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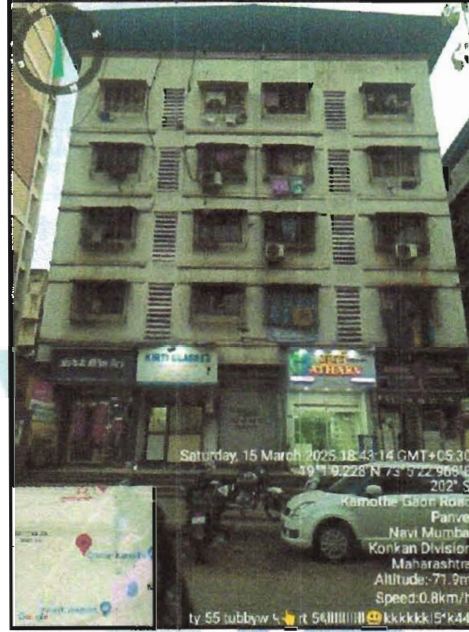
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Gopal Talreja**

Commercial Shop No. 1, Ground Floor, "**Shiv Arti Co-Op. Hsg. Soc. Ltd.**", Plot No. 78, Sector 12,
Village - Kamothe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 209, State -
Maharashtra, India.

Latitude Longitude : 19°1'8.5"N 73°5'22.2"E

Intended User:

Canara Bank

Chembur Main Branch

Opp Chembur Railway Station, 70-A, Mangal Smruthi, Maharshi Dayanand
Saraswati Marg, Chembur East Mumbai 400071



Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S.), India

☎ +91 2247495919

✉ mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 1, Ground Floor, "**Shiv Arti Co-Op. Hsg. Soc. Ltd.**", Plot No. 78, Sector 12, Village - Kamothe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 209, State - Maharashtra, India belongs to **Mr. Gopal Talreja**.

Boundaries of the property

North : Kamothe Gaon Road
South : Om Sai Apartment
East : Greystone Heights
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 **₹ 56,35,696.00 (Rupees Fifty Six Lakh Thirty Five Thousand Six Hundred Ninety Six Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala Consultants
(I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.
co.in, c=IN
Date: 2025.03.20 13:34:38 +05'30'

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Canara Bank Empanelment No.: MUM-FAV-0083/2024-2025

Encl.: Valuation report



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

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VALUATION OF Shop BY COMPOSITE RATE

	Ref. No.	:	
	Date	:	
Existing Flat (Part A)			
I.	General		
	Name and Address of Valuer	:	Manoj Chalikwar Vastukala Consultants India Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.
1	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for Bank Loan Purpose.
2	a)	Date of inspection	: 14.03.2025
	b)	Date of valuation	: 20.03.2025
3	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Gopal Talreja Commercial Shop No. 1, Ground Floor, " Shiv Arti Co-Op. Hsg. Soc. Ltd. ", Plot No. 78, Sector 12, Village - Kamothe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 209, State - Maharashtra, India. <u>Contact Person :</u> Mr. Shashikant Tamhankar (Contact Person) Mobile No. 9867246436 Sole Ownership
4	List of documents produced for perusal:		
	I)	Copy of Agreement For Sale Document No.3223/2008 Dated 19.04.2008 between M/s. Chanchaldas & Sons Kamothe(The Developers) And Mr. Gopal Talreja(The purchaser).	
	II)	Copy of Occupancy Certificate Document No.CIDCO / BP / ATPO / 161 Dated 22.12.2006 issued by City and Industrial Development Corp Of Maharashtra Ltd..	
	III)	Copy of Society Share Certificate Document No.22 Dated 26.01.2017 And Mr. Gopal L. Talreja(The purchaser).	
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Commercial Shop located on Ground Floor. As per Site Inspection, the composition of Commercial Shop is Working Area + Toilet.The property is at 1.6 Km distance from Mansarovar Railway Station.
6	Location of property		
a)	Plot No. / Survey No.	:	Plot No - 78
b)	Door No.	:	Commercial Shop No. 1
c)	T.S. No. / Village	:	Village - Kamothe

