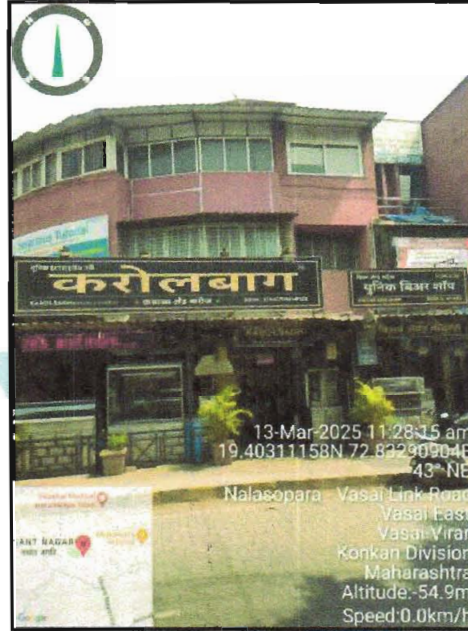


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Umesh M. Deshmukh**

Commercial Shop No. 28, Ground Floor, "**Shubhlaxmi Shopping Complex Premises Society Ltd.**", New/Current Survey No. 10 & 11, Vasant Nagri, Sector - IX, Village - Achole, Vasai (East), Taluka - Thane, District - Thane, State - Maharashtra, India.

Latitude Longitude : 19°24'11.9"N 72°49'59.2"E

### Intended User:

**Punjab National Bank**

**Vasai East**

Rashmi Residency, Hall A Vasai Nalasopara New Link Road, Vasai East Palghar  
401209



### Our Pan India Presence at :

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

### Regd. Office

BI-001, U/8 Floor, BOOMERANG, Chandivali Farm Road, Pawai, Andheri East, **Mumbai**: 400072, (M.S), India

📞 **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

🌐 **www.vastukala.co.in**



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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 25

Vastu/Mumbai/03/2025/014891/2311045

17/6-242-SOBS

Date: 17.03.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 28, Ground Floor, "Shubhlaxmi Shopping Complex Premises Society Ltd.", New/Current Survey No. 10 & 11, Vasant Nagri, Sector - IX, Village - Achole, Vasai (East), Taluka - Thane, District - Thane, State - Maharashtra, India belongs to **Mr. Umesh M. Deshmukh**.

Boundaries of the property

North : Sai Prabhat Complex  
South : Nalasopara Vasai Link Road  
East : Saryu CHSL  
West : Internal road

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 **₹ 91,04,000.00 (Rupees Ninety One Lakh Four 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**  
Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2025.03.17 13:49:24 +05'30'

Auth. Sign.



**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

Encl.: Valuation report



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📍 Mumbai    📍 Nashik    📍 Rajkot    📍 Raipur  
📍 Aurangabad    📍 Pune    📍 Indore    📍 Jaipur

#### Regd. Office

81-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, Mumbai: 400072, (M.S), India

☎ +91 2247495919

✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)

### Valuation Report of Immovable Property

General	
1	Name and Address of Valuer : <b>Sharadkumar Chalikwar</b> <b>Vastukala Consultants India Pvt. Ltd.</b> B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.
2	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
3	a) Date of inspection : 13.03.2025
	b) Date of valuation : 17.03.2025
	c) Title Deed Number : 6554/2008
4	List of documents produced for perusal: I) Copy of Agreement for sale No.6554/2008 Dated 17.06.2008 between Mr. Ambrish Vipin Munim & Mr. Jaiprakash Narain Singh(The Transferor) And Mr. Umesh M. Deshmukh(The Transferee). II) Copy of Occupancy Certificate Document No.CIDCO / VVCMC / PGC / BP / OCC-20 / E / 966 Dated 13.11.2001 issued by CIDCO.
5	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <b>Mr. Umesh M. Deshmukh</b>  Commercial Shop No. 28, Ground Floor, " <b>Shubhlaxmi Shopping Complex Premises Society Ltd.</b> ", New/Current Survey No. 10 & 11, Vasant Nagri, Sector - IX, Village - Achole, Vasai (East), Taluka - Thane, District - Thane, State - Maharashtra, India.  <u>Contact Person :</u> Mr. Rakesh Dubey (Hotel Manager) Mobile No. 8484914035  Sole Ownership
6	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Commercial Shop located on Ground Floor. The Commercial Shop used as Restaurant. The Composition of Commercial shop is Dinning Area + Kitchen + Loft area + Beer ShopThe property is at 2.6 Km distance from Vasai Railway Station.
7	Location of property
a)	Plot No. / Survey No. : New Survey No - 10 & 11
b)	Door No. : Commercial Shop No. 28
c)	C.T.S. No. / Village : Village - Achole
d)	Ward / Taluka : Taluka - Thane
e)	Mandal / District : District - Thane

