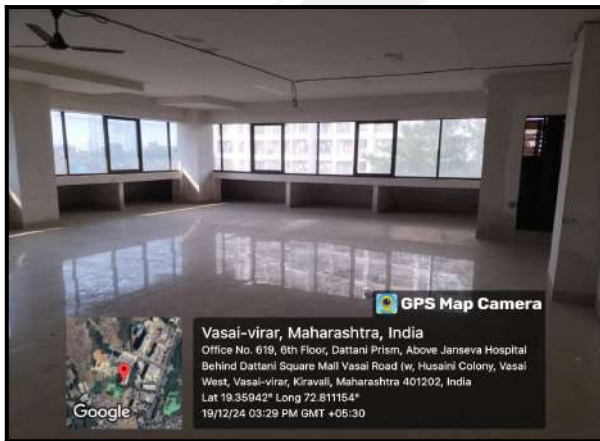
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
 b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Commercial Unit Situated on 2 nd Floor				
3	Year of construction	: 2020 (As Per Part Occupancy Certificate)				
4	Estimated future life	: 56 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	: Teak Wood Door frame with Solid flush door, Aluminium Sliding Window , .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
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. Concealed Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall
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



Ready Reckoner Rate

DIVISION / VILLAGE : SANDOR Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation Class "C"		
Local Body Name	Vasai-Virar City Municipal Corporation					
Land Mark	Lands for residential and other similar permissible use.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
5	4	8880	48000	56600	62400	56600
<small>CTS No. 2073, 2075, 2076, 2077, 2078, 2086, 2087, 2088, 2089, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2122, 2141, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2172, 2181, 2182, 2183</small>						
<small>Survey No. 24, 25, 27A, 39A, 40, 94, 95, 96A, 96B, 102 to 104, 105A, 105B, 106A, 106B, 107, 108, 109, 110, 111A, 111B, 113A, 114, 115, 116, 117, 118, 121 A, 121B, 123, 124, 125, 156, 157, 158, 159, 160, 166, 167, 188, 189, 191, 193, 194, 206, 207A, 221, 222B, 223, 223A, 224, 225, 225A, 226, 226A, 227, 233, 236, 238, 239, 240, 241, 253, 254, 257, 258, 27A, 274, 277A, 283, 283B, 284A, 284B, 286, 309</small>						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Unit	56600			
Unit Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	56,600.00	Sq. Mtr.	5,258.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	8880			
The difference between land rate and building rate(A-B=C)	47,720.00			
Percentage after Depreciation as per table(D)	5%			
Rate to be adopted after considering depreciation [B + (C X D)]	54,214.00	Sq. Mtr.	5,037.00	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

Price Indicators

Property	Commercial Unit		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	400.00	440.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹10,000.00	₹9,091.00	-



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Office Space In Vasai West, Mum...
Mahatma Gandhi Rd, Dattani Prism 1 (I.T. P...