d)	Ward / Taluka	:	Taluka - Panvel	
e)	Mandal / District	:	District - Raigad	
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received, we assumed that the construction is as per Sanction 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	:	N.A.	
7	Postal address of the property	:	Commercial Shop No. 1, Ground Floor, "Shiv Arti Co-Op. Hsg. Soc. Ltd.", Plot No. 78, Sector 12, Village - Kamothe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 209, State - Maharashtra, India.	
8	City / Town	:	City - Navi Mumbai	
	Residential area	:	No	
	Commercial area	:	Yes	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Kamothe City Industrial Development Corporation of Maharashtra	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	Boundaries of the property	:	As per site	As per Document
	North	:	Kamothe Gaon Road	15 Mtr. Wide Road
	South	:	Om Sai Apartment	Plot No. 72 & 73
	East	:	Greystone Heights	Plot No. 79
	West	:	Internal Road	Plot No. 77
13	Dimensions of the site	:		
		:	As per the Deed	As per Actuals
	North	:	Details not available	Road
	South	:	Details not available	Marginal Space
	East	:	Details not available	Marginal Space

14.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt + Open Car Parking
	Around Compound wall	:	Yes
	Pavement around the building	:	Yes
	Any other facility	:	-
III	Shop		
1.	The floor in which the Shop is situated	:	Ground Floor
2.	Door No. of the Shop	:	Commercial Shop No. 1
3.	Specifications of the Shop		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	N.A.
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
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	:	Mr. Gopal Talreja
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 undefined = 0.00 (undefined)
10.	What is the floor space index (app.)?	:	Information not available

11.	What is the Carpet area of the Shop?	:	Carpet Area in Sq. Ft. = 222.42 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 242.00 (Area As Per Agreement For Sale)
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 tenanted?	:	Tenant Occupied
15.	If tenanted, what is the monthly rent?	:	₹ 18,800/- (Expected rental income per month)
DRAWING APPROVAL			
IV	the building approval, reference violations observed if any, and its consequences thereof	:	Nil

PART B - VALUATION OF FLAT UNDER CONSTRUCTION

A. CERTIFICATE ON GENUINENESS OF RATE:

a.sq. ft. of undivided share of land @ ₹ per sq. ft.	:	Not Applicable
b.sq. ft. of building Construction @ ₹ per sq. ft..	:	
c.	Total value on completion	:	
d.	Composite Rate	:	

B.	STAGE VALUE	:	Not Applicable
a.	Actual work completed	:	
b.	Percentage of works completed	:	
b.	Composite Rate	:	
C.	VALUATION DETAILS	:	Not Applicable
	Present stage value of the flat:	:	
a.	Undivided share of land % x ₹	:	
b.	Stage value of building % x ₹	:	
c.	Total stage value of the flat as on date	:	

PART C - VALUATION OF EXISTING FLAT

A.	General	:	
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Details of Valuation:

C. VALUATION DETAILS				
Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Shop	242.00 Sq. Ft.	23,288.00	56,35,696.00
2	Wardrobes			
3	Showcases / Almirahs			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity, water, drainage deposits etc.			
8	Electrical fittings, etc.			
9	Extra collapsible gates / grill works, etc.			
10	Potential Value, if any?			
11	Share of common amenities, if any?			
	Total			56,35,696.00

Sr. No.		(INR)
	Factors favoring for an additional value	
	Total - Add (+)	Nil
	Factors favoring for less value	Nil
	Total - Less (-)	Nil
	Present Market Value	56,35,696.00
	Guideline value of the property (290.40 X 6,184.00)	22,12,848.00
	Remarks	

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 ₹ 22019.00 to ₹ 25000.00 per Sq. Ft. on Carpet Area / ₹ 18349.00 to ₹ 20834.00 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 ₹23,288.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	There is no threat of acquisition by Government. CRZ Provisions not applicable.
Saleability	Good
Likely rental values in future	18,800/- (Expected rental income per month)
Any likely income it may generate	Rental Income

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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Ready Reckoner Rate

DIVISION / VILLAGE : KAMOTHE Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Municipal Corporation-Class "D"		
Local Body Name	Panvel Municipal Corporation					
Land Mark	Kamothe Cidco Sector No. 12					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
15	15A/12	25000	75900	87300	95400	87300
(Record Not Available)						

Stamp Duty Ready Reckoner Market Value Rate for Shop	95400			
No Increase on Shop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	95,400.00	Sq. Mtr.	8,863.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	25000			
The difference between land rate and building rate(A-B=C)	70,400.00			
Percentage after Depreciation as per table(D)	19%			
Rate to be adopted after considering depreciation [B + (C X D)]	66,569.00	Sq. Mtr.	6,184.00	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



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Price Indicators

Property	Shop		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	109.00	130.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹22,018.00	₹18,349.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Log in ▾ Post Property Post

₹24.0 Lac ₹18321/sqft EMI - ₹.11k | Can I afford it?

