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MSME Reg No: UDYAM-MH-18-0083617  
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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 : **Mr. Sanjeevkumar Ranapratap Singh & Mrs. Sheetal Sanjeev Singh**

Industrial Unit No. 127, 1<sup>st</sup> Floor, "**Sethia Industrial Park Co-Op. Soc. Ltd.**", New/Current Survey No. 39, Hissa No. 1,2,3,4, Village - Waliv, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India.

Latitude Longitude : 19°25'14.0"N 72°52'35.4"E

### Intended User:

**Cosmos Bank**

**Bhayander (West) Branch**

Shop No. 3, 4, 5, Rishab Apartment, S. No. - 5A, Hissa No. 1Part, Patel Nagar No.1, Station Road, Bhayander (West), Thane - 401 101, State -Maharashtra, Country - India

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
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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 Unit No. 127, 1<sup>st</sup> Floor, "**Sethia Industrial Park Co-Op. Soc. Ltd.**", New/Current Survey No. 39, Hissa No. 1,2,3,4, Village - Waliv, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India belongs to **Mr. Sanjeevkumar Ranapratap Singh & Mrs. Sheetal Sanjeev Singh** .

Boundaries of the property

North	: Internal Road
South	: Mohan Swarup Industrial Estate
East	: Open Plot
West	: Golden Quadrilateral Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 55,31,120.00 (Rupees Fifty Five Lakhs Thirty One Thousands One Hundred And Twenty 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 |
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|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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Industrial Unit No. 127, 1<sup>st</sup> Floor, "Sethia Industrial Park Co-Op. Soc. Ltd.", New/Current Survey No. 39, Hissa No. 1,2,3,4, Village - Waliv, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, 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 11.02.2025 for Bank Loan Purpose.
1	Date of inspection	10.02.2025
3	Name of the owner / owners	<b>Mr. Sanjeevkumar Ranapratap Singh &amp; Mrs. Sheetal Sanjeev Singh</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 Unit No. 127, 1 <sup>st</sup> Floor, "Sethia Industrial Park Co-Op. Soc. Ltd.", New/Current Survey No. 39, Hissa No. 1,2,3,4, Village - Waliv, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Sanjeevkumar Ranapratap Singh (Owner ) Contact No. 7304532956
6	Location, Street, ward no	Village - Waliv, Vasai (East) District - Palghar
7	Survey / Plot No. of land	Village - Waliv New Survey No - 39, Hissa No. 1,2,3,4
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. = 1062.29</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 712.00</b> <b>Mezzanine Floor Area in Sq. Ft. = 350.00</b>  <b>Carpet Area in Sq. Ft. = 715.00</b> <b>(Area As Per Agreement For Sale)</b>  <b>Built Up Area in Sq. Ft. = 786.50</b> <b>(Carpet Area + 10%)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Waliv, Vasai (East) Taluka - Vasai, District - Palghar, 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.
	<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?	Owner Occupied - Mr. Sanjeevkumar Ranapratap Singh & Mrs. Sheetal Sanjeev Singh

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per VVCMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Sanjeevkumar Ranapratap Singh & Mrs. Sheetal Sanjeev Singh
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	19,100 (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 – 2017 (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><b>Remark:</b></p> <p>i) At the time of site visit loft area of Unit No. 126 &amp; 127 are internally amalgamated but can be demarcated separately. The Said valuation is only for Unit No. 127. Hence, we have considered area as per Agreement.</p> <p>ii) As there are no permission documents are available for the loft area, it is not considered for the purpose of valuation.</p>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Bhayander (West) Branch Branch to assess Fair Market Value as on 11.02.2025 for Industrial Unit No. 127, 1<sup>st</sup> Floor, "**Sethia Industrial Park Co-Op. Soc. Ltd.**", New/Current Survey No. 39, Hissa No. 1,2,3,4, Village - Waliv, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India belongs to **Mr. Sanjeevkumar Ranapratap Singh & Mrs. Sheetal Sanjeev Singh.**

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

1)	Copy of Agreement For Sale No.6014 / 2021 Dated 30.03.2021 between Mr. Pandurang Dagadu Shinde & Mrs. Sharda Pandurang Shinde (The Transferor) And Mr. Sanjeevkumar Ranapratap Singh & Mrs. Sheetal Sanjeev Singh (The Transferee).
2)	Copy of Commencement Certificate No.VVCMC / TP / CC / VP - 0619 / 811 / 2012 - 13 Dated 17.06.2012 issued by Vasai Virar City Municipal Corporation.
3)	Copy of Occupancy Certificate No.VVCMC / TP / OC / VP - 0619 / 14 / 2017 - 18 Dated 27.06.2017 issued by Vasai Virar City Municipal Corporation.

