

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Paresh Kumar G. Suru & Mr. Ashok Kumar G. Suru**

Industrial Gala No. 21, 7<sup>th</sup> Floor, "**Kandivli Co-operative Industrial Estate Limited**", Kamla Industrial Park, Plot No. 138 to 141, CTS No. 349, 350, 351 & 352, Government Industrial Estate, Charkop, Village - Kandivli, Kandivli (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 067, State - Maharashtra, Country - India.

Latitude Longitude : 19°12'38.2"N 72°49'28.2"E

### Intended User:

**Punjab National Bank  
MCC MW 2 Goregaon**

Rajnigandha Shopping Centre, 1st Floor, Krishna Vatika Marg, Opp. Gokuldharm Temple, Goregaon (E), Mumbai 400063

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### Regd. Office

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

 **+91 2247495919**

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## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Industrial Gala No. 21, 7<sup>th</sup> Floor, "**Kandivli Co-operative Industrial Estate Limited**", Kamla Industrial Park, Plot No. 138 to 141, CTS No. 349, 350, 351 & 352, Government Industrial Estate, Charkop, Village - Kandivli, Kandivli (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 067, State - Maharashtra, Country - India belongs to **Mr. Paresh Kumar G. Suru & Mr. Ashok Kumar G. Suru**.

Boundaries	:	Building	Gala
North	:	Internal Road & Residential Building	Building is under construction
South	:	Shree Hanuman Mandir Road	Building is under construction
East	:	Vishnu Kutiya CHSL	Building is under construction
West	:	Residential Building & RSC Road No. 3	Building is under construction

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 **₹ 76,80,000.00 (Rupees Seventy Six Lakh Eighty Thousand Only) After completion of construction works**. As per Site Inspection 67% Construction Work is Completed.

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.



**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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### 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 Bank Loan Purpose.
3	a) Date of inspection : 23.08.2024
	b) Date of valuation : 26.08.2024
	c) Title Deed Number : 9320 / 2012
4	List of documents produced for perusal: I) Copy of Agreement For Sale No.9320 / 2012 Dated 17.10.2012 between M/s. Metallica Industries Ltd.(The Vendor) And Mr. Paresh Kumar G. Suru & Mr. Ashok Kumar G. Suru(The Purchasers). II) Copy of Amended Commencement Certificate No.CHE / A - 4446 / BP(WS)/ AR Dated 21.02.2013 issued by Municipal Corporation of Greater Mumbai. III) Copy of Approved Building Plan No.CHE / A - 4446 / BP(WS) / AR Dated 19.03.2011 issued by Municipal Corporation of Greater Mumbai.
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. Paresh Kumar G. Suru &amp; Mr. Ashok Kumar G. Suru</b>  Industrial Gala No. 21, 7 <sup>th</sup> Floor, " <b>Kandivli Co-opertive Industrial Estate Limited</b> ", Kamla Industrial Park, Plot No. 138 to 141, CTS No. 349, 350, 351 & 352, Government Industrial Estate, Charkop, Village - Kandivli, Kandivli (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 067, State - Maharashtra, Country - India.  <u>Contact Person :</u> Mr. Paresh Kumar G. Suru (Owner) Mobile No. 9892205590  Joint Ownership Details of ownership share is not available
6	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Industrial Gala located on 7 <sup>th</sup> Floor. The Composition of Industrial Gala is Working Area only.The property is at 1.4 Km. distance from Dahanukarwadi Metro Station. <b>At the time of inspection building was under construction.</b>
	<b>Stage of Construction</b>
	<b>If under construnction, extent of completion</b>

