



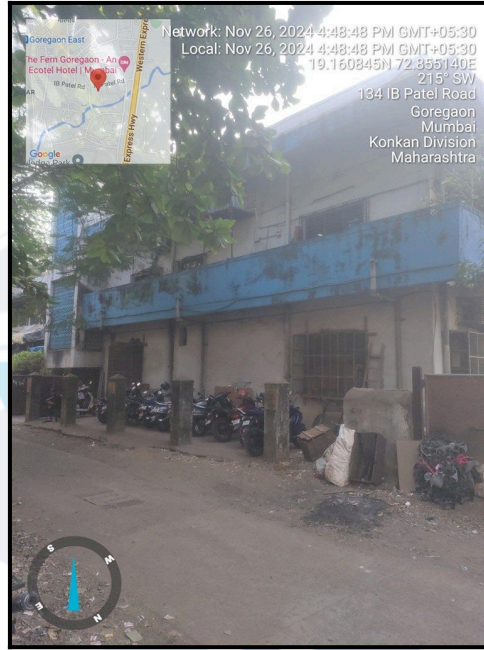
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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser : **Mr. Ashish Kumar Kanhaiyalal Patel & Mrs. Bimladevi Patel**  
Name of Owner : **M/s. Aradhana Plastic Industries**

Industrial Gala No. 4, Ground Floor, "**Hareram Industrial Premises Co-Op. Soc. Ltd.**", CTS No. 523, I. B. Patel Road , Village - Pahadi Goregaon East , Goregaon (East) , Taluka - Borivali, District - Mumbai Suburban, PIN - 400 063, State - Maharashtra, Country - India.

Latitude Longitude : 19°9'39.5"N 72°51'17.9"E

### Intended User:

**Cosmos Bank**  
**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028, State - Maharashtra, Country - India.

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
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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

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

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## VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Gala No. 4, Ground Floor, "Hareram Industrial Premises Co-Op. Soc. Ltd. ", CTS No. 523, I. B. Patel Road , Village - Pahadi Goregaon East , Goregaon (East) , Taluka - Borivali, District - Mumbai Suburban, PIN - 400 063, State - Maharashtra, Country - India belongs to **M/s. Aradhana Plastic Industries** . Name of Proposed Purchaser is **Mr. Ashish Kumar Kanhaiyalal Patel & Mrs. Bimladevi Patel** .

Boundaries of the property

North : I. B. Patel Road  
South : Internal Road  
East : Internal Road & Tejin Industries  
West : Bholu Bhagwan Industrial Estate

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 **₹ 1,24,15,625.00 (Rupees One Crore Twenty Four Lakhs Fifteen Thousands Six Hundred And Twenty Five 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/87/2022-23



Encl.: Valuation report

### Our Pan India Presence at :

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

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Industrial Gala No. 4, Ground Floor, "Hareram Industrial Premises Co-Op. Soc. Ltd. ", CTS No. 523, I. B. Patel Road , Village - Pahadi Goregaon East , Goregaon (East) , Taluka - Borivali, District - Mumbai Suburban, PIN - 400 063, State - Maharashtra, Country - 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 28.11.2024 for Bank Loan Purpose.
1	Date of inspection	26.11.2024
3	Name of the owner / owners	<b>M/s. Aradhana Plastic Industries</b>
	Name of the proposed purchaser	<b>Mr. Ashish Kumar Kanhaiyalal Patel &amp; Mrs. Bimladevi Patel</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Industrial Gala No. 4, Ground Floor, "Hareram Industrial Premises Co-Op. Soc. Ltd. ", CTS No. 523, I. B. Patel Road , Village - Pahadi Goregaon East , Goregaon (East) , Taluka - Borivali, District - Mumbai Suburban, PIN - 400 063, State - Maharashtra, Country - India. <b>Contact Person :</b> Mr. Yogesh Liya (Tenant ) Contact No. -
6	Location, Street, ward no	I. B. Patel Road Village - Pahadi Goregaon East , Goregaon (East) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 523 of Village - Pahadi Goregaon East
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
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 915.00</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 690.00</b> <b>Loft Area in Sq. Ft. = 225.00</b>  <b>Built Up Area in Sq. Ft. = 725.00</b> <b>(Area As Per Draft Agreement for sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Pahadi Goregaon East , Goregaon (East) Taluka - Borivali, District - Mumbai Suburban, Pin - PIN - 400 063
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?	Tenant Occupied - Mr. Yogesh Liya Occupied Since - Last 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 local norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Yogesh Liya Occupied Since - Last 5 Years
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	45,900 (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 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	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1974 (As per site information)
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 there are no permission documents available for the Loft, it is not considered for the purpose of valuation. For the purpose of valuation we have taken area as per the agreement	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 28.11.2024 for Industrial Gala No. 4, Ground Floor, "**Hareram Industrial Premises Co-Op. Soc. Ltd.**", CTS No. 523, I. B. Patel Road , Village - Pahadi Goregaon East , Goregaon (East) , Taluka - Borivali, District - Mumbai Suburban, PIN - 400 063, State - Maharashtra, Country - India belongs to **M/s. Aradhana Plastic Industries**. Name of Proposed Purchaser is **Mr. Ashish Kumar Kanhaiyalal Patel & Mrs. Bimladevi Patel** .