### Location

The said building is located at Village - Waliv, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208. The property falls in Industrial Zone. It is at a traveling distance 10.01 Km. from Vasai Road Railway Station.



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**Building**

The building under reference is having 1 basement + 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. 1st Floor is having 47 Industrial Unit. The building is having 6 lifts.

**Industrial Unit:**

The Industrial Unit under reference is situated on the 1<sup>st</sup> Floor At the time of site visit Unit No. 126 & 127 are internally amalgamated from mezzanine Floor but can be demarcated separately. The Composition of Industrial Unit is Working Area + 1 Toilet + Mezzanine Floor. This Industrial Unit is Kota Flooring, MS Rolling Shutter, Aluminium Sliding Windows with window grills, Conduit Electrical Wiringetc.

**Valuation as on 11th February 2025**

The Carpet Area of the Industrial Unit	:	715.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2017 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	8 Years
Cost of Construction	:	786.50 Sq. Ft. X ₹ 2,000.00 = ₹ 15,73,000.00
Depreciation $\{(100 - 10) \times (8 / 60)\}$	:	12.00%
Amount of depreciation	:	₹ 1,88,880.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 54,100/- per Sq. M. i.e. ₹ 5,026/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 50,513/- per Sq. M. i.e. ₹ 4,693/- per Sq. Ft.
Value of property	:	715.00 Sq. Ft. X ₹ 8,000 = ₹57,20,000
Total Value of property as on 11th February 2025	:	₹57,20,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 11th February 2025</b>	:	<b>₹ 57,20,000.00 - ₹ 1,88,880.00 = ₹ 55,31,120.00</b>
<b>Total Value of the property</b>	:	<b>₹ 55,31,120.00</b>
<b>The realizable value of the property</b>	:	<b>₹49,78,008.00</b>
<b>Distress value of the property</b>	:	<b>₹44,24,896.00</b>
<b>Insurable value of the property (786.50 X 2,000.00)</b>	:	<b>₹15,73,000.00</b>
<b>Guideline value of the property (786.50 X 4693.00)</b>	:	<b>₹36,91,045.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. 127, 1<sup>st</sup> Floor, "Sethia Industrial Park Co-Op. Soc. Ltd.", New/Current Survey No. 39, Hissa No. 1,2,3,4, Village - Waliv, Vasai (East),



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Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India for this particular purpose at ₹ **55,31,120.00 (Rupees Fifty Five Lakhs Thirty One Thousands One Hundred And Twenty Only)** as on 11th February 2025

## 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 **11th February 2025** is ₹ **55,31,120.00 (Rupees Fifty Five Lakhs Thirty One Thousands One Hundred And Twenty 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.



