



VASTUKALA CONSULTANTS INDIA PVT. LTD.

PROPERTY DETAILS

Bank Name			Branch Name		
Date of Visit	07/01/2025		Site Engineer	Chandan Singh Ajay Rawal P	
Name of Client	APMC (Gala)		Contact No.	8454883607 9766640171	
Property Address	Plot No. Sharad Sahkari Bank Ltd. Plot No. 3 and 7, APMC, Fruit market. (APMC Fruit market Bank.)				
Premises of Flat/Office	Bank.	Contact Person Name & No.		Mr. Suhel Joshi (Engr.)	
Distance from Station	1.0km Sanpada station.		No. of Wings -	865538628	
Latitude & Longitude					
Boundaries	Building Boundaries		Flat / Office / Shop / Gala		
North	Internal Road.		Internal Road.		
South	K.B Exports.		K.B. Exports.		
East	Internal Road.		Internal Road.		
West	Internal Road.		Satara Bank		
Landmark	APMC Fruit market				
Present Occupied By	Owner / Tenant / Vacant	Tenure Period		6 years.	
Name & Contact No. of Tenant	Sharad Sahkari Bank Ltd.				
Type of Road	B.T. / Cement / W.B.M. Road		Width -	Corner / Intermittent	
Area Calculation:	Builder's Saleable area		Builder's Rate		
	Estate Agent Name		Contact No.		
	Engineer Rate		Lumpsum Value		
Year of Construction	1988		No. of Floors	Ground + 1	
No of Flats / Unit per floor	4 units + Fire parking + fire office.		Shop / Flat on ground floor in case		
Type of Parking	Open Stilt / Podium / Basement / Tower Parking / Covered / Stack				
Source of Water Supply	municipal.		No. of Lifts	NO LIFT.	
Type of Sewerage Syst.	Septic Tank / Sewerage Line				
Type of Finishing in Compound area			Type of Door & Window	Glass + shutter At sliding.	
Flooring	Vimiflex	Kitchen	—	Wiring	Cancelled
Plumbing	Cancelled.				
If Under Construction Building:	Slab		Internal Brickwork		
External Plaster	External Plaster		Internal Painting		
Door & Windows	Flooring / Tiling		Kitchen Platform		
Electrification					
Plumbing & Sanitary Installation			Lift Installation		
MAHARERA DETAILS:	RERA PROJECT - YES / NO		Certificate No.		
Photos Of KYC Documents:	Share Certificate / Maintenance Bill / Electricity Bill / Property Tax / Water Tax				
Requirements	External Photographs / Drop Pin Photo / Internal Photos / Engineer Selfie with contact person.				
Remarks if any	* Fire parking Area + Fire office Area Amalgamated. * Used for store or (vacant) * Height. = 10' - 8"				

measurements in ~~meters~~ feet.

① Shared Bahakani Bank.

(2 cabin + working area
+ Locker Room + Pantry
+ Toilet)

~~12.30 x 5.~~ Carpet
 $43.62 \times 18.86 = \underline{822.67 \text{ sq. ft.}}$

② Fire parking Area

$\Rightarrow 43.50 \times 18.90 = \underline{822.15 \text{ sq. ft.}}$

Fire office + Toilet

$\Rightarrow 43.50 \times 18.90 = \underline{822.15 \text{ sq. ft.}}$

Total = 1644.30

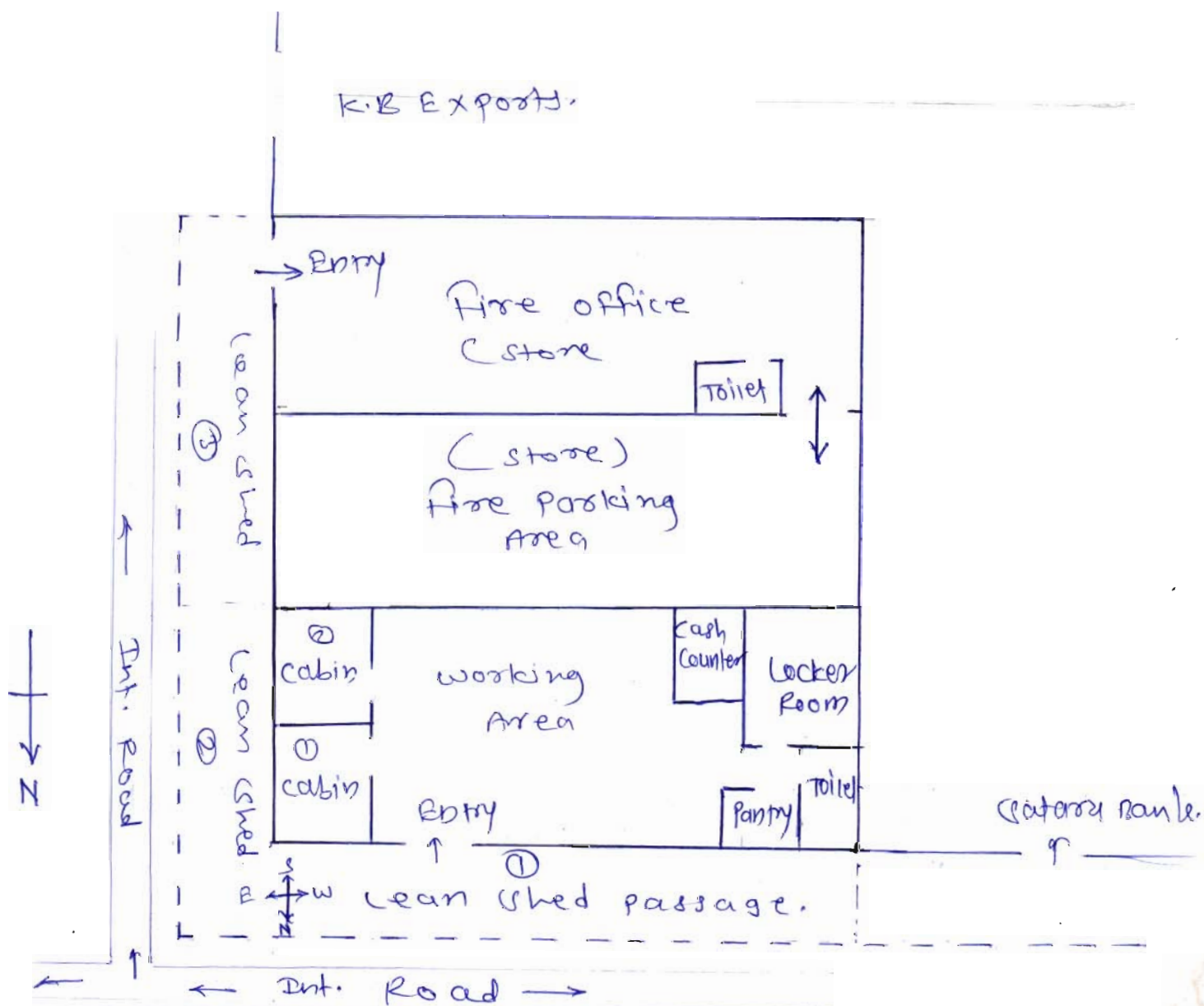
Extra Lean Shed (GI sheet)