f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is available it is assumed that the construction is as per Sanctioned Plan	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
j)	Comment on unauthorizes Construction if any	:	No	
k)	Comment on demolition proceedings if any	:		
8	Postal address of the property	:	Commercial Shop No. 28, Ground Floor, " <b>Shubhlaxmi Shopping Complex Premises Society Ltd.</b> ", New/Current Survey No. 10 & 11, Vasant Nagri, Sector - IX, Village - Achole, Vasai (East), Taluka - Thane, District - Thane, State - Maharashtra, India.	
9	City / Town	:		
	Residential area	:	No	
	Commercial area	:	Yes	
	Industrial area	:	No	
10	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
11	Comment on Whether the society where the flats are located is freely accessible?	:	Yes	
12	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Achole Vasai Virar City Municipal Corporation	
13	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
14	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Sai Prabhat Complex	Information not available
	South	:	Nalasopara Vasai Link Road	Information not available
	East	:	Saryu CHSL	Information not available
	West	:	Internal road	Information not available
15	Dimensions of the site	:	N. A. as property under consideration is a Commercial Shop in a building.	
		:	As per the Deed	As per Actuals

	North	:	Information not available	Staircase
	South	:	Information not available	Road
	East	:	Information not available	Shop No. 29
	West	:	Information not available	Shop No. 27
16	Extent of the site	:	Carpet Area in Sq. Ft. = 720.19 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 500.00 (Area As Per Agreement For Sale)	
16.1	Latitude, Longitude & Co-ordinates of Shop	:	19°24'11.9"N 72°49'59.2"E	
17	Extent of the site considered for Valuation	:	<b>Built Up Area in Sq. Ft. = 500.00</b> <b>( Area As Per Agreement For Sale)</b>	
18	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Name of the Apartment	:	<b>Shubhlaxmi Shopping Complex Premises Society Ltd.</b>	
2.	Description of the locality Residential / Commercial / Mixed	:	Commercial	
3.	Year of Construction	:	2001 (As per occupancy certificate)	
4.	Number of Floors	:	Ground + 2 Upper Floors	
5.	Type of Structure	:	R.C.C. Framed Structure	
6.	Number of Dwelling units in the building	:	Ground Floor is having 32 Shops	
7.	Quality of Construction	:	Good	
8.	Appearance of the Building	:	Good	
9.	Maintenance of the Building	:	Good	
10.	Facilities Available			
	Lift	:	Not Provided	
	Protected Water Supply	:	Municipal Water Supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Open Parking Space	
	Is Compound wall existing?	:	No	
	Is pavement laid around the Building	:	Yes	
<b>III</b>	<b>Commercial Shop</b>			
1.	The floor in which the Shop is situated	:	Ground Floor	
2.	Door No. of the Shop	:	Commercial Shop No. 28	

3.	Specifications of the Shop		
	Roof	:	R. C. C. Slab
	Flooring	:	Partly Vitrified tiles / Kota stone / Ceramic tiles flooring
	Doors	:	MS Rolling Shutter
	Windows	:	N.A.
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax		
	Assessment No.	:	Information not available
	Tax paid in the name of	:	Information not available
	Tax amount	:	Information not available
5.	Electricity Service connection No.	:	Information not available
	Meter Card is in the name of	:	Information not available
6.	How is the maintenance of the Shop?	:	Good
7.	Sale Deed executed in the name of	:	<b>Mr. Umesh M. Deshmukh</b>
8.	What is the undivided area of land as per Sale Deed?	:	Information not available
9.	What is the plinth area of the Shop?	:	Built Up Area in Sq. Ft. = 500.00 (Area as per Agreement For Sale)
10.	What is the floor space index (app.)	:	Information not available
11.	What is the Carpet area of the Shop?	:	<b>Carpet Area in Sq. Ft. = 720.19</b> <b>(Area As per actual site measurement)</b> <b>Carpet Area in Sq.Ft : 314.58</b> <b>Loft Area in Sq.Ft : 115.04</b> <b>Extra Front Area in Sq.Ft : 290.57</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Commercial use
14.	Is it Owner-occupied or let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 30,300/- (Expected rental income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Average
2.	What are the factors favoring for an extra Potential Value?	:	Locate in developed area