₹ 40 Lacs
8,000 / Sq.Ft

₹ 30,037/Month
Estimated EMI

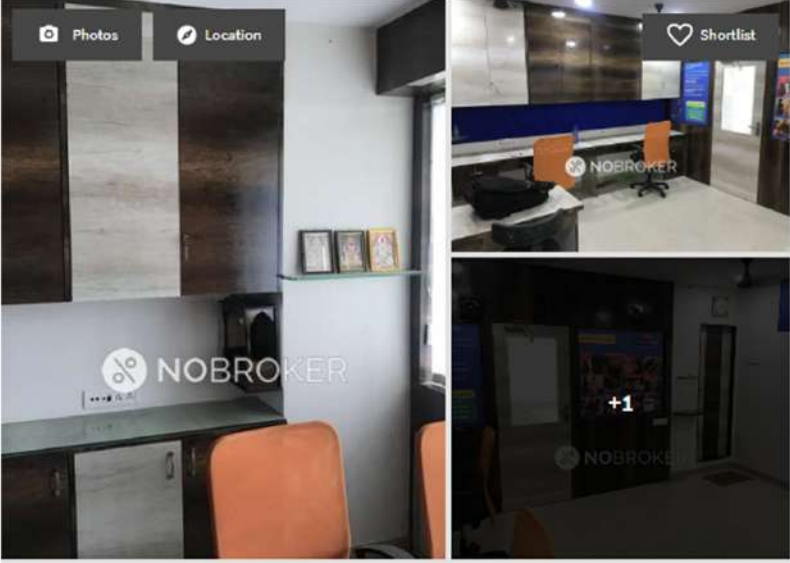
500 Sq.Ft
Built Up Area

400 Sq.Ft
Carpet Area

Apply Loan

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

📷 Photos
📍 Location
📌 Shortlist



Office Space
Property Type

Freehold
Ownership Type

Fully Furnished
Furnishing

Sep 13, 2024
Posted On

Public
Parking

3
Of Total 7 Floors

1 To 5 Year
Age of Property

Immediately
Available From

Get Owner Details

📌 Report what was not correct in this property


Listed by Broker
Sold Out

Wrong Info


Nearby: [Miraj Cinemas Dattani](#) [D Mart](#) [Big Bazaar](#) [K Movie Star Multiplex](#) [Kauls Heritage City Apartment](#)

NoBroker Services

NEW




Create Agreement




Check Loan Eligibility


NEW



Estimate Interiors Cost



Book Legal Services



Book Renovations

Activity On This Property

🔍 **5**

Unique Views

❤️ **0**

Shortlists

📞 **0**

Contacted


Powered By: NBEstimate

Amenities

🔌 Power Backup
Need To Arrange


🛗 Lift
Common

Similar Properties



Office Space in Vasai ...
Suyog Nagar, Gonsalo Garcia C...
1.3 km away

Price Area




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Price Indicators

Property	Commercial Unit		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	477.27	525.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,105.00	₹10,095.00	-

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[Sign up](#)
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Office Space In Vasai West, Mum...
Dattani Prism, Dattani Square Mall

₹ 53 Lacs
10,095 / Sq.Ft

₹ 39,799/Month
Estimated EMI

525 Sq.Ft
Built Up Area

Apply Loan

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

Photos
Location

Shortlist

Office Space Property Type	Public And Reserved Parking (1 Slot)
Freehold Ownership Type	5 Of Total 7 Floors
Unfurnished Furnishing	1 To 5 Year Age of Property
Sep 18, 2024 Posted On	Immediately Available From

Get Owner Details

Report

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Nearby: Global City KT VISION Carnival Cinemas RAJHANS DREAMS EMERALD TOPAZ

Shubham General Store Dattani Square Mall

NoBroker Services

Create Agreement

Check Loan Eligibility

Estimate Interiors Cost

Book Legal Services

Book Renovations

Activity On This Property

0 Unique Views

0 Shortlists

0 Contacted

Powered By : NBEstimate

Amenities

Power Backup Full

Lift Common

Similar Properties

Office Space in Vasai, ...
Papdy - Bangli Rd., Reliance S...
Within a km

Price Area

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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/1720 MH2010 PTC201709

Sale Instances

Property	Commercial Unit		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,080.00	1,188.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹8,542.00	₹7,765.00	-