	RCC Footing/Foundation	Complete	RCC Plinth	Complete
	Full Building Rcc	Complete	Internal Brick Work	Complete
	External Brick Work	Complete	Internal Plastering	Completed upto 1st floor
	External Plastering	Completed upto 1st floor	Door	Completed upto 1st floor
	Window	Completed upto 1st floor	Flooring, Tiling, Kitchen Platform	Completed upto 1st floor
	Internal Painting	Completed upto 1st floor	External Painting	Completed upto 1st floor
	Electrification, Plumbing, Sanitary Installation	Completed upto 1st floor		
	<b>Total</b>	<b>67% work completed</b>		
7	Location of property			
a)	Plot No. / Survey No.	:	Plot No - 138 to 141	
b)	Door No.	:	Industrial Gala No. 21	
c)	C.T.S. No. / Village	:	CTS No - 349, 350, 351 & 352, Village - Kandivli	
d)	Ward / Taluka	:	Taluka - Borivali	
e)	Mandal / District	:	District - Mumbai Suburban	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No. CHE / A - 4446 / BP(WS) / AR dated 19.03.2011 issued by MCGM	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	Building is under construction	
j)	Comment on unauthorizes Construction if any	:	N.A.	
k)	Comment on demolition proceedings if any	:		
8	Postal address of the property	:	Industrial Gala No. 21, 7 <sup>th</sup> Floor, " <b>Kandivli Co-opeartive Industrial Estate Limited</b> ", Kamla Industrial Park, Plot No. 138 to 141, CTS No. 349, 350, 351 & 352, Government Industrial Estate, Charkop, Village - Kandivli, Kandivli (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 067, State - Maharashtra, Country - India.	
9	City / Town			
	Residential area	:	No	
	Commercial area	:	No	

	Industrial area	:	Yes	
10	Classification of the area			
	i) High / Middle / Poor		Middle Class	
	ii) Urban / Semi Urban / Rura		Urban	
11	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Kandivli Municipal Corporation of Greater Mumbai (MCGM)	
12	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
13	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Internal Road & Residential Building	Existing road & beyond that CTS No. 353 & 348 of the said estate
	South	:	Shree Hanuman Mandir Road	CTS No. 353 & 348 (Plot No. 140 & 139) of the said Estate
	East	:	Vishnu Kutiya CHSL	Existing road & beyond that CTS No. 342 & 353 of the said estate
	West	:	Residential Building & RSC Road No. 3	CTS No. 359 & 358 of the said estate
	<b>Gala</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Building is under construction	Passage
	South	:	Building is under construction	Marginal Space
	East	:	Building is under construction	Gala No. 22
	West	:	Building is under construction	Gala No. 20
14	Dimensions of the site	:	N. A. as property under consideration is a Industrial Gala in a building.	
		:	<b>As per the Deed</b>	<b>As per Actuals</b>
	North	:	Passage	Building is under construction
	South	:	Marginal Space	Building is under construction
	East	:	Gala No. 22	Building is under construction
	West	:	Gala No. 20	Building is under construction

15	Extent of the site	:	Carpet Area in Sq. Ft. = 384.00 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 320.00 (Area As Per Agreement For Sale)  Built Up Area in Sq. Ft. = 352.00 (Carpet Area + 10%)
15.1	Latitude, Longitude & Co-ordinates of Gala	:	19°12'38.2"N 72°49'28.2"E
16	Extent of the site considered for Valuation	:	<b>Carpet Area in Sq. Ft. = 320.00 ( Area As Per Agreement For Sale)</b>
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Name of the Apartment	:	<b>Kandivli Co-opertive Industrial Estate Limited</b>
2.	Description of the locality Residential / Commercial / Mixed	:	Industrial
3.	Year of Construction	:	Building is under construction
4.	Number of Floors	:	Ground + 8 Upper Floors
5.	Type of Structure	:	Proposed R.C.C Framed Structure
6.	Number of Dwelling units in the building	:	Proposed 52 Galas on 7 <sup>th</sup> Floor
7.	Quality of Construction	:	Building is under construction
8.	Appearance of the Building	:	Building is under construction
9.	Maintenance of the Building	:	Building is under construction
10.	Facilities Available		
	Lift	:	Proposed 8 Lifts
	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Open Car Parking Space
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the Building	:	Proposed, Yes
<b>III</b>	<b>Industrial Gala</b>		
1.	The floor in which the Gala is situated	:	7 <sup>th</sup> Floor
2.	Door No. of the Gala	:	Industrial Gala No. 21
3.	Specifications of the Gala		
	Roof	:	Proposed R.C.C. Slab