3.	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Shop with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 18029/- to ₹ 24375/- per Sq. Ft. on Carpet Area ₹ 15025/- to ₹ 20313/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Shop under valuation after comparing with the specifications and other factors with the Shop under comparison (give details).	:	₹ 19,000/- per Sq. Ft. on Built Up Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,200/- per Sq. Ft.
	II. Land + others	:	₹ 16,800/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 92,900/- per Sq. M. i.e. ₹ 8,631/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 87,308/- per Sq. M. i.e. ₹ 8,111/- per Sq. Ft.
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differ.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Shop with Services (v(3)i)	:	₹ 2,200/- per Sq. Ft.
	Age of the building	:	24 years
	Life of the building estimated	:	36 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	36.00%
	Depreciation Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,408/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 16,800/- per Sq. Ft.

Total Composite Rate	:	₹ 18,208/- per Sq. Ft.
Remarks	:	1. As per Site inspection Shop No. 28, 29 & Shop No. 31 are internally Connected. For the purpose of valuation, we have considered area of Shop No. 28 as per Agreement. The said valuation only for Shop No. 28. 2. As per site inspection the Commercial Shop No. 28 is used as Restaurant.

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Shop	500.00 Sq. Ft.	18,208.00	91,04,000.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial Shop, where there are typically many comparables available to analyze. As the property is a Commercial Shop, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 18029.00 to ₹ 24375.00 per Sq. Ft. on Carpet Area / ₹ 15025.00 to ₹ 20313.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report, current market conditions, demand and supply position, Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all round development of Residential and Commercial application in the locality etc. We estimate ₹18,208.00 per Sq. Ft. on Built Up Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is ₹91,04,000.00 (Rupees Ninety One Lakh Four Thousand Only). The Realizable Value of the above property is ₹81,93,600.00 (Rupees Eighty One Lakh Ninety Three Thousand Six Hundred Only). The Distress Value is ₹72,83,200.00 (Rupees Seventy Two Lakh Eighty Three Thousand Two Hundred Only).

I.	Date of Purchase of Immovable Property	:	17/06/2008
II.	Purchase Price of immovable property	:	₹ 13,50,000
III.	Book value of immovable property	:	₹ 14,44,500.00
IV.	Fair Market Value of immovable property	:	₹ 91,04,000.00
V.	Realizable Value of immovable property	:	₹ 81,93,600.00
VI.	Distress Sale Value of immovable property	:	₹ 72,83,200.00
VII.	Guideline Value (500.00 X 8,111.00)	:	₹ 40,55,500.00
VIII.	Insurable value of the property (500.00 Sq. Ft. X 2,200.00)	:	₹ 11,00,000.00
IX.	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 13, 14 & 15



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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.

Chalikwar

Director

Digitally signed by Sharadkumar B. Chalikwar  
 DN: cn=Sharadkumar B. Chalikwar,  
 o=Vastukala Consultants (I) Pvt. Ltd.,  
 ou=CMD, email=cmd@vastukala.org, c=IN  
 Date: 2025.03.17 13:49:40 +05'30'

Auth. Sign.

