

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Shashikant Dattu Adsul**

Commercial Shop No. / Kiosk No. K-44, Ground Floor, "**Intelligentia Business Park**", Haware Properties (formerly known as Rainbow Business Park), Plot No. 33, Sector 24, Village - Vashi, Taluka - Thane, District - Thane, Turbhe, Navi Mumbai, PIN - 400 705, State - Maharashtra, India.

Latitude Longitude : 19°4'17.8"N 73°0'34.7"E

### Intended User:

**Cosmos Bank  
Chembur East Branch**

Plot no 239. Ground floor. Central avenue road. Near ambedkar garden. Chembur east . Mumbai 400071

### Our Pan India Presence at :

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

### Regd. Office

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

 **+91 2247495919**

 **mumbai@vastukala.co.in**

 **www.vastukala.co.in**



## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. / Kiosk No. K-44, Ground Floor, "**Intelligentia Business Park**", Haware Properties (formerly known as Rainbow Business Park), Plot No. 33, Sector 24, Village - Vashi, Taluka - Thane, District - Thane, Turbhe, Navi Mumbai, PIN - 400 705, State - Maharashtra, India belongs to **Mr. Shashikant Dattu Adsul**.

Boundaries of the property

North	: Shops
South	: Vanita Chambers
East	: Internal Road / Janata Bazaar
West	: MAFCO 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 **₹ 15,04,000.00 (Rupees Fifteen Lakhs 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.**

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.:

Encl.: Valuation report



### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
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|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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Commercial Shop No. / Kiosk No. K-44, Ground Floor, "Intelligentia Business Park", Haware Properties (formerly known as Rainbow Business Park), Plot No. 33, Sector 24, Village - Vashi, Taluka - Thane, District - Thane, Turbhe, Navi Mumbai, PIN - 400 705, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,  
PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess Fair Market Value as on 23.07.2024 for MSME Loan Purpose.
1	Date of inspection	17.07.2024
3	Name of the owner / owners	<b>Mr. Shashikant Dattu Adsul</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Commercial Shop No. / Kiosk No. K-44, Ground Floor, "Intelligentia Business Park", Haware Properties (formerly known as Rainbow Business Park), Plot No. 33, Sector 24, Village - Vashi, Taluka - Thane, District - Thane, Turbhe, Navi Mumbai, PIN - 400 705, State - Maharashtra, India. <b>Contact Person :</b> Mr. Shashikant Dattu Adsul (Owner) Contact No. 9820732998
6	Location, Street, ward no	Village - Vashi, District - Thane
7	Survey / Plot No. of land	Village - Vashi, Plot No - 33
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 32.58 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 32.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 35.20 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Village - Vashi, Taluka - Thane, District - Thane, Pin - PIN - 400 705
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant



25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per NMMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	5,000.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	<b>SALES</b>	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial in a building. The rate is considered as composite rate.

39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2022 (As per agreement)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b> As per site inspection, found the concern small shop value sale out in lumpsum basis as per Estate Agent information. Hence the market value considered accordingly.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Chembur East Branch Branch to assess Fair Market Value as on 23.07.2024 for Commercial Shop No. / Kiosk No. K-44, Ground Floor, "**Intelligentia Business Park**", Haware Properties (formerly known as Rainbow Business Park), Plot No. 33, Sector 24, Village - Vashi, Taluka - Thane, District - Thane, Turbhe, Navi Mumbai, PIN - 400 705, State - Maharashtra, India belongs to **Mr. Shashikant Dattu Adsul**.

### We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No.14424/2024 Dated 05.07.2024 between M/s. Haware Finance Private Limited(The Promoter) And Mr. Shashikant Dattu Adsul(The Purchaser).
2)	Copy of Approved Building Plan No. NRV/16831 Dated 17.03.2023 issued by Navi Mumbai Municipal Corporation..
3)	Copy of RERA Certificate No.P51700011404 Dated 09.09.2021 issued by Maharashtra Real Estate Regulatory Authority.
4)	Copy of Commencement Certificate No.NMMC/TPD/BP/Case No. A-17392/8343/2014 Dated 01.08.2014 issued by Navi Mumbai Municipal Corporation..