	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood / Glass Door
	Windows	:	Wooden frame openable widow with M. S. Grill
	Fittings	:	Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring
	Finishing	:	Building Under Construction
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Gala?	:	Building is under construction
7.	Sale Deed executed in the name of	:	<b>Mr. Paresh Kumar G. Suru &amp; Mr. Ashok Kumar G. Suru</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Gala?	:	Built Up Area in Sq. Ft. = 352.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Gala?	:	<b>Carpet Area in Sq. Ft. = 384.00 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 320.00 (As Per Area Agreement For Sale)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Industrial
14.	Is it Owner-occupied or let out?	:	Building is under construction
15.	If rented, what is the monthly rent?	:	₹ 25,600 (Expected rental income per month after completion of construction works) after completion
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located 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 Gala 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)	:	₹ 21177/- to ₹ 33334/- per Sq. Ft. on Carpet Area ₹ 17648/- to ₹ 30304/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Gala under valuation after comparing with the specifications and other factors with the Gala under comparison (give details).	:	₹ 24,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 21,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,07,760/- per Sq. M. i.e. ₹ 10,011/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
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 / Rgstn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that 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 Gala with Services (v(3)i)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periodic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,800/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 21,200/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 24,000/- per Sq. Ft.</b>



	<b>Remarks</b>		<p>i) As per Site inspection, Actual Total Carpet area is 384.00 Sq. Ft is more than Carpet Area 320.00 Sq. Ft.mentioned in the documents. We have considered area mentioned in the documents for valuation.</p> <p>ii) The building work had halted for a short time. but, the work is now under progress.</p> <p>iii) Amended Commencement Certificate No.CHE / A - 4446 / BP(WS) / AR Dated 21.02.2013 but the building till under construction.</p>
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**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Gala	320.00 Sq. Ft.	24,000.00	76,80,000.00

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 Industrial Gala, where there are typically many comparables available to analyze. As the property is a Industrial Gala, 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 ₹ 21177.00 to ₹ 33334.00 per Sq. Ft. on Carpet Area / ₹ 17648.00 to ₹ 30304.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report , current market conditions , demand and supply position, Gala size, location, upswing in real estate prices , sustained demand for Industrial Gala, all round development of Residential and Commercial application in the locality etc. We estimate ₹24,000.00 per Sq. Ft. on Carpet 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 **₹76,80,000.00 (Rupees Seventy Six Lakh Eighty Thousand Only)**.The **Realizable Value** of the above property is **₹69,12,000.00 (Rupees Sixty Nine Lakh Twelve Thousand Only)**. The **Distress Value** is **₹61,44,000.00 (Rupees Sixty One Lakh Forty Four Thousand Only)**. As per Site Inspection 67% Construction Work is Completed.

I.	<b>Date of Purchase of Immovable Property</b>	:	<b>17/10/2012</b>
II.	<b>Purchase Price of immovable property</b>	:	<b>₹ 33,82,500.00</b>
III.	<b>Book value of immovable property</b>	:	<b>₹ 35,52,000.00</b>
IV.	<b>Fair Market Value of immovable property</b>	:	<b>₹ 76,80,000.00</b>
V.	<b>Realizable Value of immovable property</b>	:	<b>₹ 69,12,000.00</b>
VI.	<b>Distress Sale Value of immovable property</b>	:	<b>₹ 61,44,000.00</b>
VII.	<b>Guideline Value (As Per Index-II)</b>	:	<b>₹ 35,23,872.00</b>
VIII.	<b>Insurable value of the property (352.00 Sq. Ft. X 2,800.00)</b>	:	<b>₹ 9,85,600.00</b>



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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.