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**PART III- VALUATION**

I, hereby declare that

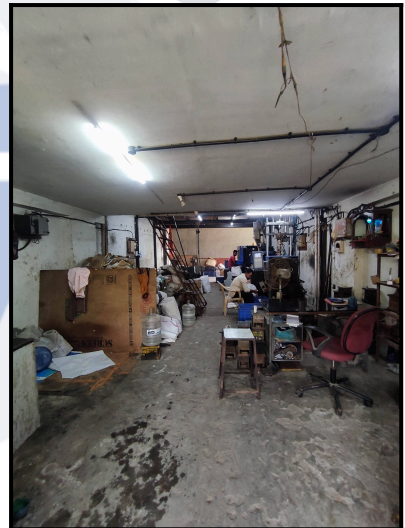
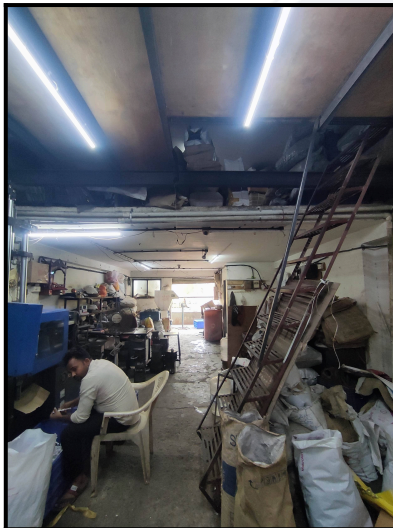
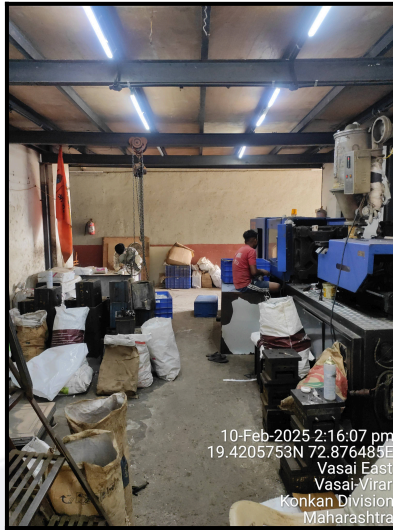
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

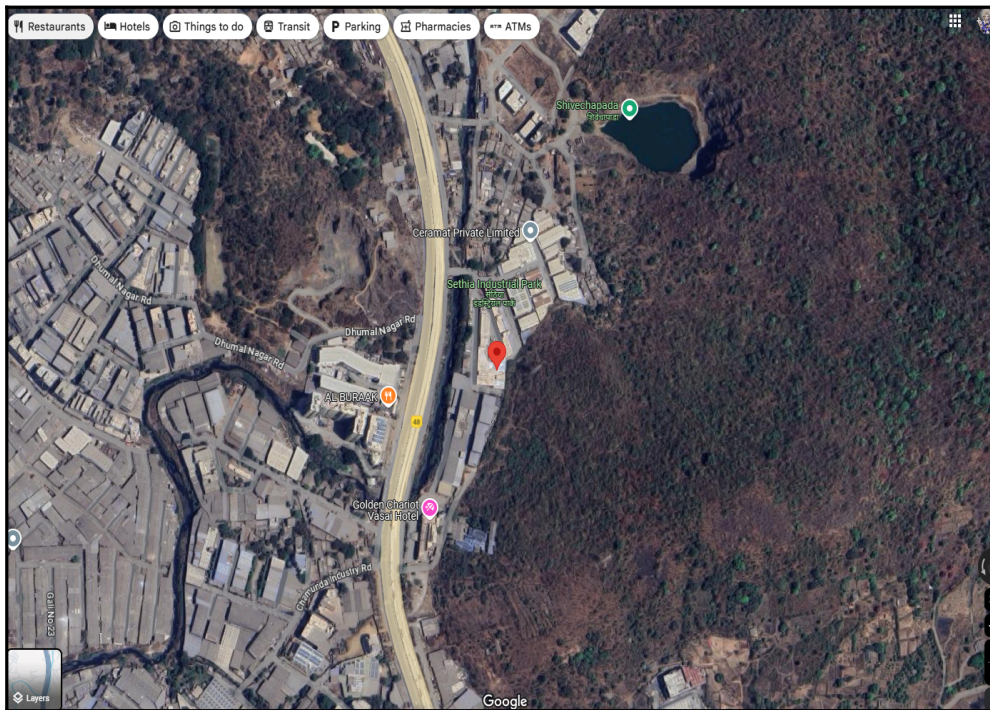
Technical details		Main Building				
1	No. of floors and height of each floor	: 1 basement + Ground + 1 Upper Floor				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Industrial Unit Situated on 1 <sup>st</sup> Floor				
3	Year of construction	: 2017 (As per occupancy certificate)				
4	Estimated future life	: 52 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.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Conduit Electrical 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.	: 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	: 6 Lifts
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