### Location

The said building is located at bearing Plot No - 33 in Sector - 24, Village - Vashi, Taluka - Thane, District - Thane, PIN - 400 705. The property falls in Shop Zone. It is at a traveling distance 1.1 km. from Sanpada Railway Station.

### Building

The building under reference is having 1 basement + Stilt + 6 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Commercial



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purpose. Ground is having 93 Commercial Shop. The building is having 4 lifts.

### **Commercial Shop:**

The Commercial Shop under reference is situated on the Ground The composition of commercial shop is having single vacant unit. This Commercial Shop is Vitrified tiles flooring, MS Rolling Shutter, N.A., Concealed Electrificationetc.

### **Valuation as on 23rd July 2024**

The Carpet Area of the Commercial Shop	:	32.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2022 (As per agreement)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	2 Years
Cost of Construction	:	35.20 Sq. Ft. X ₹ 2,800.00 = ₹ 98,560.00
Depreciation $\{(100 - ) \times (2 / 60)\}$	:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,27,200/- per Sq. M. i.e. ₹ 11,817/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property as on 23rd July 2024	:	32.00 Sq. Ft. X ₹ 47,000 = ₹15,04,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 23rd July 2024</b>	:	<b>₹ 15,04,000.00 - ₹ 0.00 = ₹ 15,04,000.00</b>
<b>Total Value of the property</b>	:	<b>₹₹ 15,04,000.00</b>
<b>The realizable value of the property</b>	:	<b>₹13,53,600.00</b>
<b>Distress value of the property</b>	:	<b>₹12,03,200.00</b>
<b>Insurable value of the property (35.20 X 2,800.00)</b>	:	<b>₹98,560.00</b>
<b>Guideline value of the property (35.20 X 11817.00)</b>	:	<b>₹4,15,958.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. / Kiosk No. K-44, Ground Floor, "Intelligentia Business Park", Haware Properties (formerly known as Rainbow Business Park), Plot No. 33, Sector 24, Village - Vashi, Taluka - Thane, District - Thane, Turbhe, Navi Mumbai, PIN - 400 705, State - Maharashtra, India for this particular purpose at **₹ 15,04,000.00 (Rupees Fifteen Lakhs Four Thousand Only)** as on 23rd July 2024

### **NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **23rd July 2024** is **₹ 15,04,000.00 (Rupees Fifteen Lakhs Four Thousand Only)** Value varies



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with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.

2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

### PART III- VALUATION

I, hereby declare that

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

#### ANNEXURE TO FORM 0-1

Technical details		Main Building
1	No. of floors and height of each floor	: 1 basement + Stilt + 6 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Commercial Shop Situated on Ground Floor
3	Year of construction	: 2022 (As per agreement)
4	Estimated future life	: 58 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure
6	Type of foundations	: R.C.C. Foundation
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.
8	Partitions	: 6" Thk. Brick Masonery.
9	Doors and Windows	: MS Rolling Shutter, N.A., .
10	Flooring	: Vitrified tiles flooring.
11	Finishing	: Cement Plastering.
12	Roofing and terracing	: R.C.C. slab.
13	Special architectural or decorative features, if any	: No