Director

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



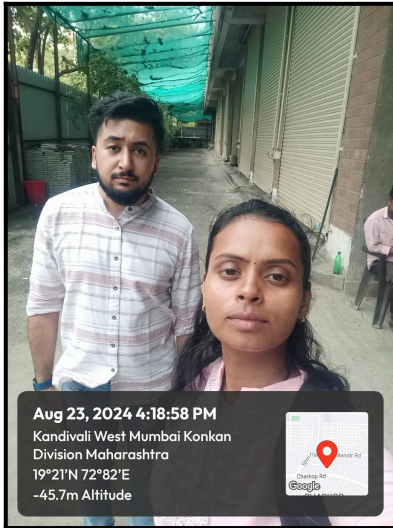
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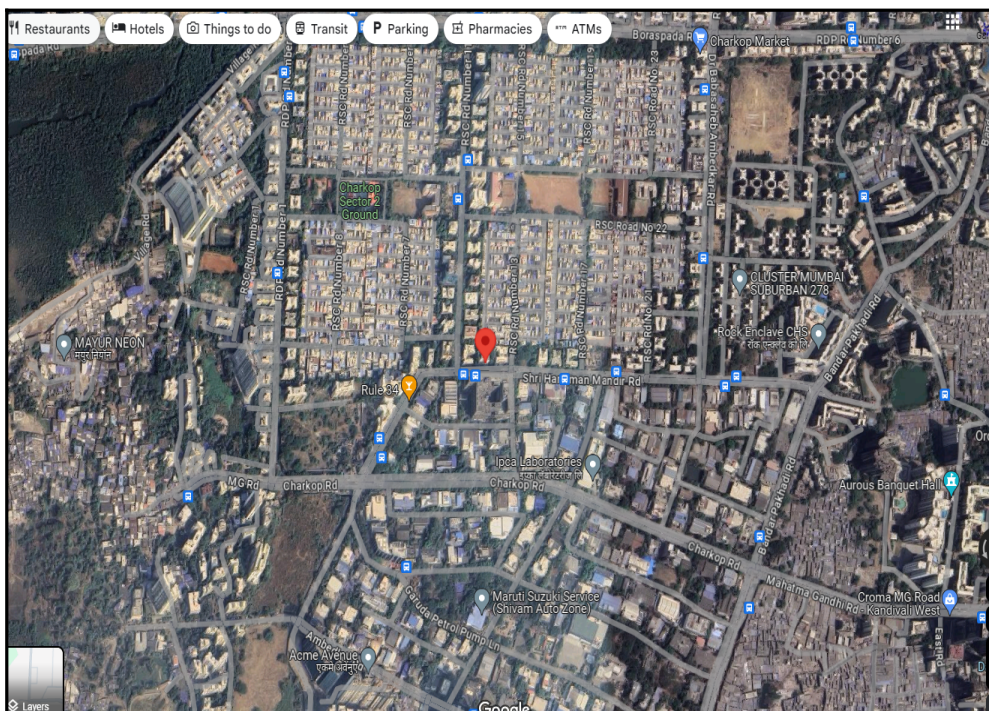
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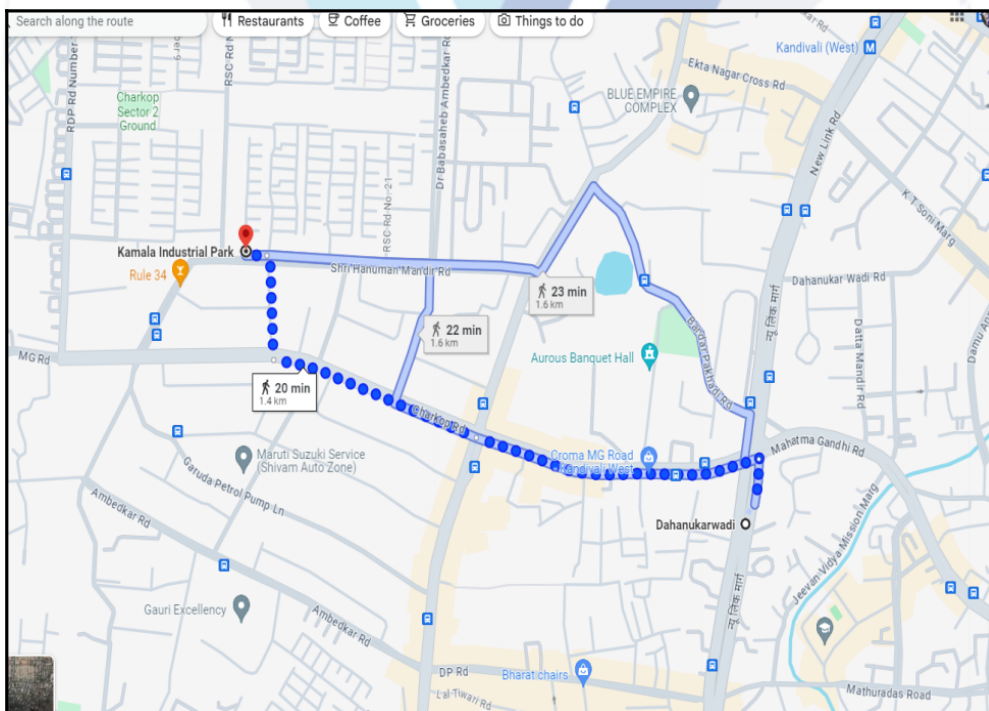
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°12'38.2"N 72°49'28.2"E**