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

1)	Copy of Draft Agreement for sale between M/s. Aradhana Plastic Industries (The Seller) And Mr. Ashish Kumar Kanhaiyalal Patel & Mrs. Bimladevi Patel (The Purchasers) made in the month of Nov'2024.
2)	Copy of structural audit/insprection Report Dated 09.01.2023 issued by Manoj V. Sathe.
3)	Copy of Approved Building Plan No.Not Legible Dated 05.10.1972 issued by Municipal Corporation of Greater Mumbai.

### Location

The said building is located at Village - Pahadi Goregaon East , Goregaon (East) , Taluka - Borivali, District - Mumbai Suburban, PIN - 400 063. The property falls in Industrial Zone. It is at a traveling distance 950 Mtrs. from Goregaon Railway Station.

### Building

The building under reference is having Ground + 1 Upper Floor. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Normal. The building is used for Industrial purpose. Ground Floor is having 18 Industrial Gala. The building is without lift.



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**Industrial Gala:**

The Industrial Gala under reference is situated on the Ground Floor The Composition of Industrial Gala is Working Area + 1 Cabin + Store Room + Toilet + Loft Area. This Industrial Gala is Kota Flooring, MS Rolling Shutter, Aluminium Sliding Windows with window grills, Conduit Electrical Wiring etc.

**Valuation as on 28th November 2024**

The Built Up Area of the Industrial Gala	:	725.00 Sq. Ft.
--	---	----------------

**Deduct Depreciation:**

Year of Construction of the building	:	1974 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	50 Years
Cost of Construction	:	725.00 Sq. Ft. X ₹ 2,500.00 = ₹ 18,12,500.00
Depreciation $\{(100 - 10) \times (50 / 60)\}$	:	75.00%
Amount of depreciation	:	₹ 13,59,375.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,42,760/- per Sq. M. i.e. ₹ 13,263/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,03,090/- per Sq. M. i.e. ₹ 9,577/- per Sq. Ft.
Value of property	:	725.00 Sq. Ft. X ₹ 19,000 = ₹1,37,75,000
Total Value of property as on 28th November 2024	:	₹1,37,75,000.00

(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 28th November 2024</b>	<b>:</b>	<b>₹ 1,37,75,000.00 - ₹ 13,59,375.00 = ₹ 1,24,15,625.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 1,24,15,625.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹1,11,74,063.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹99,32,500.00</b>
<b>Insurable value of the property (725.00 X 2,500.00)</b>	<b>:</b>	<b>₹18,12,500.00</b>
<b>Guideline value of the property (725.00 X 9577.00)</b>	<b>:</b>	<b>₹69,43,325.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Gala No. 4, Ground Floor, "Hareram Industrial Premises Co-Op. Soc. Ltd. ", CTS No. 523, I. B. Patel Road , Village - Pahadi Goregaon East , Goregaon (East) , Taluka - Borivali, District - Mumbai Suburban, PIN - 400 063, State - Maharashtra, Country - India for this particular purpose at **₹ 1,24,15,625.00 (Rupees One Crore Twenty Four Lakhs Fifteen Thousands Six Hundred And Twenty Five Only)** as on 28th November 2024

