

## Valuation Report of the Immovable Property



### Details of the property under consideration:

(M/s. Dwarkamai Re-Rolling Mill Private Limited.)

Name of Owner: **Smt. Nirmaladevi Rajendrakumarji Sharma.**

Residential House on Plot No.14, CTS No.2674/9, Colony known as Murari Nagar, Near Collage Road,  
Jalna, Tq. & Dist.Jalna, State - Maharashtra & Country - India. PIN- 431 203.

Latitude Longitude: 19.852204, 75.906906

### Valuation Done for:




**Small Industries Development Bank of India  
Chhatrapati Sambhajinagar (Aurangabad) Branch**



**Aurangabad** : Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA E-mail : [aurangabad@vastukala.org](mailto:aurangabad@vastukala.org)  
Tel. : +91 240 2485151 +91 9167204062 / 9860863601

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Chandivali Farm Road, Andheri (East),  
**Mumbai** - 400 072, (M.S.), INDIA  
 TeleFax : +91 22 28371325/24  
 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential House on Plot No.14, CTS No.2674/9, Colony known as Murari Nagar, Near Collage Road, Jalna, Tq. & Dist. Jalna, State - Maharashtra & Country - India. PIN- 431 203 belongs to **Smt. Nirmaladevi Rajendrakumarji Sharma.**

Boundaries of the property

North : 6.00 Mtr Wide Internal Road  
South : Nala  
East : CTS No.2673  
West : Plot No.13

Considering various parameters recorded, 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 for this particular purpose at **Rs. 41,41,000.00 (Rupees Forty One Lakh & Forty One Thousand Only).**

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential House	41,41,000.00	37,26,900.00	33,12,800.00	19,58,080.00

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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.



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mumbai@vastukala.org

## Valuation Report of Immovable Property

1. Introduction		
a)	<p>Name of the Property Owner / Lessor (with address &amp; phone nos.)</p> <p><b>Smt. Nirmaladevi Rajendrakumarji Sharma</b></p> <p>Residential House on Plot No.14, CTS No.2674/9, Colony known as Murari Nagar, Near Collage Road, Jalna, Tq. &amp; Dist.Jalna, State - Maharashtra &amp; Country - India. PIN- 431 203.</p> <p><b>Contact Person:</b> Mr. Yash Shah (Owner's Representative) Contact No. +91 9405832510</p> <p>Mr. Seemant Pardhi (Bank Manager) Contact No. +91 9406765105.</p>	
b)	Purpose of Valuation	As per request from Small Industries Development Bank of India, Aurangabad Branch, to assess fair market value of the property for banking purpose.
c)	Date of Inspection of Property	21.09.2023
d)	Date of Valuation Report	17.10.2023
e)	Name of the Developer of Property (in case of developer built properties)	N.A.
2. Physical Characteristics of the Property		
a)	Location of the Property	Residential House on Plot No.14, CTS No.2674/9, Colony known as Murari Nagar, Near Collage Road, Jalna, Tq. & Dist.Jalna, State - Maharashtra & Country - India. PIN- 431 203
	Brief description of the property	<p><u>Property:</u> The immovable property is freehold Residential Land and structure thereof. It is located at about 3.5 KM. travelling distance from Jalna Railway Station.</p> <p><b>As per Sale Deed &amp; PR Card</b> Plot area = 103.12 Sq. M. i.e.1,109.98 Sq. Ft.</p> <p><b>As Per Actual Measured Built Up Area</b> Ground Floor = 48.40 Sq. M. First Floor = 48.40 Sq. M. Second Floor = 28.00 Sq. M.</p> <p>----- <b>Total Built Up Area = 124.80 Sq. M.</b></p> <p><b>Structure area:</b> It is a R.C.C. Framed Structure of Ground + 2 upper floors. The composition is as below: Ground Floor – 1 Bedrooms + Hall + Kitchen + 1 Toilet First Floor – 2 Bedrooms + Store + 1 Toilet Second Floor – 2 Bedrooms + 1 Toilet</p>

