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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **M/s. Golden Industries India**

Industrial Unit No. 10, Ground Floor, Building No 1, "**Rajyog**", Rajhans Industrial Complex, Plot No. 26, 27 & 28, New/Current Survey No. 242 to 246, Opp. Guardwel Industries Pvt. Ltd., Village - Gokhivare, Chinchpada, Taluka - Vasai, District - Raigad, Vasai (East), PIN - 401 208, State - Maharashtra, India.

Latitude Longitude : 19°24'25.0"N 72°51'18.5"E

Intended User:

Cosmos Bank

Goregaon (East) Branch

D Definity, Shop No. 95, ground floor no 364, 3, Jay Prakash Nagar Rd No-3, Jay Prakash Nagar, Goregaon (East), Mumbai - 400063, State - Maharashtra, Country - India

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**

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VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Unit No. 10, Ground Floor, Building No 1, "**Rajyog**", Rajhans Industrial Complex, Plot No. 26, 27 & 28, New/Current Survey No. 242 to 246, Opp. Guardwel Industries Pvt. Ltd., Village - Gokhivare, Chinchpada, Taluka - Vasai, District - Raigad, Vasai (East), PIN - 401 208, State - Maharashtra, India belongs to **M/s. Golden Industries India**.

Boundaries	:	Building	Unit
North	:	Devan & Shah Udyog Nagar / Internal Road	Unit No. 9
South	:	Internal Road	Unit No. 11
East	:	Devan & Shah Udyog Nagar	Marginal Space / Wall
West	:	Internal Road	Marginal Space

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 **₹ 47,71,200.00 (Rupees Forty Seven Lakhs Seventy One Thousands Two Hundred 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.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report

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Industrial Unit No. 10, Ground Floor, Building No 1, "Rajyog", Rajhans Industrial Complex, Plot No. 26, 27 & 28, New/Current Survey No. 242 to 246, Opp. Guardwel Industries Pvt. Ltd., Village - Gokhivare, Chinchpada, Taluka - Vasai, District - Raigad, Vasai (East), PIN - 401 208, 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 24.09.2024 for Bank Loan Purpose.
1	Date of inspection	12.09.2024
3	Name of the owner / owners	M/s. Golden Industries India
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	company ownership Details of ownership share is not available
5	Brief description of the property	Address: Industrial Unit No. 10, Ground Floor, Building No 1, "Rajyog", Rajhans Industrial Complex, Plot No. 26, 27 & 28, New/Current Survey No. 242 to 246, Opp. Guardwel Industries Pvt. Ltd., Village - Gokhivare, Chinchpada, Taluka - Vasai, District - Raigad, Vasai (East), PIN - 401 208, State - Maharashtra, India. Contact Person : Mr. Jitin T. K. (Tenant) Contact No. 9819433137
6	Location, Street, ward no	Opp. Guardwel Industries Pvt. Ltd. Village - Gokhivare, Chinchpada District - Raigad
7	Survey / Plot No. of land	Village - Gokhivare, Plot No - 26, 27 & 28 New Survey No - 242 to 246
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial 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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 1147.22 (Area as per Site measurement) Built Up Area in Sq. Ft. = 852.00 (Area As Per Agreement for sale)

13	Roads, Streets or lanes on which the land is abutting	Village - Gokhivare, Chinchpada Taluka - Vasai, District - Raigad, Pin - PIN - 401 208
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.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Mr. Jitin T. K. from 5 years
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per CIDCO norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Jitin T. K. from 5 years
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	38,000/- Present rental income per motn