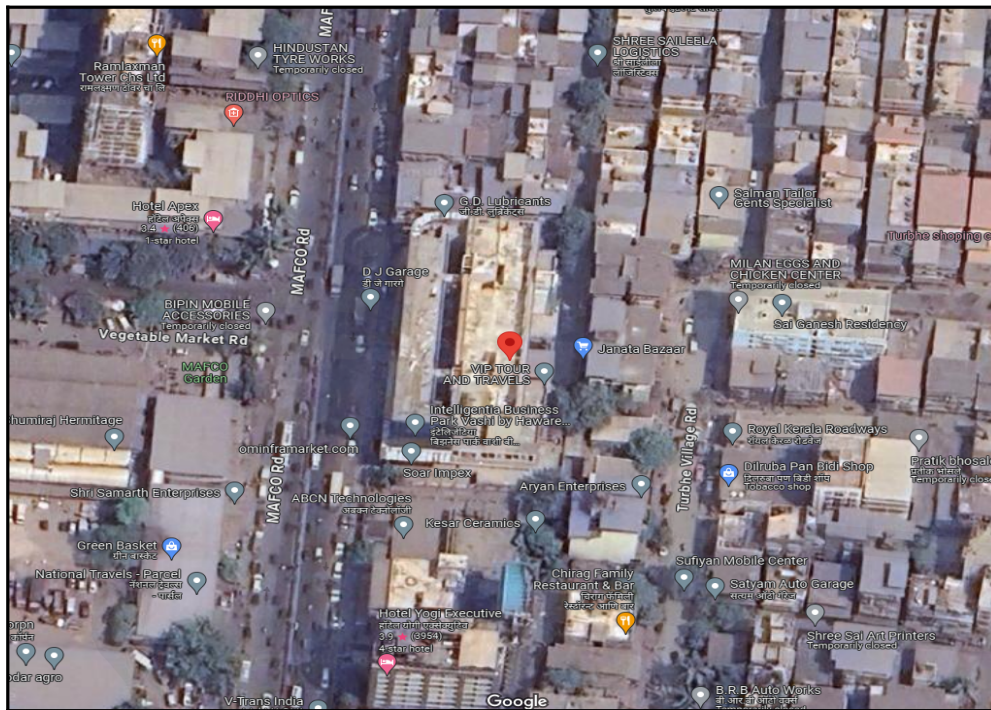


Technical details		Main Building								
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed Electrification				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
(i)	No. of water closets									
(ii)	No. of lavatory basins									
(iii)	No. of urinals									
(iv)	No. of sink									
16	Class of fittings: Superior colored / superior white/ordinary.	:								
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall								
18	No. of lifts and capacity	: 4 Lifts								
19	Underground sump – capacity and type of construction	: Connected to Municipal Sewerage System								
20	Over-head tank Location, capacity Type of construction	: Connected to Municipal Sewerage System								
21	Pumps- no. and their horse power	: May be provided as per requirement								
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.								
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System								

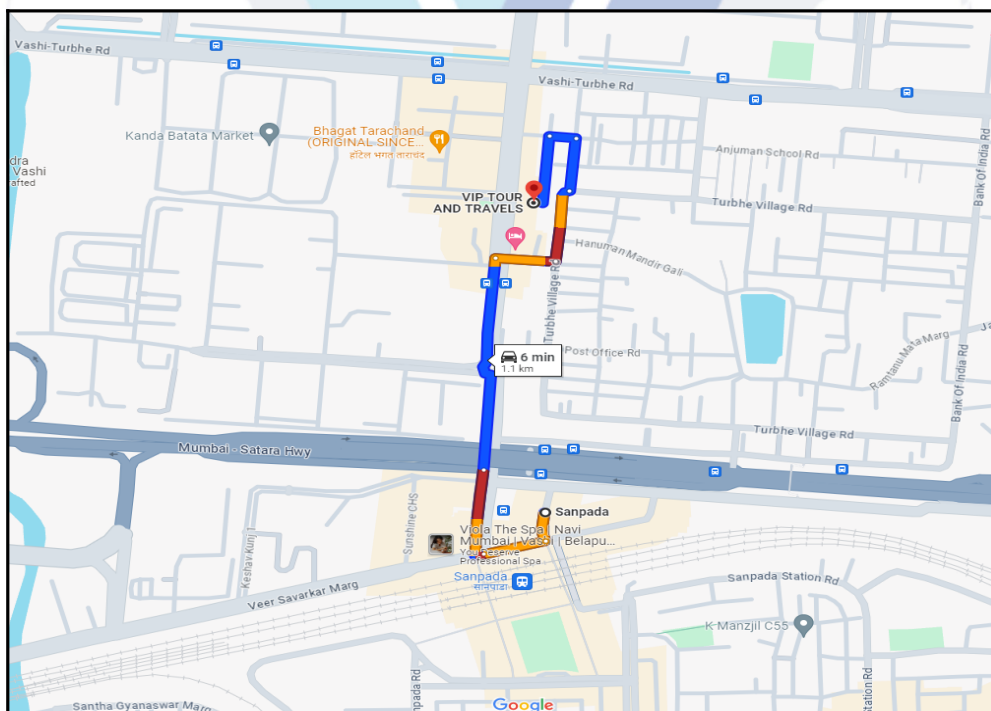
## Actual Site Photographs



## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 19°4'17.8"N 73°0'34.7"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Sanpada - 1.1 km.).