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Dahanukarwadi - 1.4 Km. ).



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## Ready Reckoner Rate

Department of Registration & Stamps Government Of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन	
Valuation For Urban Area		*** Welcome to Valuation of Pro	
Location Details			
Select Type: <input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input checked="" type="radio"/> Other		Division Name: <span style="border: 1px solid black; padding: 2px;">Mumbai</span> <a href="#">Help on Division</a>	
District Name: <span style="border: 1px solid black; padding: 2px;">मुंबई(उपनगर)</span>	Zone Name: <span style="border: 1px solid black; padding: 2px;">79-कांदीवली बांरवली</span>		
Attribute: <span style="border: 1px solid black; padding: 2px;">सि.टी.एस. नंबर</span>	349	SubZone Name: <span style="border: 1px solid black; padding: 2px;">धुभाग: उच्चरस गावाची सी</span>	
Open Land	Residence	Office	Shop
58260	134700	154820	168370
Industry		Unit	
134700		Square Meter	

Stamp Duty Ready Reckoner Market Value Rate for Gala	134700			
Gala Located on 7 <sup>th</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,34,700.00</b>	<b>Sq. Mtr.</b>	<b>12,514.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	58260			
The difference between land rate and building rate(A-B=C)	76,440.00			
Percentage after Depreciation as per table(D)	5%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,05,285.00</b>	<b>Sq. Mtr.</b>	<b>9,781.00</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

## Price Indicators


Property	Gala		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	425.00	510.00	612.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹21,176.00	₹17,647.00	₹14,706.00

magicbricks
Hi, BINU S... Post

Posted on: Jun 21, 24

₹90.0 Lac [EMI - ₹41k](#) | [How much loan can I get?](#)

Industrial Building For Sale in [Kandivali West, Mumbai](#)



Super Built-Up Area  
612 sqft \*  
₹14,706/sqft

Transaction Type  
Resale

Contact Owner

Get Phone No.

👤 Last contact made 19 days ago

### More Details


**Price** ₹90 Lac

**Address** Kandivali West, Mumbai - Western Mumbai, Maharashtra

**Description:** The location has easy access to, Balak Vihar Vidyalay Kandivali West (0 km), ICICI Bank (0 km), Parvatibai Dharmdaya Hospital (0 km) and Traction Substation Dahisar Western Rai... [Read more](#)


Contact Owner

### Tools to Help You Decide Better

 **Rates & Trends**


Find collection of localities with great growth potential

Read more →

 **Property Valuation**

Know the right value for your Property before you Buy or...

Read more →

 **EMI Calculator**

Know how much you'll have to pay every month on your...