Commercial Shop For Sale in **Kamothe, Navi Mumbai**

Unfurnished East Facing

Super Area	131 sqft	₹18,321/sqft
Carpet Area	109 sqft	₹22,018/sqft
Property Age	5 to 10 years	
Units On Floor	6	
Maintenance Charges	2 Monthly	
Lift	1	

+14 Photos

Contact Owner

Shobha +91-97xxxxxxx

Get Phone No.

Contact Owner

Get Phone No.

Last contact made 3 days ago

More Details

Price	₹24 Lac
Booking Amount	₹10 Lac
Facilities	Amenities Facing, Carpet Area
Address	SHREE GANESHI KRUPA CHS Kamothe Sector 34 Plot no 113 Navi Mumbai, Kamothe, Navi Mumbai - Central, Navi Mumbai, Maharashtra
Water Availability	24 Hrs. Available
Authority Approval	Developer

Sale Instances

Property	shop		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	290.00	348.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹23,793.00	₹19,828.00	-

99acres
Commercial Buy

Home > Commercial property for sale in Navi Mumbai > Shop for sale in Navi Mumbai > Shop for sale in Parvati > Shop for sale in Sector 18 Kamothe

Posted on Feb 23, 2025 | Ready to move

₹69 Lac @ 23,793 per sq ft

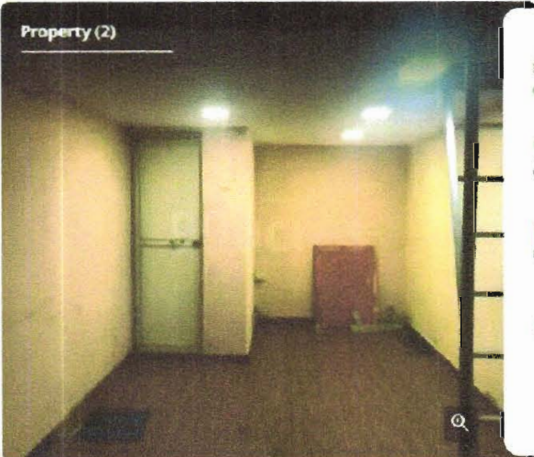
Per sq ft: ₹23,793 **Get Rental income starting @ ₹15,000 / month**

RERA STATUS NOT AVAILABLE | Website: <https://maharegistry.maharashtra.gov/>

Commercial Shops for Sale

in Sector 18 Kamothe, Navi Mumbai

Overview
Pre Leased Details
Owner Details
Recommendations
Articles



- Sale Amount**
₹ 69 Lac+ Govt Charges & Tax
@ 23,793 per sq ft. (Negotiable)
- Floor Number**
Ground
- Washrooms**
Private Washrooms available
- Property Age**
10+ Year Old

- Carpet Area**
290 sq.ft. (24.74 sq.m.)
- Parking**
Only public parking available
- Key Highlights**
Main road facing

Places nearby [View All \(50\)](#)

Sector 18 Kamothe, Navi Mumbai

Khandeshwar metro station
shankar mandir
buddha vihar
ganpanti mandir
Hanuman Mandir
Khandes

Why should you consider this property?

Close to School
Close to Hospital
Close to Market
Close to Railway Station

Ownership: Freehold | Lock-in period: No lock-in period | Ceiling height: 14 feet | Entrance width: 10 feet

Property status for Rental Clinic | Property Code: D202481025



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Sale Instances

Property	Shop		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	100.00	120.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹25,000.00	₹20,833.00	-

NOBROKER Post Your Property Sign up Login Menu

Shop In Kamothe, Mumbai For Sale ₹ 25 Lacs ₹ 18,773/Month 120 Sq.Ft. Apply Loan

Commercial Buy Sri Ganesh Cooperative Society, near Food ...

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Kamothe / Shops for Sale in Kamothe / Prop...