**NOTES**

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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 **28th November 2024** is **₹ 1,24,15,625.00 (Rupees One Crore Twenty Four Lakhs Fifteen Thousands Six Hundred And Twenty Five 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. 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

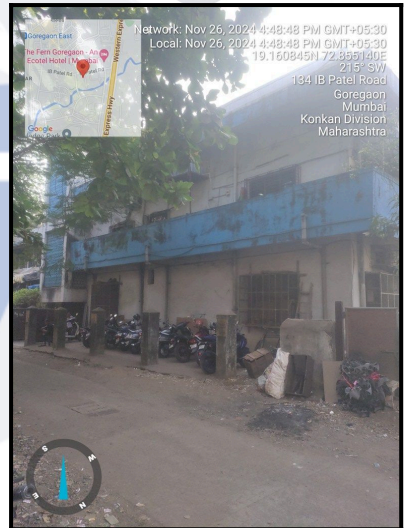
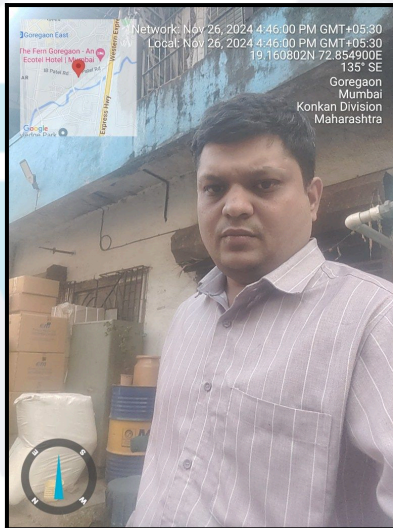
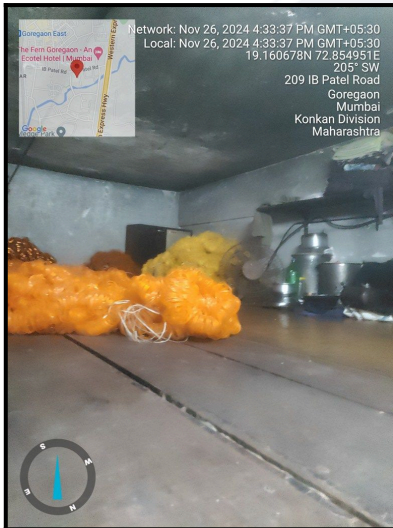
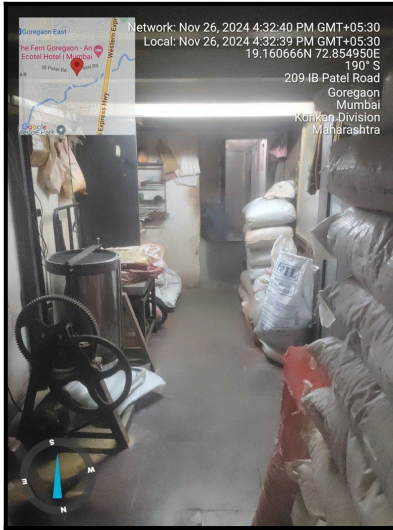
##### Main Building

1	No. of floors and height of each floor	:	Ground + 1 Upper Floor
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Industrial Gala Situated on Ground Floor
3	Year of construction	:	1974 (As per site information)
4	Estimated future life	:	10 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, Aluminium Sliding Windows with window grills, .
10	Flooring	:	Kota Flooring.
11	Finishing	:	Cement Plastering.