① $8.00 \times 43.00 = 344.00 \text{ sq. ft.}$

② $28.00 \times 8.00 = 224.00 \text{ sq. ft.}$

③ $40.00 \times 7.80 = 312.00 \text{ sq. ft.}$

Total = 880.00 sq. ft.





मुंबई कृषि उत्पन्न बाजार समिती, मुंबई

स्थापना : १९७७

दूरध्वनी :

मुख्य कार्यालय : २७८८ ९४९६

इपीएबीएक्स : २७८८ ८४९४ (६ लाईन)

फॅक्स : ९९-२२ - २७८८९५०७

शाखा कार्यालय : २२६९ ६६२४

फॅक्स : २२६९ ४८८८

E-mail : mapmc@mtnl.net.in

मुख्य कार्यालय : प्रशासकीय इमारत, सेक्टर - १८, वाशी,
नवी मुंबई-४०० ७०३

जा. क्र.अभियांत्रिकी विभाग, /मूल्यांकन /५२७/चे २०२४ दिनांक :- २/१/२०२५

प्रति,

मे. शरद चालीकवार

शासनमान्य मूल्यांकनकार

००२, यशश्री बांद्रा कुर्ला कॉम्प्लेक्स,

बांद्रे (पू), मुंबई

विषय :- मुंबई कृषि उत्पन्न बाजार समितीच्या भूखंड क्र . ३ व ७ वरील फळ मार्केट मधील ऑक्झलरी इमारतीमधील शरद सहकारी बँक लि. यांना मासिक भाडे तत्वावर दिलेली ८०० चौ. फुट जागा व त्या लगतची १७७५ चौ. फुट जागा दिर्घ मुदतीच्या लिजवर ई-निविदा पध्दतीने वाटप करण्यासाठी सदर जागेचे मूल्यांकन करणे बाबत .

मुंबई कृषि उत्पन्न बाजार समितीच्या भूखंड क्र . ३ व ७ वरील फळ मार्केट मधील ऑक्झलरी इमारतीमधील तळ मजल्यावरील शरद सहकारी बँक लि. यांना मासिक भाडे तत्वावर दिलेली ८०० चौ. फुट जागा व त्या लगतची १७७५ चौ. फुट जागा दिर्घ मुदतीच्या लिजवर ई-निविदा पध्दतीने वाटप करवायची आहे .त्या अनुषंगाने सादर जागेचे मूल्यांकन करून मिळावे ही विनंती .सोबत आवश्यक ते कागदपत्रे जोडलेली आहेत .

आपला

Maheshald

(डॉ.महेश साळुंकेपाटील)

प्र.सह.सचिव

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED.

92

51031

REGISTRATION NO. 1000/1991
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88

Ref No EE(BP)|ATPO| 95

Date 25/10/94

* OCCUPANCY CERTIFICATE *

I hereby certify that the development of

Fruit and vegetables gallas	(BUA = 97,498.31 M ²)
Central facility building	(BUA = 19,122.62 M ²)
Total	(BUA = 1,16,620.83 M²)

ON Plot No. 3, 7 Sector :-19 at Vashi New Bombay completed under the supervision of M/s. Shashi Prabhu & Associates has been inspected on 9/9/91 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditons stipulated in the commencement certificate dated 11/1/90 and 29/5/90 and that the development is fit for the use for which it has been carried out.

(S.V. JOSHI) 25/10/94

EXECUTIVE ENGINEER (BUILDING PERMISSION)
ADDL. TOWN PLANNING OFFICER

18-2-95
1-7-95