	R.C.C Framed Structure Footing, Column, Beam, Slab, Staircase, etc. with 9"/6" thk. walls. Internal Neeru finish Plaster with OBD Paint, External Sand Faced Plaster with Cement paint, Black NTW Doors & Aluminum Sliding Windows with MS grill, Ceramic tiles & Marble Stone Flooring, Concealed Elect. Fitting, etc. Completed.	
	Nearby landmark	Near Shishu Vihar School
	Postal Address of the Property	Residential House on Plot No.14, CTS No.2674/9, Colony known as Murari Nagar, Near Collage Road, Jalna, Tq. & Dist.Jalna, State - Maharashtra & Country - India. PIN- 431 203.
	Area of the plot/land (supported by a plan)	Plot area = <b>103.12 Sq. M. i.e. 1,109.98 Sq. Ft.</b>
	Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land
	Independent access/approach to the property etc.	Yes
	Google Map Location of the Property with a neighborhood layout map	Provided
	Details of roads abutting the property	6.00 Mtr Wide Concrete Road
	Description of adjoining property	Located in Middle class locality
	Plot No. Survey No.	Plot No.14, CTS No.2674/9
	Ward/Village/Taluka	Jalna
	Sub-Registry/Block	Jalna
	District	Jalna
	Any other aspect	-
b)	Plinth Area, and saleable are to be mentioned separately and clarified	<p><b>As Per Actual Measured Built Up Area</b>  Ground Floor = 48.40 Sq. M.  First Floor = 48.40 Sq. M.  Second Floor = 28.00 Sq. M.</p> <p>-----  <b>Total Built Up Area = 124.80 Sq. M.</b></p> <p><b>Construction Permission &amp; Sanctioned Plan Not Provided.  Actual Measured Built Up Area Considered for Valuation.</b></p>
	<b>Boundaries of the Plot</b>	<b>As Per Sale Deed</b>
	North	6.00 Mtr Wide Internal Road
	South	Nala
	East	CTS No. 2673
	West	Plot No.13
	<b>Boundaries of the Plot</b>	<b>Actual Boundaries</b>
	North	6.00 Mtr Wide Internal Road
	South	Nala
	East	CTS No. 2673
	West	Plot No.13
	<b>3. Town Planning parameters</b>	
a)	Master Plan provisions related to property in terms of land use	Residential



FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	FSI Permitted – As per local norms FSI Consumed – 1.21
Ground coverage	Ground Floor Built Up Area = 48.40 Sq. M.
Comment on whether OC-Occupancy Certificate has been issued or not	Information not available
Comment on unauthorized constructions if any	No
Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	Easily transferable as per local norms
Planning area/zone	Residential
Developmental controls	Municipal Corporation Jalna
Zoning regulations	As per Development Control Regulation
Comment on the surrounding land uses and adjoining properties in terms of uses	Land used for Residential Purpose
Comment on demolition proceedings if any	Information not available
Comment on compounding / regularization proceedings	As per local norms
Any other Aspect	None
<b>4. Document Details and Legal Aspects of Property</b>	
a)	<b>Ownership Documents</b>
	Sale Deed, Gift Deed, Lease Deed
	1. Copy of Sale Deed No.3170 Dt.24.07.2008. 2. Copy of PR Card Dt.14.03.2022.
	TIR of the Property
	Copy of TIR not provided
b)	Name of the Owner/s
	<b>Smt. Nirmaladevi Rajendrakumarji Sharma</b>
c)	Ordinary status of freehold or leasehold including restrictions on transfer
	Freehold
d)	Agreement of easement if any
	Not Apparent from the documents provided
e)	Notification of acquisition if any
	Not Apparent from the documents provided
f)	Notification of road widening if any
	Not Apparent from the documents provided
g)	Heritage restriction, if any
	No
h)	Comment on transferability of the property ownership
	Easily transferable
i)	Comment on existing mortgages/charges/encumbrances on the property, if any
	Details not available. The bank is requested to independently verify the same.
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be
	Details not available. The bank is requested to independently verify the same

k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	Copy of approved building plan is not provided for verification.
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	N.A., Residential Land
m)	Whether the property is SARFAESI compliant	Yes
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	Provided documents are enclosed with the valuation report.
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Information not available
p)	Qualification in TIR/mitigation suggested if any.	Copy of TIR Report is not provided and not verified.
q)	Any other aspect	-
<b>5. Economic Aspects of the Property</b>		
a)	Reasonable letting value	N.A.
	If property is occupied by tenant	Owner Occupied
	Number of tenants	N.A.
	Since how long (tenant- wise)	N.A.
	Status of tenancy right	N.A.
	Rent received per month (tenant-wise) with a comparison of existing market rent	N.A.
	Taxes and other outings	Information not available
	Property Insurance	Information not available
	Monthly maintenance charges	Self - Maintained
	Security charges	Self - Maintained
	Any other aspect	-
<b>6. Socio-cultural Aspects of the Property</b>		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Developed Residential Locality, Middle Class
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
<b>7. Functional and Utilitarian Aspects of the Property</b>		
a)	Description of the functionality and utility	