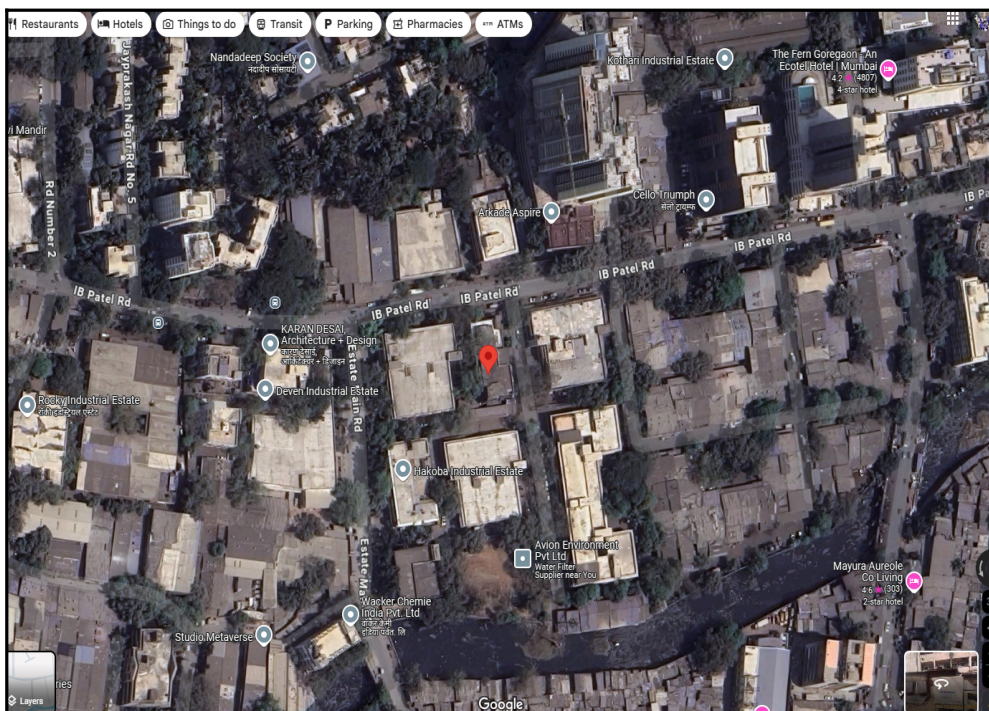
Technical details		Main Building
12	Roofing and terracing	: R. C. C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Conduit Electrical Wiring
	(ii) Class of fittings: Superior/Ordinary/Poor.	
15	Sanitary installations	: As per Requirement
	(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.	: Ordinary
17	Compound wall Height and length Type of construction	: All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity	: Not Provided
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
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