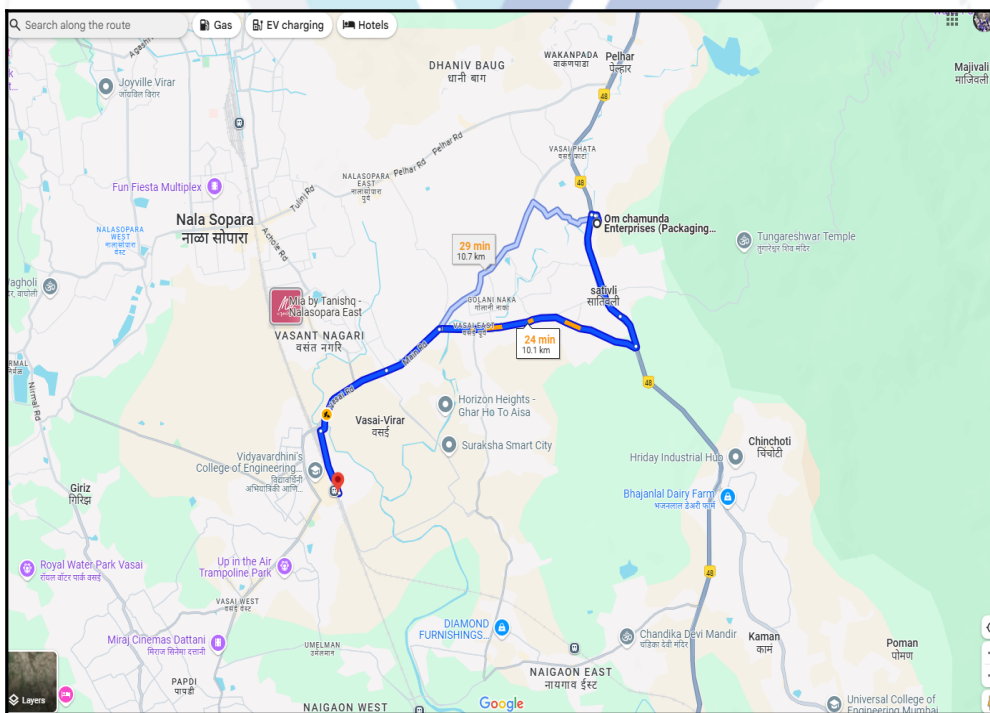
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°25'14.0"N 72°52'35.4"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Vasai Road - 10.01 Km. ).

## 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 Taluka

Select Village

Search By  Survey No.  SubZones

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़िस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
1-अविकसित जमिनी /शेतजमिनी	3950	33200	38300	44600	38300	चौ. मीटर	सर्वेक्षण नंबर
5-विकसित/विकसन क्षमता असलेल्या जमिनी	9260	47000	54100	60400	54100	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Unit	54100			
Unit Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>54,100.00</b>	<b>Sq. Mtr.</b>	<b>5,026.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	9260			
The difference between land rate and building rate(A-B=C)	44,840.00			
Percentage after Depreciation as per table(D)	8%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>50,513.00</b>	<b>Sq. Mtr.</b>	<b>4,693.00</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



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a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Depreciation Percentage Table**

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



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## Price Indicators

Property	Industrial Gla		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	1,000.00	1,200.00	1,440.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹9,750.00	₹8,125.00	₹6,771.00

99acres
Commercial Buy ▾ Enter Locality / Project / Society / Landmark 
Post property FREE!

Home > Commercial property for sale in Beyond Mira Road > Factory for sale in Beyond Mira Road > Factory for sale in Vasai > Factory for sale in Vasai East Posted on Jan 08, 2025

Verified

₹97.5 Lac @ 6,500 per sq.ft.

Estimated EMI ₹77,874

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

Factory for Sale

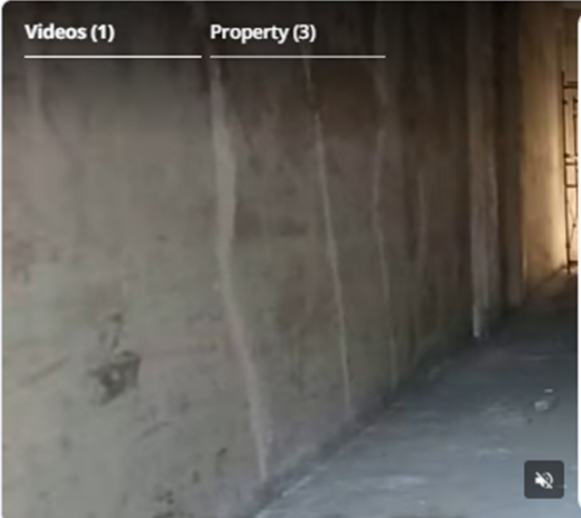
in Vasai East, Mumbai

Contact D

Sh

Overview
Dealer Details
Recommendations
Articles

**Videos (1)**



**Property (3)**

+ Area

**Built Up area:** 1500 sq.ft. (139.35 sq.m.)

**Carpet area:** 1000 sq.ft. (92.9 sq.m.)

+ Configuration

**Factory with 1 Washroom**

+ Price

**₹97.5 Lac**

@ 6,500 per sq.ft.