**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

**Enclosure**

1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts



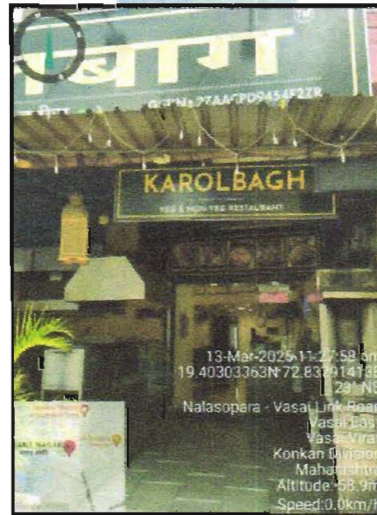
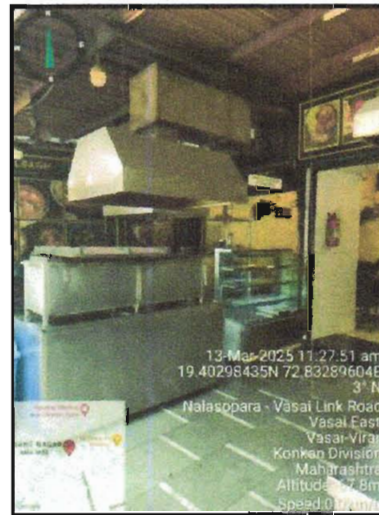
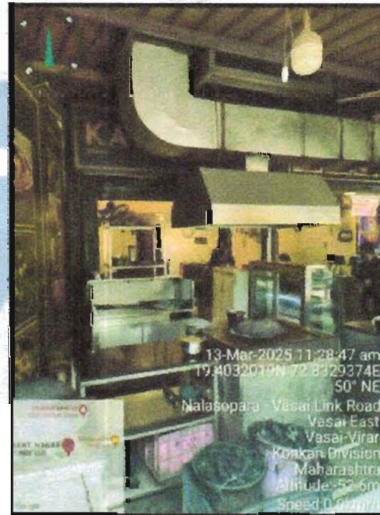
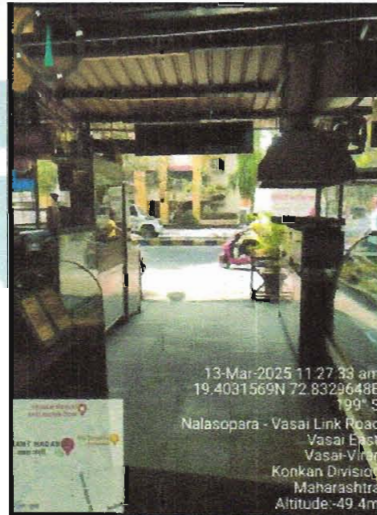
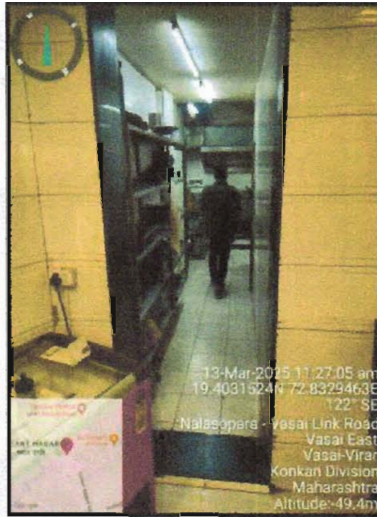
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### Actual Site Photographs



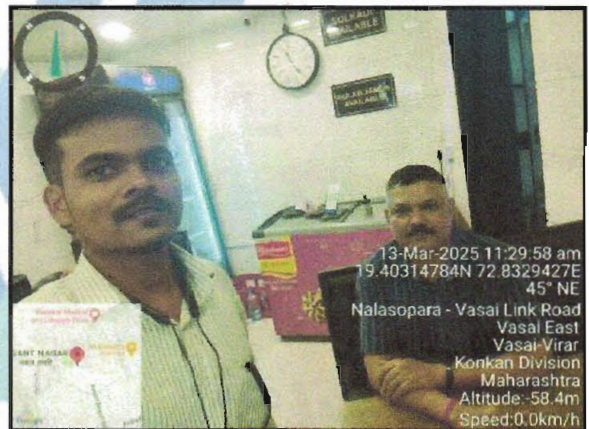
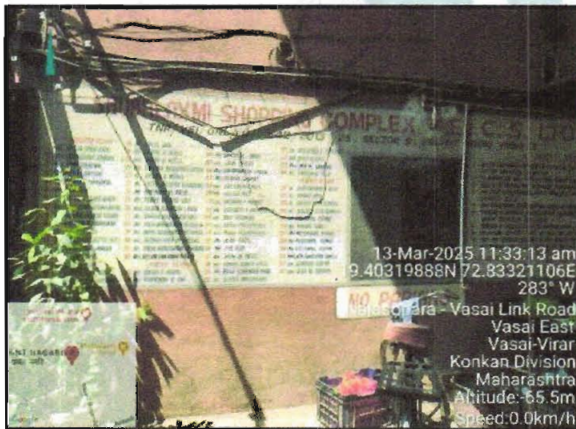
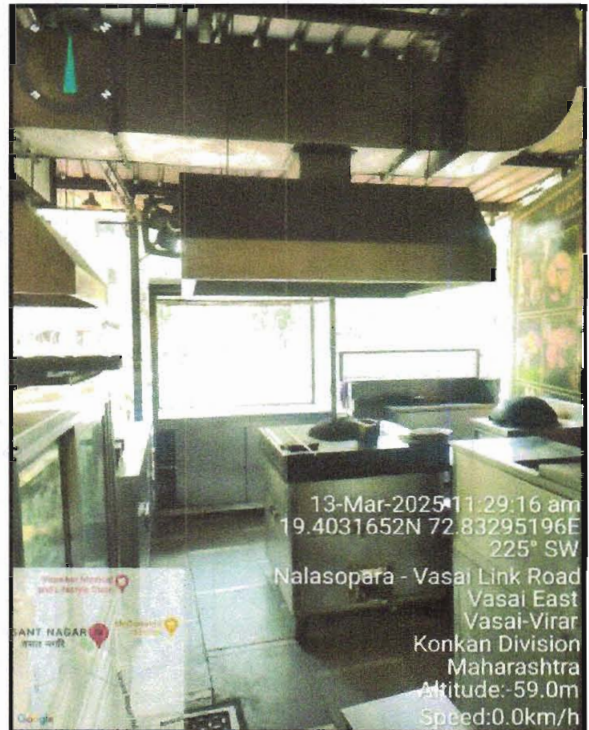
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### Actual Site Photographs