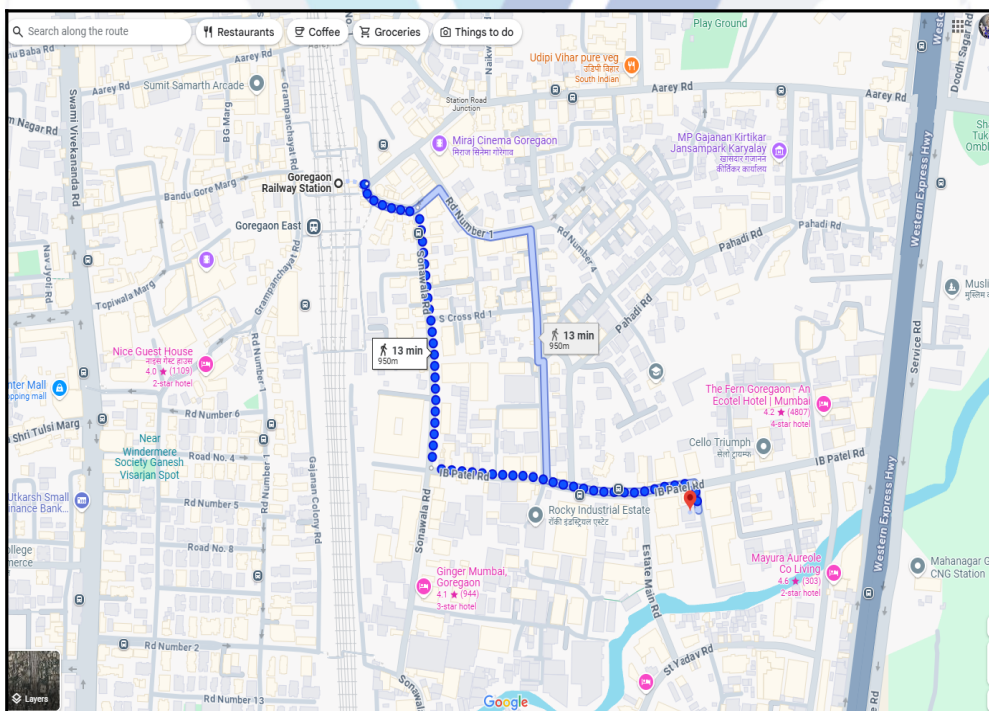




# Route Map of the property



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



**Longitude Latitude:** 19°9'39.5"N 72°51'17.9"E


**Note:** The Blue line shows the route to site distance from nearest Railway Station (Goregaon - 950 Mtrs. ).



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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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Year  Language

Selected District

Select Village

Search By  Survey No.  Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
58/271-भुभाग : उत्तरेस गोरेगाव स्टेशन ते द्रुतगती मार्ग जोडणारा रस्ता, पूर्वेस द्रुतगती मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे.	63420	142760	164170	218200	142760	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for <b>Gala</b>	142760			
Gala Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,42,760.00</b>	<b>Sq. Mtr.</b>	<b>13,263.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for <b>Land (B)</b>	63420			
The difference between land rate and building rate(A-B=C)	79,340.00			
Percentage after Depreciation as per table(D)	50%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,03,090.00</b>	<b>Sq. Mtr.</b>	<b>9,577.00</b>	<b>Sq. Ft.</b>

### 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%

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**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	Hare Ram Ind. Estate, Goregaon East		
Source	Nobroker.com		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	690.00	828.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹28,986.00	₹24,155.00	-



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**Industrial Building In Hare Ram Ind...**  
I B Patel Road, The HUB

₹ 2 Crores  
25,000 / Sq.Ft

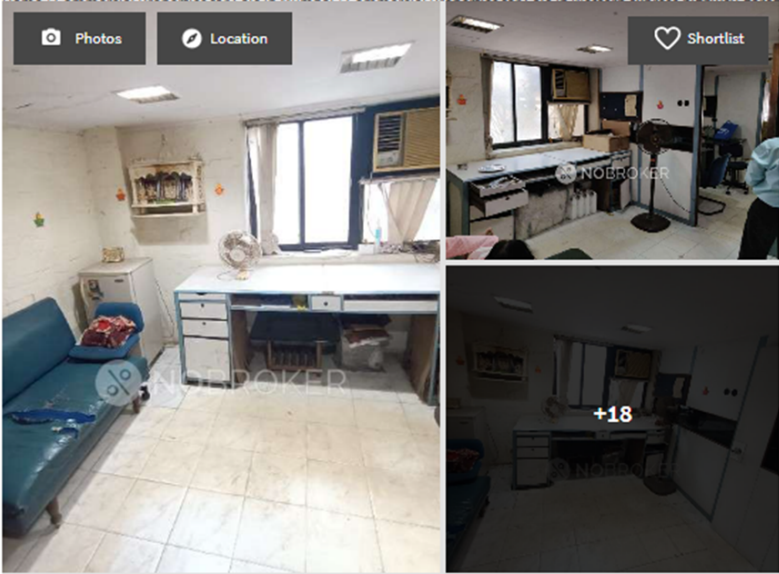
₹ 1.5  
Lacs/Month  
Estimated EMI

800 Sq.Ft  
Built Up Area

690 Sq.Ft  
Carpet Area

Apply Loan

Photos
Location



Shortlist

Industrial Building
Public

Freehold
Ground Floor

Semi Furnished
More Than 10 Year

Oct 1, 2023
Immediately

Get Owner Details


Report what was not correct in this property

Listed by Broker
Sold Out


Wrong Info

Nearby: NESCO IT Park | Carnival Cinemas Moviestar | PVR ICON | Sai Veg World | Goregaon Station (E)


### NoBroker Services

NEW



Create Agreement




Check Loan Eligibility

NEW


Estimate Interiors Cost



Book Legal Services



Book Renovations

### Activity On This Property


52  
Unique Views

0  
Shortlists

1  
Contacted

Powered By: NBEstimate

### Similar Properties




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Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U/1720 MH2010 PTC2017004

## Price Indicators

Property	IB Patel Road, Goregaon East		
Source	realestatemumbai.com		
Floor	Ground		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	555.56	700.00	-
<b>Percentage</b>	-	26%	-
<b>Rate Per Sq. Ft.</b>	₹24,300.00	₹19,286.00	-



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Home > Mumbai > Goregaon East > Factory > Factory 700 Sq.ft. for Sale in IB Patel Road, Goregaon East, Mumbai

Posted On : 03/08/2024

14 Views
♡
🔗



No Property Images Available

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Listing ID #1287045

700 Sq.ft.

₹ 1.35 Cr.