## Ready Reckoner Rate

DIVISION / VILLAGE : VASHI Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban Area		Local Body Type	Class "C" Corporation		
Local Body Name	Navi Mumbai Municipal Corporation					
Land Mark	Vashi Node Sector No. 24.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
5	5/171	42700	95300	109600	127200	109600
Plot No. 24/1, 24/2, 24/3, 24/4, 24/5, 24/6, 24/7, 24/8, 24/9, 24/10, 24/11, 24/12, 24/13, 24/14, 24/15, 24/16, 24/17, 24/18, 24/19, 24/20, 24/21, 24/22, 24/23, 24/24, 24/25, 24/26, 24/27, 24/28, 24/28A, 24/29, 24/30, 24/31, 24/31A, 24/31B, 24/32, 24/33, 24/33/1, 24/33/2, 24/33/3, 24/33/4, 24/34, 24/35/1, 24/35/2, 24/35/3, 24/35/4, 24/35/5, 24/35/6, 24/35/7, 24/35/8, 24/35/9, 24/35/10, 24/35/11, 24/35/12, 24/35/13, 24/35/14, 24/35/15, 24/35/16, 24/35/17, 24/35/18, 24/35/19, 24/35/20, 24/35/21, 24/35/22, 24/35/23, 24/36, 24/36/2, 24/36/3, 24/36/4, 24/37, 24/39, 24/39/1A, 24/39/1C, 24/39/ B, 24/39/2, 24/39/3, 24/39/4, 24/39/5, 24/40/1, 24/40/2, 24/40/3, 24/40/4, 24/40/5, 24/40/6, 24/40/7, 24/40/8, 24/40/9, 24/40/10, 24/41, 24/42, 24/43, 24/44, 24/45, 24/46, 24/47, 24/48, 24/49, 24/50, 24/51, 24/52, 24/53, 24/54, 24/55, 24/56, 24/57, 24/58, 24/59, 24/60, 24/61, 24/62						
<span style="background-color: #00796b; color: white; padding: 2px 5px;">Compare With Previous Year</span>						

Stamp Duty Ready Reckoner Market Value Rate for <b>Shop</b>	127200			
Shop Located on Ground Floor	127200			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,27,200.00</b>	<b>Sq. Mtr.</b>	<b>11,817.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for <b>Land (B)</b>	42700			
The difference between land rate and building rate(A-B=C)	84,500.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,27,200.00</b>	<b>Sq. Mtr.</b>	<b>11,817.00</b>	<b>Sq. Ft.</b>

### 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	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	90.91	100.00	120.00
<b>Percentage</b>	-	10%	20%
<b>Rate Per Sq. Ft.</b>	₹54,999.00	₹50,000.00	₹41,667.00

**square yards**
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**Haware Intelligentia Business Park**  
**Commercial Shop 100 Sq.Ft. in Vashi Sector 24 Navi Mumbai**  
 Listing ID #5850632

₹ 50 L

Unfurnished  
 100 Sq.Ft. (Built-up Area)

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**Key Highlights**

Safe & Secure Locality
Newly Built
Prime Location
Vastu compliant

Investment Opportunity

Looking for a safe and secure investment opportunity in a newly built shop in the prime location of Vashi Sector 24, Navi Mumbai.