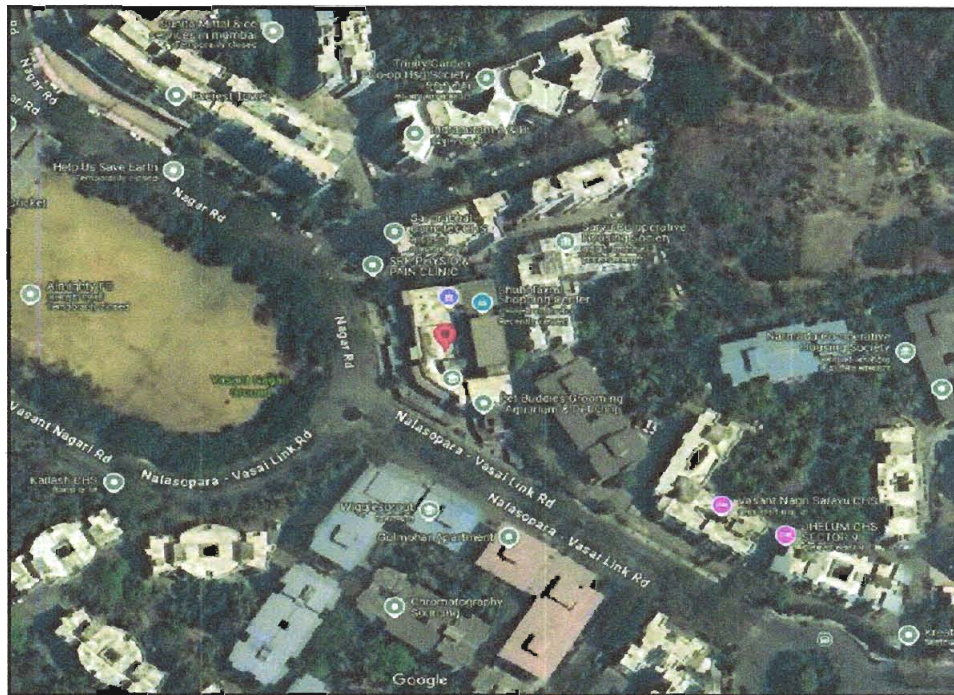
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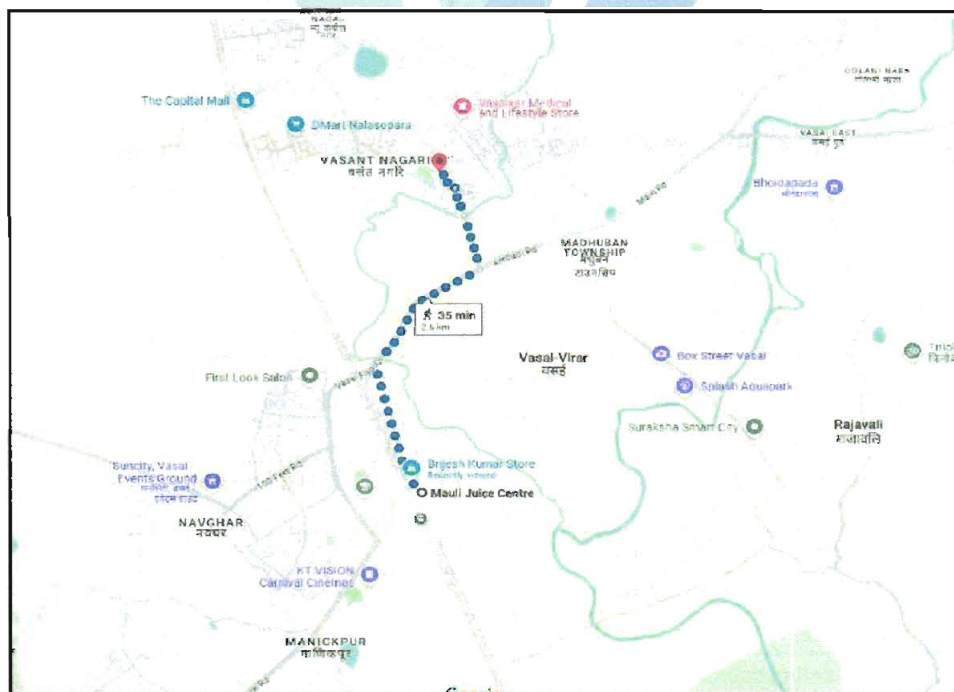
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## Route Map of the property