₹ 19,286/Sq.ft.


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### Property Overview




Location

IB Patel Road,  
Goregaon East,  
Mumbai




Built Up Area

700 Sq.ft.




Carpet Area

555 Sq.ft.




Ownership

Individual




Sale Type

Resale




Type

Factory



Property on Floor

2nd



Total Floors

2

Alpesh Patel

Owner / +91-98209xxxxx

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Please share your contact info

I am

Individual

Agent

Name

Email Address

## Sale Instances

Property	IB Patel Road, Goregaon East		
Source	Index no.2		
Floor	Ground		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	331.67	398.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹23,517.00	₹19,598.00	-

27/11/2024, 17:32

igr\_5729

5729324

09-04-2024

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

### सूची क्र.2

दुयम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 5729/2024

नोदणी :

Regn:63m

### गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5333513.6
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: गाळा नं. 24, माळा नं: तळ मजला, इमारतीचे नाव: शांता इंडस्ट्रियल प्रिमायसेस को-ऑप. सो. लि, आय बी पटेल रोड, गोरेगांव पूर्व मुंबई 400 063( ( C.T.S. Number : 523B & 527B ; ) )
(5) क्षेत्रफळ	37.36 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:-मे- सेव इलेक्ट्रीकल इन्जीनियर्स (प्रा) लि चे संचालक विजय बाळकृष्ण एरंडे वय:-81 पत्ता:-प्लॉट नं: गाळा नं. 24/25, माळा नं: तळ मजला, इमारतीचे नाव: शांता इन्डस्ट्रियल प्रिमायसेस को-ऑप. सो. लि, ब्लॉक नं: आय बी पटेल रोड , रोड नं: गोरेगांव पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AADCS9840C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मितेश गोसरानी (H.U.F.) . वय:-42; पत्ता:-प्लॉट नं: 301, माळा नं: तिसरा, इमारतीचे नाव: लिंक पॅलेस प्रिमायसेस को-ऑप. सो. लि., ब्लॉक नं: लिंकिंग रोड, विठ्ठलदास रोड, रोड नं: सांताक्रूजा पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400054 पॅन नं:-AAKHM3249R
(9) दस्तऐवज करून दिल्याचा दिनांक	06/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	07/04/2024
(11)अनुक्रमांक,खंड व पृष्ठ	5729/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	468000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



## Sale Instances

Property	The Geeta Ind. Estate, IB Patel Road, Goregaon East		
Source	Index no.2		
Floor	Ground		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	637.50	765.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,941.00	₹14,118.00	-