	(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		SALES	
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 Industrial 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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 1994 (As per occupancy certificate)
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.
<p>Remark: As per Site Inspection, Actual Carpet area 1147.22 Sq. Ft. is more than Built-up area 852.00 Sq. Ft. mentioned in the documents provided to us. We have considered least area mentioned in the documents.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Goregaon (East) Branch Branch to assess Fair Market Value as on 24.09.2024 for Industrial Unit No. 10, Ground Floor, Building No 1, "**Rajyog**", Rajhans Industrial Complex, Plot No. 26, 27 & 28, New/Current Survey No. 242 to 246, Opp. Guardwel Industries Pvt. Ltd., Village - Gokhivare, Chinchpada, Taluka - Vasai, District - Raigad, Vasai (East), PIN - 401 208, State - Maharashtra, India belongs to **M/s. Golden Industries India**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No.- Dated 11.07.1994 between M/s. Ajmera Developers(The Builder) And M/s. Golden Industries India(The Purchaser).
2)	Copy of Occupancy Certificate No.CIDCP/VVSR/BP-620/I/3879 Dated 01.11.1994 issued by CIDCO.
3)	Copy of Title Search Report Document No.822/SGM/2024 Dated 11.09.2024in the name of M/s. Golden Industries India issued by S. G. M. & Associates, Advocate High Court.
4)	Copy of Approved Building Plan No.CIDCP/VVSR/BP-620/I/3879 Dated 01.11.1994.

Location

The said building is located at bearing Plot No - 26, 27 & 28 inVillage - Gokhivare, Chinchpada, Taluka - Vasai, District - Raigad, PIN - 401 208. The property falls in Industrial Zone. It is at a traveling distance 4.6 km. from Vasai Railway Station.

Building

The building under reference is having Ground + - Upper Floor. 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 Normal. The building is used for Industrial purpose. Ground Floor is having 12 Industrial Unit. The building is without lift.

Industrial Unit:

The Industrial Unit under reference is situated on the Ground Floor The composition of Industrial unit is Working Area + Passage + 2 Toilets + Rear Side Covered Area. This Industrial Unit is Plain Cement Concrete Flooring, MS Door, RCC Ventilation, Industrial Type Wiringetc.

Valuation as on 24th September 2024

The Built Up Area of the Industrial Unit	:	852.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	: 1994 (As per occupancy certificate)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 30 Years
Cost of Construction	: 852.00 Sq. Ft. X ₹ 2,000.00 = ₹ 17,04,000.00
Depreciation $\{(100 - 10) \times (30 / 60)\}$: 45.00%
Amount of depreciation	: ₹ 7,66,800.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 0/- per Sq. M. i.e. ₹ 0/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 2,754/- per Sq. M. i.e. ₹ 256/- per Sq. Ft.
Value of property as on 24th September 2024	: 852.00 Sq. Ft. X ₹ 6,500 = ₹55,38,000.00

(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)

Fair value of the property as on 24th September 2024	: ₹ 55,38,000.00 - ₹ 7,66,800.00 = ₹ 47,71,200.00
Total Value of the property	: ₹ ₹ 47,71,200.00
The realizable value of the property	: ₹42,94,080.00
Distress value of the property	: ₹38,16,960.00
Insurable value of the property (852.00 X 2,000.00)	: ₹17,04,000.00
Guideline value of the property (852.00 X 256.00)	: ₹2,18,112.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. 10, Ground Floor, Building No 1, "**Rajyog**", Rajhans Industrial Complex, Plot No. 26, 27 & 28, New/Current Survey No. 242 to 246, Opp. Guardwel Industries Pvt. Ltd., Village - Gokhivare, Chinchpada, Taluka - Vasai, District - Raigad, Vasai (East), PIN - 401 208, State - Maharashtra, India for this particular purpose at **₹ 47,71,200.00 (Rupees Forty Seven Lakhs Seventy One Thousands Two Hundred Only)** as on 24th September 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 **24th September 2024** is **₹ 47,71,200.00 (Rupees Forty Seven Lakhs Seventy One Thousands Two Hundred Only)** Value varies 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.



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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



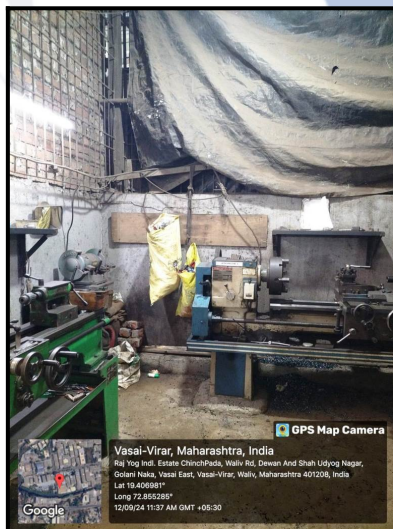
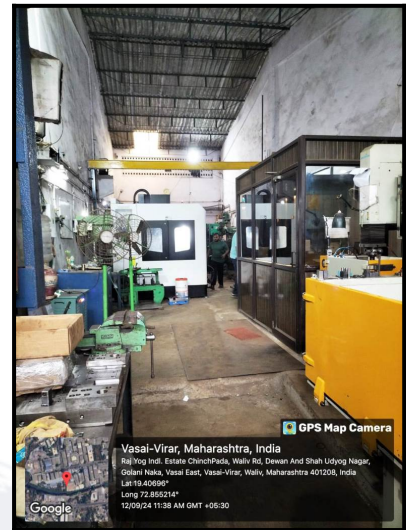
Technical details