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



**Longitude Latitude: 19°24'11.9"N 72°49'59.2"E**

Note: The Blue line shows the route to site distance from nearest Railway Station (Vasai - 2.6 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: Mauje (Gav) Achole (15) ( Vasai Virar Shaha

Search By:  Survey No.  SubZones

Enter Survey No: 10 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
१. सभाळ्य दिनशेतीच्या जमिन	21000	69600	80400	92900	80400	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Shop	92900			
No Increase on Shop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	92,900.00	Sq. Mtr.	8,631.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	69600			
The difference between land rate and building rate(A-B=C)	23,300.00			
Percentage after Depreciation as per table(D)	24%			
Rate to be adopted after considering depreciation [B + (C X D)]	87,308.00	Sq. Mtr.	8,111.00	Sq. Ft.

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%

c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**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	Commercial Shop		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	160.00	192.00	230.40
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹24,375.00	₹20,313.00	₹16,927.00

HOUSING.COM Commercial in Mumbai

+ Add

Download App
List Property
Saved





**₹65.0 L**

**Shop**

Rajavali, Vasai East, Mumbai

Price/50 FT: ₹32.5K/sq.ft | Carpet Area: 200 sq.ft

Provider

Contact


Home / Vasai / Vasai East / Shop for sale in Vasai East / 160 sq.ft Shop in Vasai East, Mumbai

**160 sq.ft Shop, Vasai East, Mumbai**


Vasant Nagar, Vasai East, Mumbai

**₹39.0 L**


Contact User



Others



Others



Others

160 Sq.Ft  
Carpet Area

10% P.A.  
Expected RoI

Freehold  
Ownership

Residential Project  
Location Hub

GF/ 7 Floors  
Floors

ABOUT
OVERVIEW
ADDITIONAL DETAILS
AMENITIES


**About the property**

This modern Shop designed with luxury facilities in the heart of Mumbai at Vasai East is an ideal investment option. It has a carpet area of 160.0 square feet. This commercial project regal heights enjoys good connectivity to different parts of the city and is surrounded by entertainment hubs.

[Read More](#)

Awesome! Most liked project in this area

**Contact Seller**



**umesh ghadi**

Owner

991\*\*\*\*0360

**Hi Binu surendran!**

[Edit details](#)

## Price Indicators

Property	Commercial Shop		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	145.00	174.00	208.80
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹24,138.00	₹20,115.00	₹16,762.00




**HOUSING.COM** Commercial in Mumbai  + Add Download App List Property Price Saved

**POPULAR PROJECTS**

**₹80.0 L**  
**Shop**  
 Rajawadi, Vasai East, Mumbai  
 Price/50 FT ₹32.0K/sq.ft Carpet Area 250 sq.ft

Home / Vasai / Vasai East / Shop for sale in Vasai East / 145 sq.ft Shop in Vasai East, Mumbai. Last updated: Jul 5, 2024