27/11/2024, 17:28		sr_7400	
7490324 05-05-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. बोरीवली 1 दस्ता क्रमांक : 7490/2024 नोदणी : Regn:63m	
<b>गावाचे नाव : पी.एस.पहाडीगरेगाव</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोजकता	10800000		
(3) बाजारभाव/भाडेपट्टायाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करतो	10157374		
(4) भू.मान,प्रोटिस्टा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Manapa. इतर वर्णन :सदमिकानं: गाला/युनिट नं. 5, माळा नं: तळ मजला/गीता इंडस्ट्रियल एस्टेट, इमारतीचे नाव: दि गीता इंडस्ट्रियल प्रिमाईसेस को-ऑप. सोसायटी लि., ब्लॉक नं: गौरगांव(पूर्व), मुंबई 400063, रोड : आय बी पटेल रोड, इतर माहिती: इंडस्ट्रियल गाळाचे क्षेत्रफळ 638 चौ. फुट कार्पेट म्हणजेच 71.15 चौ. मी. बांधीव आहे ( C.T.S. Number : 523(pt) of Village Pahadi, Goregaon (East) ; )		
(5) क्षेत्रफळ	71.15 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तावेज करून देना-यातिलून टेंवणा-या पक्षकाराचे नाव किंवा दिवणी मायासयास/हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-पोसाइट प्रिंटर्स तर्फे भगोदार कोकिला भरत शाह (Pan No-AAAAP64501H) वय-72 पत्ता-प्लॉट नं. -, माळा नं: विलिडिंग नं. 2, इमारतीचे नाव: शाह इंडस्ट्रियल प्लाझा, ब्लॉक नं: सातवली क्लिसेज, वसई, ठाणे, रोड नं: मौर्या नाका, महाराष्ट्र, THANE. पिन कोड-401208 पॅन नं.- 2): नाव-पोसाइट प्रिंटर्स तर्फे भगोदार नीलेश वसंतलाल शाह (Pan No-AAAAP64501H) वय-54 पत्ता-प्लॉट नं. -, माळा नं: विलिडिंग नं. 2, इमारतीचे नाव: शाह इंडस्ट्रियल प्लाझा, ब्लॉक नं: सातवली क्लिसेज, वसई, ठाणे, रोड नं: मौर्या नाका, महाराष्ट्र, THANE. पिन कोड-401208 पॅन नं.- 3): नाव-पोसाइट प्रिंटर्स तर्फे भगोदार रमेश वसंतलाल शाह (Pan No-AAAAP64501H) वय-52 पत्ता-प्लॉट नं. -, माळा नं: विलिडिंग नं. 2, इमारतीचे नाव: शाह इंडस्ट्रियल प्लाझा, ब्लॉक नं: सातवली क्लिसेज, वसई, ठाणे, रोड नं: मौर्या नाका, महाराष्ट्र, THANE. पिन कोड-401208 पॅन नं.- 4): नाव-पोसाइट प्रिंटर्स तर्फे भगोदार विप्रेष भरत शाह (Pan No-AAAAP64501H) वय-50 पत्ता-प्लॉट नं. -, माळा नं: विलिडिंग नं. 2, इमारतीचे नाव: शाह इंडस्ट्रियल प्लाझा, ब्लॉक नं: सातवली क्लिसेज, वसई, ठाणे, रोड नं: मौर्या नाका, महाराष्ट्र, THANE. पिन कोड-401208 पॅन नं.- 5): नाव-पोसाइट प्रिंटर्स तर्फे भगोदार भरत चंदुलाल शाह (Pan No-AAAAP64501H) वय-79 पत्ता-प्लॉट नं. -, माळा नं: विलिडिंग नं. 2, इमारतीचे नाव: शाह इंडस्ट्रियल प्लाझा, ब्लॉक नं: सातवली क्लिसेज, वसई, ठाणे, रोड नं: मौर्या नाका, महाराष्ट्र, THANE. पिन कोड-401208 पॅन नं.- 6): नाव-पोसाइट प्रिंटर्स तर्फे भगोदार हेतल नीलेश शाह (Pan No-AAAAP64501H) वय-50 पत्ता-प्लॉट नं. -, माळा नं: विलिडिंग नं. 2, इमारतीचे नाव: शाह इंडस्ट्रियल प्लाझा, ब्लॉक नं: सातवली क्लिसेज, वसई, ठाणे, रोड नं: मौर्या नाका, महाराष्ट्र, THANE. पिन कोड-401208 पॅन नं.- 7): नाव-पोसाइट प्रिंटर्स तर्फे भगोदार कोमल राकेश शाह (Pan No-AAAAP64501H) वय-48 पत्ता-प्लॉट नं. -, माळा नं: विलिडिंग नं. 2, इमारतीचे नाव: शाह इंडस्ट्रियल प्लाझा, ब्लॉक नं: सातवली क्लिसेज, वसई, ठाणे, रोड नं: मौर्या नाका, महाराष्ट्र, THANE. पिन कोड-401208 पॅन नं.-		

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th November 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 **₹ 1,24,15,625.00 (Rupees One Crore Twenty Four Lakhs Fifteen Thousands Six Hundred And Twenty Five 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/87/2022-23



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