+ Address

**Vasai East, Mumbai**

+ Facing

**East**

+ Property Age

**0 to 1 Year Old**

**Places nearby** View All (8)

Vasai East, Mumbai

Mr vikas ATM
Government Hospital sativli
Saliha Hospital
Dr. Waghamare Hospital
Gayatri Hospital

**Why you should consider this property?**

V


**Key Highlights**

✓ East Facing

✓ Rain Water Harvesting

✓ Fresh Construction

✓ Feng Shui/ Vaastu Compliant




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Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U/1720 MH2010 PTC201789

## Price Indicators

Property	Industrial Gala		
Source	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	485.00	582.00	698.40
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹6,186.00	₹5,155.00	₹4,296.00

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Data Intelligence

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Amenities
Specifications
Map & Landmark

Valuation Based On Primary Market Transactions,  
Govt. Registration Records & Property Listings

Request a Professional Valuation

### Price Insights for Sethia Industrial Park

Data Intelligence

Govt. Registrations

in Sethia Industrial Park

1

Sale Registrations

₹ 30 L

Gross Sales Value

Feb 24 to Jan 25

Market Supply

in Sethia Industrial Park

₹ 9,851

Average Price (Price/Sq. Ft.)

### Project Sales Trend for Sethia Industrial Park

Price Movement

Recent Registrations

Sethia Industrial Park

Date	Floor/Unit	Tower/Wing	Area	Value	Rate/Sq.Ft.
2024-05-06	Floor 1, Unit 130	N/A	485 Sq.Ft.	₹ 30 L	₹6,186



## Sale Instances

Property	Industrial Gala		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	712.00	854.40	1,025.28
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹7,481.00	₹6,234.00	₹5,195.00

837379

06-05-2024

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

सूची क्र.2

द्वयम निबंधक : दु.नि. वसई 1

दस्त क्रमांक : 8373/2022

नोदणी :

Regn:63m

गावाचे नाव : वालीव

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4950000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3454000
(4) भू-मापन,प्लॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:वसई विहार महानगरपालिकाइतर वर्णन : इतर माहिती: , इतर माहिती: विभाग क्र 03,गाव मौजे वालीव,येथील सर्वे नं.39,हिस्सा नं. 1,2,3, व 4, व गाव मौजे पेल्लार सर्वे नं 110,112,117,120,121,300 व 301 इंडस्ट्रीयल युनिट नं.112,पहिला मजला,सेठिया इंडस्ट्रीयल पार्क,सेठिया इंडस्ट्रीयल पार्क को ऑप सो लि. वसई(पूर्व)क्षेत्र 712 चौ फूट कारपेट म्हणजेच 66.15 चौ मी कारपेट हि मिळकत( ( Survey Number : सर्वे नं.39,हिस्सा नं. 1,2,3, व 4, व सर्वे नं 110,112,117,120,121,300 व 301 ; ) )
(5) क्षेत्रफळ	66.15 चौ.मीटर
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गमला बी विक्रमार्मा -- वय:-53 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रूम नं 85 सी/14 विश्राम सोसायटी गोरार्ड-1 शिपोली रोड बोरोवली प मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-AOWPV9816K 2): नाव:-भोलानाथ विक्रमार्मा -- वय:-84 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रूम नं 85 सी/14 विश्राम सोसायटी गोरार्ड-1 शिपोली रोड बोरोवली प मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-AEKPV1928G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेश चंद्रकांत शाह -- वय:-54; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए/101 लक्ष्मंडी अपार्टमेंट अरुण कुमार वैद्य मार्ग गोकुळधाम हायस्कूल जवळ गोरगाव पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AAEPS9000N 2): नाव:-रुपल राजेश शाह -- वय:-48; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए/101 लक्ष्मंडी अपार्टमेंट अरुण कुमार वैद्य मार्ग गोकुळधाम हायस्कूल जवळ गोरगाव पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AQOPS2138M
(9) दस्तऐवज करून दिल्याचा दिनांक	18/08/2022
(10)दस्त नोदणी केल्याचा दिनांक	18/08/2022
(11)अनुक्रमांक,खंड व पृष्ठ	8373/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	346500
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)धोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## Sale Instances