**145 sq.ft Shop, Vasai East, Mumbai** ₹35.0 L  
 Rajawadi, Vasai East, Mumbai Contact Seller

Others  Others  Others  + more


145 Sq.Ft Carpet Area    3% P.A. Expected Roi    Cooperative Society Ownership    Residential Project Location Hub    GF/ 7 Floors Floors

**ABOUT**   OVERVIEW   ADDITIONAL DETAILS   AMENITIES

**About the property**

A ready to move commercial Shop is available for sale in Vasai East of Mumbai. It is a commercial space with a carpet area of 145.0 square feet. The facilities also include water Storage. Built near entrance, the Shop space has a ceiling height 11.0 feet and entrance width of 11.0 feet. It includes 1

Great choice! Most viewed project in this area

**Contact Seller**  
 **SKYHUB INFRA REALTY PRIVATE LTD**  
 Broker +91\*\*\*\*\*5000  
**Hi binu surendran**  
 Edit details



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## Sale Instances

Property	Commercial ShOP		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	183.52	220.22	264.26
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹18,967.00	₹15,806.00	₹13,172.00

485180

07-03-2025

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

सूची क्र.2

द्वयम निबंधक : सह दु.नि. बसई 2

दस्त क्रमांक : 4851/2025

नोटणी :

Regn:63m

गावाचे नाव : वालीव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3225000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते समुद करावे	999641.5
(4) मू. मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: इतर माहिती: गांव मौजे वालीव, सर्वे नंबर 34 हिस्सा नंबर 5 या मधील दुकान क्र-09,ए विंग,तल मजला,बसेरा गार्डन,वालीव,बसई पूर्व. 17.05 चौ मी कारपेट( ( Survey Number : 34/5 ; ) )
(5) क्षेत्रफळ	17.05 चौ मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा अदारा असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-स्कायलॅंड स्ट्रक्चर्स तर्फे भागीदार महेंद्र जे पुरोहित तर्फे कु मू दिनेश पाटील कप:- पत्ता:- प्लॉट नं. : माळा नं. : इमारतीचे नाव: - ब्लॉक नं. : रोड नं. दुकान क्रमांक 06, श्री गणेश अपार्टमेंट, बाधमारे हॉस्पिटलच्या खाली, चिंचवाडा, बसई पूर्व, ता.लुका बसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-ADWF S17/76N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा अदारा असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-नरसराम नाथजी पुरोहित - कप:-52; पत्ता:- प्लॉट नं. : माळा नं. : इमारतीचे नाव: - ब्लॉक नं. : रोड नं. बी-6 तिसरा मजला, बी उत्कर्ष, सरदार वल्लभ भाई पटेल रोड, सिन्धी लेन, टिळक नगर, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400004 पॅन नं:-AF VPN4739B
(9) दस्तऐवज करून दिल्याचा दिनांक	03/03/2025
(10) दस्त नोटणी केल्याचा दिनांक	03/03/2025
(11) अनुक्रमांक, खंठ व पृष्ठ	4851/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	225750
(13) बाजारभावाप्रमाणे नोटणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## Sale Instances

Property	Commercial Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	197.52	237.02	284.42
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹18,029.00	₹15,024.00	₹12,520.00

363179

11-03-2025

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

सूची क्र.2

दुय्यम निबंधक : दु.नि. वसई 1

दस्त क्रमांक : 3631/2025

नोदणी :