Main Building

1	No. of floors and height of each floor	:	Ground + - Upper Floor				
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Industrial Unit Situated on Ground Floor				
3	Year of construction	:	1994 (As per occupancy certificate)				
4	Estimated future life	:	30 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 Door, RCC Ventilation, .				
10	Flooring	:	Plain Cement Concrete Flooring.				
11	Finishing	:	Cement Plastering.				
12	Roofing and terracing	:	ACC Sheet Roofing.				
13	Special architectural or decorative features, if any	:	No				
14	<table border="1"> <tbody> <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> </tbody> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/ Poor.	:	Industrial Type Wiring
(i)	Internal wiring – surface or conduit						
(ii)	Class of fittings: Superior/Ordinary/ Poor.						

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
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	: Not Provided
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

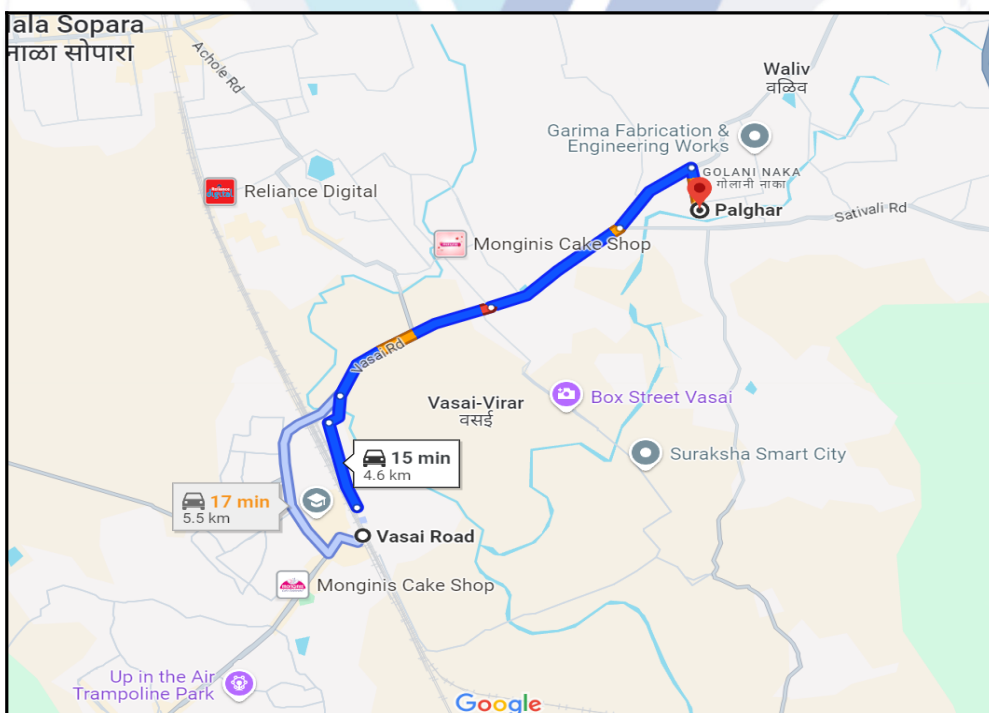
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°24'25.0"N 72°51'18.5"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Vasai - 4.6 km.).