Read more →

Property	Gala		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	750.00	900.00	1,080.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹21,333.00	₹17,778.00	₹14,815.00

**NOBROKER** Pay Rent Post Your Property New Binu Surendran

**Commercial Buy** Industrial Building In Kandiv...  
, Irani Wadi, Neelam Industry

₹1.6 Crores  
17,778 / Sq.Ft

₹1.2  
Lacs/Month  
Estimated EMI

900 Sq.Ft  
Built Up Area

Apply Loan

Photos Location Shortlist

Industrial Building Public  
Property Type Parking

Freehold 3  
Ownership Type of Total 3 Floors

Semi Furnished More Than 10 Year  
Furnishing Age of Property

Apr 4, 2024 Immediately  
Posted On Available From

Get Owner Details

Report what was not correct in this property  
Listed by Broker Sold Out Wrong Info

Nearby: VIJAYA BANK, GOREGAON WEST Goregaon Railway Station Sewant Yoga  
SANCHAITI SUPERSPECIALITY HOSPITAL Malad West

**NoBroker Services**

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

**Activity On This Property**  
Unique Views 0 Shortlists 0 Contacted 0  
Powered By: NBEstimate

**Similar Properties**

Industrial Building i...  
nr ajanta party hall, kore ken...  
2.4 km away  
Price ₹1.4 Crores Area 313 sqft

Industrial Building i...

**Description**  
Two private office included  
6.3 6.3  
Powered By: Smart Recommendation

**Amenities**

## Sale Instances

Property	Gala		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	2,250.00	2,475.00	2,970.00
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹33,333.00	₹30,303.00	₹25,253.00

16253388

05-01-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 16253/2023

नोदणी :

Regn:83m

गावाचे नाव : कांदिवली

(1)विलेखाचा प्रकार	असाईनमेंट डीड
(2)मोबदला	75000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	71696500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: जमीन जिचा भूखंड क्रमांक 119-डी,संबंधित सीटीएस क्रमांक 334/बी,वरील एकूण क्षेत्रफळ 532 चौरस मीटर असून सदर भूखंड कांदिवली को-ऑप. इंडस्ट्रियल इस्टेट,चारकोप,कांदिवली(पश्चिम),मुंबई - 400067,मौजे कांदिवली,तालुका बोरीवली,मुंबई उपनगर जिल्हा येथे स्थित असून त्यावर औद्योगिक शेड 2250 चौरस फूट चटई क्षेत्र व सोबत लॉफ्ट 448.86 चौरस फूट चटई क्षेत्र ह्या दस्ताद्वारे असाइन करण्यात येत आहे.(( C.T.S. Number : 334/B ; ) )
(5) क्षेत्रफळ	532 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:-शिवशक्ती उद्योग चे भागीदार बीना उमेश चव्हाण वय:-61 पत्ता:-प्लॉट नं: 119-डी, माळा नं: -, इमारतीचे नाव: कांदिवली इंडस्ट्रियल इस्टेट, ब्लॉक नं: -, रोड नं: कांदिवली पश्चिम, मुंबई 400 067 , महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AALFS8991F 2): नाव:-शिवशक्ती उद्योग चे भागीदार सुलेखा सतीश चव्हाण वय:-57 पत्ता:-प्लॉट नं: 119-डी, माळा नं: -, इमारतीचे नाव: कांदिवली इंडस्ट्रियल इस्टेट, ब्लॉक नं: -, रोड नं: कांदिवली पश्चिम, मुंबई 400 067 , महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AALFS8991F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अरिश कनेक्टर्स एल एल पी चे भागीदार विधी मुकुंद पारेख अलियास विधी मीत ज़ागाणी वय:-31; पत्ता:-प्लॉट नं: ए-201, माळा नं: -, इमारतीचे नाव: भट्ट टॉवर्स, ब्लॉक नं: आर एम भट्ट रोड, रोड नं: बोरीवली पश्चिम, मुंबई 400 092 , महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-ACCFA9398P 2): नाव:-अरिश कनेक्टर्स एल एल पी चे भागीदार नरपतराज किशोरमल मेहता वय:-65; पत्ता:-प्लॉट नं: ए-201, माळा नं: -, इमारतीचे नाव: भट्ट टॉवर्स, ब्लॉक नं: आर एम भट्ट रोड, रोड नं: बोरीवली पश्चिम, मुंबई 400 092 , महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-ACCFA9398P
(9) दस्तऐवज करून दिल्याचा दिनांक	26/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	26/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	16253/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4500000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)सोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील ADJ/IGR242/877/2023
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Property	Gala		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	2,864.66	3,151.13	3,781.36
<b>Percentage</b>	-	10%	20%
<b>Rate Per Sq. Ft.</b>	₹22,690.00	₹20,628.00	₹17,190.00