Photos Location Shortlist

Shop Public
 Freehold Ground Floor
 Unfurnished 5 To 10 Year
 Mar 10, 2025 Immediately

Get Owner Details

Report what was not correct in this property

Neerby Abhyudaya Co-Operative Bank Limited Old Panvel Branch Panvel Railway Station (W)
 B & J Superspeciality Hospital Sector 11 Kharghar MapleX

NoBroker Services

Create Agreement Check Loan Eligibility Estimate Interiors Cost Book Legal Services Book Renovations

Amenities

Power Backup Need To Arrange Lift None

Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	266.00	319.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹23,387.00	₹19,489.00	-

2711353 15-02-2025 Note -Generated Through eSearch Module. For original report please contact concern SRO office.		सूची क्र.2	दुसरे विवरणक : सह दु.नि.पनवेल २ दस्ता क्रमांक : 2711/2025 नोटणी : Regn.63m
गावाचे नाव : कामोठे			
(1) विलेखना प्रकार	करारनामा		
(2) मीटरदला	6221000		
(3) बाजारभाव/भडपेटण्याकड बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	2830041		
(4) भूमापन/पोटलिखा व प्रक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल प.न.पा.इतर वर्णन : इतर याहिती: विभाग क्र. 15 / अ / 12,दर - 95,400/- प्रति दुकान क्र. 02,तळ मजला, शिब आरती कॉ - ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड, प्लॉट नं. 78,सेक्टर - 12,कामोठे,नवी मुंबई,ता. पनवेल,जि. रायगड क्षेत्र : 266 चौफुट कारपेट,साकेतांक क्र. (KM12780720022)((Plot Number : 78 : SECTOR NUMBER : 12 :))		
(5) क्षेत्रफळ	266 चौ फुट		
(6) आकारणी किंवा चुकी ठेण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या उद्धारकाचे तेव्हा-या उद्धारकाचे नाव किंवा दिवशी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास, प्रतिवादिते नाव व पत्ता.	1) नाव:-सर्वमी गोणत तलेका वय:-6) पत्ता:-प्लॉट नं. - पळ्या नं. - इमारतीचे नाव :- बल्लेक नं. - रोड नं. या. 501, सॉई समर्थ, प्लॉट नं. 234, अकरवा रोड, खार विलेखनी, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400652 पिन नं.-A23WPT1312P		
(8) दस्तऐवज करून देणा-या उद्धारकाचे व किंवा दिवशी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास, प्रतिवादिते नाव व पत्ता	1) नाव:-सविता धीरज चव्हाण वय:-39) पत्ता:-प्लॉट नं. - पळ्या नं. - इमारतीचे नाव :- बल्लेक नं. - रोड नं. या. सुदनिका क्र. बी - 704, अम शिवय रेसिडेन्सी, प्लॉट नं. 8पड, सेक्टर - 17, कामोठे, जैसीआय कामोठे, ता. पनवेल, जि. रायगड, महाराष्ट्र, सईमसु:-6) पिन कोड:-400652 पिन नं.- ANVPT193A 2) नाव:-धीरज रघुनाथ चव्हाण वय:-41) पत्ता:-प्लॉट नं. - पळ्या नं. - इमारतीचे नाव :- बल्लेक नं. - रोड नं. या. सुदनिका क्र. बी - 704, अम शिवय रेसिडेन्सी, प्लॉट नं. 8पड, सेक्टर - 17, कामोठे, जैसीआय कामोठे, ता. पनवेल, जि. रायगड, महाराष्ट्र, सईमसु:-6) पिन कोड:-400652 पिन नं.-A23WPT4622M		
(9) दस्तऐवज करून दिल्याचा दिनांक	07/02/2025		
(10)दस्ता नोंदणी केण्याचा दिनांक	07/02/2025		
(11)अनुक्रमांक, संद व पृष्ठ	2711/2025		
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	430580		
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000		
(2-अ)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुबंध :-	(1) within the limits of any Municipal Corporation or any Corporation shall annexed to it.		

Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	144.00	172.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,306.00	₹20,255.00	-

4644529 18-03-2025 Note:-Generated Through eSearch Module.For original report please contact concern SRD office.	सूची क्र.2	दुग्ध निवणक : सह दुग्ध पनवेल : टाका क्रमांक : 4644/2025 नोंदणी : Regn:63m
गावाचे नाव : कामोठे		
(1) दिलेल्या प्रकार	अभिलेखनंतराजपत्र	
(2) प्रोव्हल	3500000	
(3) बाजार-गव(भाडेपट्ट्याचा वावटिलपट्टाकार अकारणी टैली आणि प्रदेदार ते समुद्र करावे)	1557723	
(4) भूमापन पेट्टिहस्ता व घरःशायक(असुवास)	1) प्रातिकेचे नाव.पनवेल म.न.पा.इतर वर्जन : इतर माहिती. विभाग क्र 15अ/11 टन रु 97000/ प्रती चौ मी दुकान क्र 17 तळपजला स्वकीक कृपाा सी व्च इस लि.पॉट नं 08 सेक्टर 11 कामोठे नवी मुंबई तालुका पनवेल जिल्हा रायगड.क्षेत्रकळ 16.059 चौ मी बिल्टअप म्हणजेच 144 चौ फूट कारपेट. (Plot Number : 08 : SECTOR NUMBER : 11 ;)	
(5) क्षेत्रकळ	16.059 चौ.मौटर	
(6) आकारणी शिळा सुदी देण्यात आलेला तैय्य		
(7) टाररेवज करून देणा-या तिहून ठेवणा-या पक्षाराचे नाव किवा दिवाणी न्यायालयचा हुकुमनामा किंवा आदेश असून प्रतिकेचे नाव व पत्ता.	1) नाव-दुधाराय भाऊ कुरडटे -- वय-69 पत्ता-पॉट नं: 0, माळा नं: 0, इमारतीचे नाव सदनिका क्र 1004 पवित्र अक्षर येथे पॉट नं 1, 2 आणि 37 सेक्टर 35 कामोठे नवी मुंबई. ब्लॉक नं. - रोड नं. - महाराष्ट्र, राईगड(२). पिन कोड:-410206 पॅन नं-AEOPM1436 2) नाव-पुणव सुआराम कुरडटे -- वय-57 पत्ता-पॉट नं: 0, माळा नं: 0, इमारतीचे नाव सदनिका क्र 1004 पवित्र अक्षर येथे पॉट नं 1, 2 आणि 37 सेक्टर 35 कामोठे नवी मुंबई. ब्लॉक नं. - रोड नं. - महाराष्ट्र, राईगड(२). पिन कोड:-410206 पॅन नं-BEIBPM3263.	
(8) टाररेवज करून देणा-या पक्षाराचे व किंवा दिवाणी न्यायालयचा हुकुमनामा किंवा आदेश असून प्रतिकेचे नाव व पत्ता	1) नाव-निर्मलेश्वर पुखराज चौधरी -- वय-38, पत्ता-पॉट नं: 0, माळा नं: 0, इमारतीचे नाव सदनिका क्र 1004 पवित्र अक्षर येथे पॉट नं 14 सेक्टर 36 कामोठे नवी मुंबई. ब्लॉक नं. - रोड नं. - महाराष्ट्र, राईगड(२). पिन कोड:-410206 पॅन नं-ASOPC0556 2) नाव-नाममीरा हरीकेशजी मोह -- वय-42, पत्ता-पॉट नं: 0, माळा नं: 0, इमारतीचे नाव सदनिका क्र 1004 पवित्र अक्षर येथे पॉट नं 14 सेक्टर 36 कामोठे नवी मुंबई. ब्लॉक नं. - रोड नं. - महाराष्ट्र, राईगड(२). पिन कोड:-410206 पॅन नं-ASWQP63199.	
(9) टाररेवज करून दिल्याचा दिनांक	05.03.2025	
(10) रक्ष नोंदणी केलेला दिनांक	05.03.2025	
(11) अनुमोदक,सोड व मुद्र	4644/2025	
(12) बाजारभावाप्रमाणे सुद्धा मुद्र	245000	
(13) बाजारभावाप्रमाणे नोंदणी मुद्र	30000	
(14) म्येरा		
मुद्रांकनामकी किंवाता घेतलेला तयारीत :-		
मुद्रांक मुद्रांक आकारना निवडलेला अनुषंग :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **₹56,35,696.00 (Rupees Fifty Six Lakh Thirty Five Thousand Six Hundred Ninety Six Only)**. The **Realizable Value** of the above property is **₹50,72,126.00 (Rupees Fifty Lakh Seventy Two Thousand One Hundred Twenty Six Only)**. The **Distress Value** is **₹45,08,557.00 (Rupees Forty Five Lakh Eight Thousand Five Hundred Fifty Seven Only)**.