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Ready Reckoner Rate

DIVISION / VILLAGE : GOKHIVARE Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation Class "C"		
Local Body Name	Vasai-Virar City Municipal Corporation					
Land Mark	Lands for residential and other similar permissible use.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
37	4	9180	46500	56700	68900	56700
Survey No. 112, 113, 120, 122, 123, 124, 125, 130, 131, 132, 133, 175, 176, 177, 178, 179, 180, 181, 184, 185, 197, 198, 199, 200, 201, 202, 209, 215, 220, 223, 225, 226, 227, 228, 242, 243, 246, 247, 261, 283						
⇐ Compare With Previous Year ↓						

Stamp Duty Ready Reckoner Market Value Rate for Unit	56700			
No Increase on Unit Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	56,700.00	Sq. Mtr.	5,268.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	9180			
The difference between land rate and building rate(A-B=C)	47,520.00			
Percentage after Depreciation as per table(D)	30%			
Rate to be adopted after considering depreciation [B + (C X D)]	2,754.00	Sq. Mtr.	256.00	Sq. Ft.

Building not having lift

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

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Depreciation Percentage Table


Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

Property	Industrial Unit		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	495.83	595.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,067.00	₹6,723.00	-

NOBROKER

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Commercial Buy

Industrial Shed In Vasai East, Mum...

Sativali, Mahindra showroom

₹ 40 Lacs

6,723 / Sq.Ft

₹ 30,037/Month


Estimated EMI

595 Sq.Ft

Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Vasai east / Industrial shed for Sale in Vasai east / Prope...



Request Photos

Industrial Shed
Property Type

Freehold
Ownership Type

Unfurnished
Furnishing

Aug 24, 2024
Posted On



Public
Parking

1
Of Total 2 Floors

More Than 10 Year
Age of Property

Immediately
Available From

Get Owner Details





Report what was not correct in this property


Listed by Broker
Sold Out
Wrong Info

NoBroker Services

NEW




Create Agreement




Check Loan Eligibility


NEW



Estimate Interiors Cost



Book Legal Services



Book Renovations

Activity On This Property

17

Unique Views

0

Shortlists

1

Contacted

Powered By: NBEstimate

Amenities

Power Backup
Full

Washroom(s)
Shared

Security
Yes

Lift
None

Water Storage Facility
Yes

Similar Properties

Industrial Shed in Parm...


Pelhar village, near highway, near ...

3.9 km away

Price: ₹42 Lacs Area: 1393 sqft

More Industrial Shed in Vasai East

Chat




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Price Indicators

Property	Industrial Unit		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,000.00	1,200.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,500.00	₹6,250.00	-

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Post Your Property
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Commercial Buy

Industrial Shed In Vasai East, Mum...

Vasai Sativali Road, Near Visava Hotel

₹ 75 Lacs

6,250 / Sq.Ft

₹ 56,320/Month

Estimated EMI

1,200 Sq.Ft

Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Vasai east / Industrial shed for Sale in Vasai east / Prope...

Photos
Location

Industrial Shed

Property Type

Freehold

Ownership Type

Semi Furnished

Furnishing

Mar 29, 2024

Posted On

Public

Parking

1

Of Total 1 Floors

More Than 10 Year

Age of Property

Immediately

Available From

Get Owner Details
📅
💬

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Nearby: UCO Bank Global City KT VISION Carnival Cinemas LOTUS CHEMIST Star Residency

NoBroker Services

NEW

Create Agreement

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Renovations

Activity On This Property

13

Unique Views

0

Shortlists

1

Contacted

Powered By: NBEstimate

Description

5.9
7.5

Powered By: Smart Recommendation

This unit is perfect for any mfg process it has full loft with two washroom and pantry room. It has two nice cabins with extra loft available.

Amenities

Similar Properties

Industrial Shed in Waliv ...

bapa siltaram industrial estate, seg...

Within 1 km

Price: ₹72.5 Lacs Area: 1450 sqft

Industrial Shed in Vasai ...