Property	Industrial Gala		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	715.15	858.18	1,029.82
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹9,019.00	₹7,516.00	₹6,263.00

5253350

06-05-2024

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

सूची क्र.2

द्वयम निबंधक : सह दु.नि.वसई 3

दस्त क्रमांक : 5253/2022

नोदणी :

Regn:83m

गावाचे नाव : वालीव

(1)वितेखाचा प्रकार	करारनामा
(2)मोबदला	6450000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5622000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: , इतर माहिती: गाव मौजे वालीव,सर्वे नं.39,हिस्सा नं. 1,2,3,4,इंडस्ट्रियल युनिट नं.17,तळ मजला,सेठिया इंडस्ट्रियल पार्क कॉ. ऑप, हौसिंग सोसायटी लि.,गाव वालीव,वसई पूर्व,तालुका वसई,जिल्हा पालघर,इंडस्ट्रियल युनिट चे क्षेत्र.66.43चौ. मी. कार्पेट सोबत स्टोरेज स्पेस,गोडाऊन,बेसमेन्ट 66.44 चौ. मी.(( Survey Number : 39, H.N.1,2,3,4 ; ))
(5) क्षेत्रफळ	66.44 चौ.मीटर
(6)आकारणी किंवा जुती देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रेणू संजय बजोरिया - वय:-50 पत्ता:-प्लॉट नं. बी-205, माळा नं. -, इमारतीचे नाव: ट्रॅडिगिटी विल्डिंग, ब्लॉक नं: शास्त्री नगर, लोखंडवाला सर्कल जवळ, आश्रद नगर, रोड नं: अंधेरी पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:- AQMPB5309H 2): नाव:-हिरल डी. कोठारी - वय:-41 पत्ता:-प्लॉट नं. बी-205, माळा नं. -, इमारतीचे नाव: ट्रॅडिगिटी विल्डिंग, ब्लॉक नं: शास्त्री नगर, लोखंडवाला सर्कल जवळ, आश्रद नगर, रोड नं: अंधेरी पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:- AUMPK5689D 3): नाव:-पुनम जितेश राणावत - वय:-41 पत्ता:-प्लॉट नं. बी-205, माळा नं. -, इमारतीचे नाव: ट्रॅडिगिटी विल्डिंग, ब्लॉक नं: शास्त्री नगर, लोखंडवाला सर्कल जवळ, आश्रद नगर, रोड नं: अंधेरी पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:- ABJPJ0024H
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जिनल चिराग पारेख - वय:-39; पत्ता:-प्लॉट नं. फ्लॅट नं.602, माळा नं. -, इमारतीचे नाव: साकेत, ब्लॉक नं: 51, टी. पी. एस. रोड, वीर सावरकर उद्यान समोर, रोड नं: बोरिवली पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:- APOPP2530D 2): नाव:-चिराग जयसुखलाल पारेख - वय:-45; पत्ता:-प्लॉट नं. फ्लॅट नं.602, माळा नं. -, इमारतीचे नाव: साकेत, ब्लॉक नं: 51, टी. पी. एस. रोड, वीर सावरकर उद्यान समोर, रोड नं: बोरिवली पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:- ABMPP4959Q
(9) दस्तऐवज करून दिल्याचा दिनांक	29/03/2022
(10)दस्त नोदणी केल्याचा दिनांक	29/03/2022
(11)अनुक्रमांक,खंड व पृष्ठ	5253/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	387000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **11th February 2025**

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.



Since 1989

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## DECLARATION OF PROFESSIONAL FEES CHARGED

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

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 55,31,120.00 (Rupees Fifty Five Lakhs Thirty One Thousands One Hundred And Twenty 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



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