11327367

29-06-2024

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

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 11327/2024

नोदणी :

Regn:63m

## गावाचे नाव : कांदिवली

(1) विलेखाचा प्रकार	असाईनमेंट डीड
(2) मोबदला	65000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	31303170
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: इंडस्ट्रियल गाला प्लॉट नं. 116-सी, माळा नं: तळ मजला, इमारतीचे नाव: कांदिवली को. ऑप. इंडस्ट्रियल एस्टेट लिमिटेड, ब्लॉक नं: कांदिवली पश्चिम, मुंबई - 400067., रोड : 97/सी डी, गव्हरमेन्ट इंडस्ट्रियल एस्टेट, चारकोप, इतर माहिती: एकुण क्षेत्र 324 चौ मि. मधील 292.75 चौ मि बांधिव क्षेत्रफळ ( ( C.T.S. Number : 325/1 ; Plot Number : 116C ; ) )
(5) क्षेत्रफळ	292.75 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:-जनक हरीलाल झवेरी वय:-74 पत्ता:-प्लॉट नं: सदनिका नं. 301, माळा नं: तिसरा मजला , इमारतीचे नाव: रीतू बिल्डिंग , ब्लॉक नं: विले पार्ले पश्चिम, मुंबई, रोड नं: 42, स्वस्तिक सोसायटी, एन. एस. रोड नं. 3, जे.वी.पी.डी. स्कीम, महाराष्ट्र, मुंबई. पिन कोड:-400056 पॅन नं:-AABPJ1938P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स टॉप बास्केट चे भागीदार जिग्रा शैलेश भुवा वय:-51; पत्ता:-प्लॉट नं: सदनिका नं. 74, बिल्डिंग नं. डी6 , माळा नं: -, इमारतीचे नाव: अस्मिता ज्योति , ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: मार्वे रोड, चारकोप नाका, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AATFT6728R 2): नाव:-मेसर्स टॉप बास्केट चे भागीदार देव शैलेश भुवा वय:-23; पत्ता:-प्लॉट नं: सदनिका नं. 74, बिल्डिंग नं. डी6 , माळा नं: -, इमारतीचे नाव: अस्मिता ज्योति , ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: मार्वे रोड, चारकोप नाका, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AATFT6728R 3): नाव:-मेसर्स टॉप बास्केट चे भागीदार शैलेश जसवंतराय भुवा वय:-56; पत्ता:-प्लॉट नं: सदनिका नं. 74, बिल्डिंग नं. डी6 , माळा नं: -, इमारतीचे नाव: अस्मिता ज्योति , ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: मार्वे रोड, चारकोप नाका, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AATFT6728R
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	28/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	11327/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3900000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क 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 arrive 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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(Appendix-VII)

**UNDERTAKING**

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

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. 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.
- g. My PAN Card number as applicable is AEAPC7114Q
- h. 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. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. 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



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Paresh Kumar G. Suru & Mr. Ashok Kumar G. Suru from M/s. Metallica Industries Ltd. vide Agreement For Sale dated 17.10.2012.
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, MCC MW 2 Goregaon 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;	Sharadkumar Chalikwar - Regd. Valuer Bhavika chavan - Valuation Engineer Binumon Moozhickal - Technical Manager Pradnya Rasam - 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 - 16.08.2024 Valuation Date - 26.08.2024 Date of Report - 26.08.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 23.08.2024
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, Industrial Gala size, location, upswing in real estate prices, sustained demand for Industrial Gala, 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-V)

## 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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



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