Elite Industrial Estate, waliv

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Sale Instances

Property	Industrial Unit		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	681.67	818.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹6,601.00	₹5,501.00	-

681179 09-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुख्य निबंधक : दु.नि. वसई 1 दस्त क्रमांक : 6811/2023 नोंदणी : Regn:83m
गावाचे नाव : गोखिवरे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4311500	
(4) भू-मापन,पोटहिससा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:वसई विरार महानगरपालिकाइतर वर्णन : इतर माहिती : इतर माहिती: गाव मौजे गोखिवरे ता- वसई जि पालघर येथील सर्वे नं 243 हिस्सा नं 2ए.इंडस्ट्रीयल गाळा नं 112 पहिला मजला मित इंडस्ट्रीयल इस्टेट प्रिमायसेस को ऑप सोसा लि चिंचपाडा वसई(पूर्व)क्षेत्र 76.032 चौ मी बिल्टअप((Survey Number : सर्वे नं 243 हिस्सा नं 2ए ;))	
(5) क्षेत्रफळ	76.032 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मनोज जे. मिरचंदानी - वय:-52 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 9, इंद्रजीत को ऑप हौसिंग सोसा लि, 54/55 गाझदार पार्क स्क्रीम राजेश खन्ना गार्डन समोर सांताक्रुज पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AHOPM7296F 2): नाव:-सोनाली एम. मिरचंदानी - वय:-50 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 9, इंद्रजीत को ऑप हौसिंग सोसा लि, 54/55 गाझदार पार्क स्क्रीम राजेश खन्ना गार्डन समोर सांताक्रुज पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AATPH9308K	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बिनोदकुमार राममुरत पटेल वय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 2005 ओर्नेल्ला वसंत ओअेसीस मकवाना रोड जे बी नगर मरोळ अंधेरी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-ARCPP8217D	
(9) दस्तावेज करून दिल्याचा दिनांक	19/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	19/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	6811/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	315000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sale Instances

Property	Industrial Unit		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	685.00	822.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,883.00	₹6,569.00	-

117379 27-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुष्यम निबंधक : दु.नि. वसई 1 दस्त क्रमांक : 1173/2024 नोंदणी : Regn:63m
गावाचे नाव : गोखिवरे		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	5400000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5539000	
(4) भू-मापन,पोटहिससा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: , इतर माहिती: गाव मौजे गोखिवरे येथील सर्वे क्र.242 ते 246,प्लॉट नं.,38,39,40,41,42,43,वरील इंडस्ट्रियल गाला क्र.8,तळ मजला,राजमिलन राजतिलक इंडस्ट्रीयल ईस्टेट प्रिमायसेस को ऑप सोसा लि.,गोखिवरे,वसई रोड पू 401208(क्षेत्र 76.41 चौ. मी बिल्टअप)((Survey Number : 242 TO 246 ;))	
(5) क्षेत्रफळ	76.41 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:-रमेश आर. मेहता -- वय:-70 पत्ता:-प्लॉट नं: इंडस्ट्रियल गाला क्र.8, माळी नं: तळ मजला, इमारतीचे नाव: राजमिलन राजतिलक को-ऑप.प्री.सो.लि, ब्लॉक नं: गोखिवरे , रोड नं: वसई रोड पू , ठाणे. पिन कोड:-401208 पॅन नं:-AAAPM7797C 2): नाव:-नटवरलाल बी. वोरा -- वय:-76 पत्ता:-प्लॉट नं: इंडस्ट्रियल गाला क्र.8, माळी नं: तळ मजला, इमारतीचे नाव: राजमिलन राजतिलक को-ऑप.प्री.सो.लि, ब्लॉक नं: गोखिवरे, रोड नं: वसई रोड पू, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAFPV7198F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पराग प्रकाश देशमुख -- वय:-51; पत्ता:-प्लॉट नं: ए-21, माळी नं: -, इमारतीचे नाव: गजानन को-ऑप.हा.सो.लि, ब्लॉक नं: दिलीप जीपीटीई रोड, रोड नं: माहीम प, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AACPD9325M 2): नाव:-ताज पी. देशमुख -- वय:-45; पत्ता:-प्लॉट नं: ए-21, माळी नं: -, इमारतीचे नाव: गजानन को-ऑप.हा.सो.लि, ब्लॉक नं: दिलीप जीपीटीई रोड, रोड नं: माहीम प, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AFNPD9558A	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	30/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	1173/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	388000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **24th September 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.

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 **₹ 47,71,200.00 (Rupees Forty Seven Lakhs Seventy One Thousands Two Hundred 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.: HO/CREDIT/67/ 2019-20



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