Regn.63m

गावाचे नाव : गोखिवरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3300000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी टेंतो की पट्टेदार ते नमुद करावे)	1612000
(4) भू मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: वसई विरार महानगरपालिकाद्वारे वर्णन : इतर माहिती: गाव मौजे गोखिवरे, ता. वसई, जि. पालघर येथील स. नं. 86, हि. नं. 1, (पार्ट), 2/1, 2/2, 3, स. नं. 87, हि. नं. 4, 5/1, 6 (पार्ट), आणि स. नं. 90, हि. नं. 4 व 10, या जमीन मिळकती वरील शॉप नं. 19, तळ मजला, बिल्डिंग नं. 02, ई विंग, सिग्नल स्क्वेअर को-ऑप. हौ. सोसा. लि., प्रधुवन टाउनशीप, वसई पूर्व, क्षेत्र 18.35 चौ. मीटर कारपेट ही मिळकत ( Survey Number : 86, Hissa Nos. 1, (Part), 2/1, 2/2, 3, Survey No. 87, Hissa Nos. 4, 5/1, 6 (Part), Survey No. 90, Hissa Nos. 4 & 10, ; )
(5) क्षेत्रफळ	18.35 चौ.मीटर
(6) आकारणी किंवा जुनी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- शैलेश कुमार सिंह - वय:- 35 पत्ता:- प्लॉट नं. 0, माळा नं. 0, इमारतीचे नाव:- ब्लॉक नं. , रोड नं. प्लॉट नं. सी-४०३, जय विजय ग्रीन को-ऑप. हौ. सोसा. लि., जय विजय नगर, वसई नालासोपारा लिंक रोड, नालासोपारा पूर्व, मुंबई, महाराष्ट्र, ठाणे. पिन कोड:- 401209 पॅन नं:- CSLPS/251Q
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- रोहन पॉल सिरवेल - वय:- 44, पत्ता:- प्लॉट नं. 0, माळा नं. 0, इमारतीचे नाव:- ब्लॉक नं. , रोड नं. हाऊस नं. 447, रानगाव रोड, टेबळे स्कूल जवळ, मुव्ठी, बेणे, मर्सेस, वसई पश्चिम, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:- 401201 पॅन नं:- BCPPS5618L
(9) दस्तऐवज करून दिल्याचा दिनांक	10/03/2025
(10) दस्त नोदणी केल्याचा दिनांक	10/03/2025
(11) अनुक्रमांक खंड व पृष्ठ	3631/2025
(12) बाजारभावाप्रमाणे मुद्रांक मूल्य	231000
(13) बाजारभावाप्रमाणे नोदणी मूल्य	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक मूल्य आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## 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.



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**ANNEXURE V****DECLARATION FROM VALUERS**

I, hereby declare that:

- a. The information furnished in my valuation report dated 17.03.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I / My authorized representative has personally inspected the property on 13.03.2025. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure ||| - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Umesh M. Deshmukh from Mr. Ambrish Vipin Munim & Mr. Jaiprakash Narain Singh vide Agreement for sale dated 17.06.2008.
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, Vasai East to assess Fair Market Value value of the property for Housing Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar - Regd. Valuer AJAY REWALE - Valuation Engineer Binumon Moozhickal - Technical Manager SONAL SHIVGAN - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 12.03.2025 Valuation Date - 17.03.2025 Date of Report - 17.03.2025
6	inspections and/or investigations undertaken;	Physical Inspection done on - 13.03.2025
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Commercial Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

**ANNEXURE-VI****MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

**Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

**Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services



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16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in 'mandate snatching' or offering 'convenience valuations' in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.



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## Remuneration and Costs.

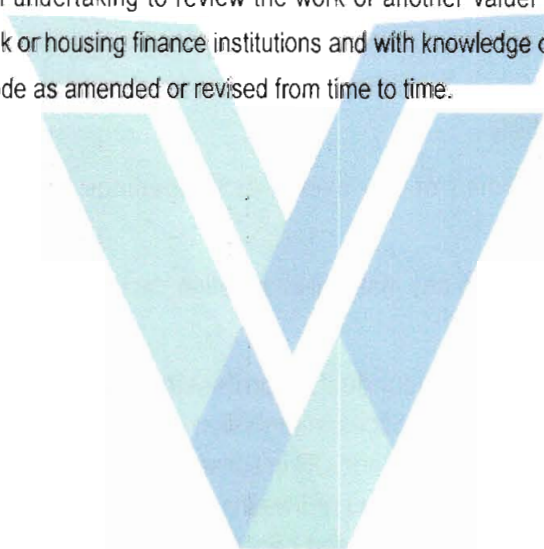
27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

## Occupation, employability and restrictions

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

## Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.



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## (APPENDIX-VII)

**UNDERTAKING**

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- I am a citizen of India.
- I have not been removed / dismissed from service / employment earlier.
- I have not been convicted of any offence and sentenced to a term of imprisonment
- I have not been found guilty of misconduct in my professional capacity.
- I am not an undischarged insolvent.
- I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and.
- My PAN Card number as applicable is AEAPC7114Q
- I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under of overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/ Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.  
Chalikwar

Director

Digitally signed by Sharadkumar B Chalikwar  
DN: cn=Sharadkumar B Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2025.03.17 13:49:58 +05'30'

Aufh. Sign.

**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138



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