3250533 10-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 4 दस्त क्रमांक : 3250/2023 नोंदणी : Regn:63m
गावाचे नाव : सांडोर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9225000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6404000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :सदनिका नं: ऑफिस नं-414, माळा नं: चौथा मजला, इमारतीचे नाव: दत्तानी प्रिझम-1(आय. टी. पार्क), ब्लॉक नं: सांडोर, रोड नं: वसई पश्चिम पालघर((Survey Number : OLD-283-A 284-A 281 282 NEW-255-A 252-A 256 257 ;))	
(5) क्षेत्रफळ	110.36 चौ.मीटर	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तावेज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-लाभ एन्टरप्राईजेस चे प्रो पा - संजय एल. राठोड वय:-45 पत्ता:-प्लॉट नं: 701/702, माळा नं: -, इमारतीचे नाव: वसंत सरिता, ब्लॉक नं: 90 फीट रोड, ठाकूर कॉम्प्लेक्स, ऑप एच. डी. एफ. सी. बँक, रोड नं: कादिवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-AHCPR6239B	
(8)दस्तावेज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शेहजाद आलम रियाझअहमद मुन्शी वय:-38; पत्ता:-प्लॉट नं: जे आर-66, माळा नं: -, इमारतीचे नाव: भूमी व्हिला, ब्लॉक नं: एव्हरशाइन सिटी ऑप एव्हरशाइन डेसी अपार्टमेंट सेक्टर-06, रोड नं: वसई पूर्व पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AJEPM8579P 2): नाव:-रियाझअहमद इस्माईल मुन्शी वय:-71; पत्ता:-प्लॉट नं: जे आर-66, माळा नं: -, इमारतीचे नाव: भूमी व्हिला, ब्लॉक नं: एव्हरशाइन सिटी ऑप एव्हरशाइन डेसी अपार्टमेंट सेक्टर-06, रोड नं: वसई पूर्व पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAEPM9084E	
(9) दस्तावेज करुन दिल्याचा दिनांक	22/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	22/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3250/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	645800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sale Instances

Property	Commercial Unit		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	503.00	553.30	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹8,946.00	₹8,133.00	-

244879 08-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. वसई 1 दस्त क्रमांक : 2448/2023 नोंदणी : Regn:83m
गावाचे नाव : सांडोर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3527500	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मौजे सांडोर,ता. वसई,जि. पालघर येथील जुना सर्वे क्र. 283 ए,नवीन सर्वे क्र. 255 ए,जुना सर्वे क्र. 284 ए,नवीन सर्वे क्र. 252 ए,जुना सर्वे क्र. 281,नवीन सर्वे क्र. 256,हिस्सा नं. 2,4,जुना सर्वे क्र. 282,नवीन सर्वे क्र. 257,हिस्सा नं. 2/1,3,4,5,10/1,11 या जमीनवर बांधलेली इमारत दत्तानी प्रिझम - 1(आय.टी. पार्क),मधील युनिट नं. 219,दुसरा मजला,ज्याचे क्षेत्रफळ 46.73 चौ. मीटर कारपेट ही मिल्कत((Survey Number : OLD SURVEY NO.283 A, NEW SURVEY NO. 255 A, OLD SURVEY NO. 284 A, NEW SURVEY NO. 252 A, OLD SURVEY NO. 281, NEW SURVEY NO. 256, OLD SURVEY NO. 282, NEW SURVEY NO. 257 ;))	
(5) क्षेत्रफळ	46.73 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-वैभव पांडुरंग मांडरे - वय:-30 पत्ता:-प्लॉट नं: 30, माळी नं: -, इमारतीचे नाव: एकविरा दर्शन, ब्लॉक नं: 201, रोड नं: सेक्टर 10, खंडा कॉलोनी, न्यू पनवेल वेस्ट, महाराष्ट्र, राईगाव(००). पिन कोड:-410206 पॅन नं:-BKBPM8204N	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रिद्धी हिरल कापडी - वय:-38; पत्ता:-प्लॉट नं: -, माळी नं: -, इमारतीचे नाव: सतलज बिल्डिंग, ब्लॉक नं: जी-4, रोड नं: 100 फीट रोड, ग्रीन हाऊस हॉटेल जवळ, एवरग्राईन ईस्टेट, वसई वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-APJPM4677F	
(9) दस्तऐवज करून दिल्याचा दिनांक	15/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	15/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	2448/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	315000	
(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 **26th December 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.

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 **₹ 92,07,000.00 (Rupees Ninety Two Lakhs Seven Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