I.	Date of Purchase of Immovable Property	:	19/04/2008
II.	Purchase Price of immovable property	:	₹ 2,50,000
III.	Book value of immovable property	:	₹ 3,21,820.00

Place : Mumbai

Date : 20.03.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.03.20 13:34:57 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Canara Bank Empanelment No.: MUM-FAV-0083/2024-2025

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date _____

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Enclosures	
Declaration From Valuer (Annexure-)	Attached
Model code of conduct for valuer - (Annexure-)	Attached



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PART D – CERTIFICATE

1. It is hereby certified that in our opinion
 - i. The present stage value of the flat which is under construction is **₹ Not Applicable** (Rupees **Not Applicable** only).
 - ii. The Present Market Value of the flat by adopting suitable Composite Rate is **₹56,35,696.00 (Rupees Fifty Six Lakh Thirty Five Thousand Six Hundred Ninety Six Only)**
 - iii. The Forced Sale Value of the property is estimated as 20% less than the Present Market Value. **₹45,08,557.00 (Rupees Forty Five Lakh Eight Thousand Five Hundred Fifty Seven Only).**
3. Number of Title Deed involved in this flat is One. The relevant document for the subject property in the opinion of this valuer is the Agreement For Sale dated **19.04.2008**, executed between the Seller – **M/s. Chanchaldas & Sons Kamothé** with Document No. **3223/2008** Registered at Registrar's Office
4. If this flat is offered as security, the concerned financial institution is requested to verify the extent of undivided share of land mentioned this valuation report with respect to the latest legal opinion.
5. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I (1).
6. The property was inspected on **14.03.2025** by our representative **Mr. Rajesh Ghadi** in the presence of **Shashikant Tamhankar (Tenant)**
7. The Legal aspects were not considered in this valuation.
8. This valuation work is undertaken by the valuer based upon the request from **Canara Bank, Chembur Main Branch**
9. Any other details.

Place : Mumbai

Date : 20.03.2025

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Canara Bank Empanelment No.: MUM-FAV-0083/2024-2025

Note: This report contains 28 Pages.

Enclosure:

1. Key plan showing the location of the property.
2. Sketch showing the location of the subject flat with reference to the floors.
3. Sketch of the flat if available.



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FORMAT - A

DECLARATION FROM VALUERS

I hereby declare that-

1. The information furnished in my valuation report dated 20.03.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
2. I have no direct or indirect interest in the property valued;
3. I/ my authorized representative has personally visited the property on 14.03.2025. The work is not sub- contracted to any other valuer and carried out by myself.
4. I have not been convicted of any offence and sentenced to a term of Imprisonment.
5. I have not been found guilty of misconduct in my professional capacity.
6. 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" as enshrined for valuation in the Part - B of the above handbook to the best of my ability.
7. 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.
8. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
9. I am the Director of the company, who is competent to sign this valuation report.
10. 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. Gopal Talreja from M/s. Chanchaldas & Sons Kamothe vide Agreement For Sale dated 19.04.2008.
2	Purpose of valuation and appointing authority	As per the request from Canara Bank, Chembur Main Branch to assess Fair Market Value value of the property for Bank Loan purpose
3	Identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Rajesh Ghadi - Valuation Engineer Prajakta Patil - Technical Manager Prajakta Patil - 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 - 17.03.2025 Valuation Date - 20.03.2025 Date of Report - 20.03.2025
6	Inspections and/or investigations undertaken;	Physical Inspection done on - 14.03.2025
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	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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **20th March 2025** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Mumbai (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations.

Assumptions

Assumptions are a necessary part of undertaking valuations. Vastukala Consultants India Pvt. Ltd. adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Commercial Shop, admeasuring **242.00 Sq. Ft. Carpet Area** in the name of **Mr. Gopal Talreja** . . Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Gopal Talreja** . For



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the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the Commercial Shop, admeasuring **242.00 Sq. Ft. Carpet Area.**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Shop and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.



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Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey.

Other

All measurements, areas and ages quoted in our report are approximate.

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise.

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Commercial Shop, admeasuring 242.00 Sq. Ft. Carpet Area.**

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 the property is free of liens and encumbrances
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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.



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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
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



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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.

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.

Place : Mumbai

Date : 20.03.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar
Director

Digitally signed by Manoj Chalikwar
DN: cn=ManojChalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.03.20 13:35:15 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Canara Bank Empanelment No.: MUM-FAV-0083/2024-2025



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