- Your search ends here! This 100 square feet unfurnished shop, which is Vastu compliant, is up for sale at a reasonable price of 50 lakh.
- Located in a secure locality, this shop is equipped with several modern amenities, including power backup, 24 x 7 security, CCTV security, cleaning services, security staff, and serviced apartments.
- The ground floor and the allotted parking space for one vehicle ensures convenience for both owners and

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Contact our Real Estate Experts

P

**Priyanka Vishnu Arkade**

+91842XXXXXX

Hi binu, Would you like to connect with Priyanka Vishnu Arkade for 100 Sq.Ft. Retail Shop in Haware Intelligentia Business Park

Contact Now

Enjoy **₹25,000 Off** on Interior Services for a Limited Time.

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Property	Shop		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	60.00	66.00	79.20
<b>Percentage</b>	-	10%	20%
<b>Rate Per Sq. Ft.</b>	₹66,667.00	₹60,606.00	₹50,505.00


HOUSING.COM Commercial In Mumbai Sector 24 + Add

Shop | ₹0 - ₹5.00Cr | 0 - 5000 Sq.Ft. | Lease Type | Sale Type | Possession Sta... | Listed By | [RESET FILTERS](#)

Home / Navi Mumbai / Turbhe / Sector 24 / Shop for sale in Sector 24, Turbhe, Navi Mumbai Last Updated: Nov 19, 2023

Shops for Sale in Sector 24, Turbhe, Navi Mumbai Sort by: Relevance

Looking for Shops for your business in Sector 24? Housing.com offers 1 shops available for sale in Sector 24. Check out some of them. [Read more](#)



₹40.0 L negotiable

Shop for sale in Turbhe in Sector 24, Turbhe, Navi Mumbai

Price/SQ.FT	Carpet Area	Floors	Possession Status
₹66.67K/Sq.Ft	60 Sq.Ft	Gf/ 5 Floors	Ready To Move

DG Availability
Water Storage
CCTV Surveillance
Cafeteria/Food Co...
Power Backup

This modern Shop designed with luxury facilities in the heart of Navi Mumbai at Turbhe is an... [Read more](#)

10% ROI

Non leased


RS **RAHUL SHINDE**  
 Owner • posted on: 19 November 2023

View Phone Number
Contact Owner

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News and Articles around Sector 24



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Illegal construction had been going on in seven locations in Turbhe since August 2023.


Oct 2023



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May 2018



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Jul 2024

## Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	109.68	120.65	144.78
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹32,367.00	₹29,424.00	₹24,520.00

1773675 08-02-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 17736/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : वाशी</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3550000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1425784.8	
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : , इतर माहिती: शॉप नंबर.एफ - 43,1 ला मजला,इंटेजिजनाशिया बिझनेस पार्क वाशी बाय हावरे प्रॉपर्टिज,प्लॉट नंबर 33,सेक्टर - 24,वाशी(तुर्भे)नवी मुंबई. क्षेत्रफळ 10.19 चौ मी कार्पेट ( ( Plot Number : 33 ; SECTOR NUMBER : 24 ; ) )	
(5) क्षेत्रफळ	10.19 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- हावरे फायनान्स प्रा लि तर्फे ऑथोराइज्ड सिग्रेटरी / कु मु टीपक काटे यांचे कु मु वैशाली गुरव - वय:-52 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 422 , वर्धमान मार्केट , सेक्टर - 17, वाशी , नवी मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:- AAACH8654C 2): नाव:-मान्यता देणार- रेनबो बिझनेस पार्क प्रेमाइसेस को ऑप सोसायटी ली तर्फे चेअरमन रामनाथ म्हात्रे यांचे कु मु सुरेश हावरे यांचे कु मु टीपक काटे तर्फे कबुली जवाब देणार वैशाली गुरव - वय:-52 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नंबर 33, सेक्टर 24, तुर्भे वाशी नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAGAR6921G	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किर्ती विजय मरगजे - वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अरिहंत रिट्डी सिट्डी ए विंग -701,सेक्टर 7,घणसेली नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-AMRPM7666B	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/09/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	11/09/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	17736/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	213000	
(13)बाजारभावाप्रमाणे नोंदणी 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.	

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **23rd July 2024**

The term Value is defined as:

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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## DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 15,04,000.00 (Rupees Fifteen Lakhs Four Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
Cosmos Bank Empanelment No.:



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