	of the property in terms of:	
	Space allocation	Yes
	Storage Spaces	Yes
	Utility spaces provided within the building	Yes
	Car Parking facility	No
	Balconies, etc.	Yes
b)	Any other aspect	NIL
<b>8. Infrastructure Availability</b>		
a)	Description of aqua infrastructure availability in terms of	
	Water supply	Municipal Corporation Water supply
	Sewerage/sanitation System Underground or Open	Underground Sewerage connected to Municipal Corporation line
	Storm water drainage	Yes
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	Yes
	Electricity	Available
	Road and public transport connectivity	All well connected with public transport like auto, private vehicles Etc.
	Availability of other public utilities nearby	Available nearby
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	Available nearby
<b>9. Marketability of the Property</b>		
a)	Marketability of the property in terms of	
	Locational attributes	Developed Residential area
	Scarcity	Average
	Demand and supply of the kind of subject property	Good
	Comparable sale prices in the locality	Sale Instance attached
b)	Any other aspect which has relevance on the value or marketability of the property	Nil
<b>10. Engineering and Technology Aspects of the Property</b>		
a)	Type of construction	RCC framed structure
b)	Material & technology used	Standard
c)	Specifications,	Normal
d)	Maintenance issues	Well, maintained
e)	Age of the building	1988 (As Reported by Owner) Age of the building – 35 Years
f)	Total life of the building	60 Years
g)	Extent of deterioration	25 Years (Subject to proper, preventive periodic Maintenance &

		structural repairs)	
h)	Structural safety	Information not available	
i)	Protection against natural disaster viz. earthquakes,	Information not available	
j)	Visible damage in the building	Not found	
k)	System of air-conditioning	Provided as per requirement	
l)	Provision of firefighting	Not found	
m)	Copies of the plan and elevation of the building to be included	Copy of approved building plan is not provided for verification	
<b>11. Environmental Factors</b>			
a)	Use of environment friendly building materials, Green Building techniques if any	Information not available	
b)	Provision of rain water harvesting	Information not available	
c)	Use of solar heating and lightening systems, etc.,	Information not available	
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	No	
<b>12. Architectural and aesthetic quality of the Property</b>			
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Plain looking	
<b>13. Valuation</b>			
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Land and Building Method is used for this valuation report.	
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	₹ 23,000.00 to ₹ 26,000.00 per Sq. M. Considering the rate with attached report, current market conditions, demand and supply position, residential land size, building area, location, upswing in real estate prices, sustained demand for residential land, all round development of residential application in the locality etc. We estimate ₹ 25,000.00 per Sq. M. for land.	
c)	Guideline Rate obtained from the Stamp Duty Ready Reckoner	<b>Rate in ₹</b>	
	Land	₹ 9,990.00 per Sq. M.	
	Building	As per valuation table	
d)	Summary of Valuation		
	<b>i. Guideline Value</b>		
		<b>Area in Sq. M.</b>	<b>Rate in ₹</b>
	Land	103.12	9,990.00
	Building	As per below chart	
			<b>Value in ₹</b>
			10,30,169.00
			11,62,855.00



<b>Total</b>				<b>21,93,024.00</b>	
<b>ii. Fair Market Value</b>					
A) Land		<b>Area in Sq. M.</b>	<b>Rate in ₹</b>	<b>Fair Market Value in ₹</b>	
		103.12	25,000.00	<b>25,78,000.00</b>	
B) Building					
<b>Particulars of item</b>	<b>Particulars</b>	<b>Replacement Rate Per Sq. M.</b>	<b>Replacement Const. Cost</b>	<b>Depreciated Rate Of Const. (52.49%)</b>	<b>Amount</b>
	<b>(Sq. M.)</b>	<b>(₹)</b>	<b>(₹)</b>	<b>(₹)</b>	<b>(₹)</b>
Ground Floor	48.40	20,000.00	9,68,000.00	5,08,103.00	4,59,897.00
First Floor	48.40	19,000.00	9,19,600.00	4,82,698.00	4,36,902.00
Second Floor	28.00	20,000.00	5,60,000.00	2,93,944.00	2,66,056.00
<b>TOTAL</b>					<b>11,62,855.00</b>
<b>C) Amenities : -</b>					
<b>Compound Wall &amp; MS Gate, Bore Well &amp; Motor, Water Tank, Parapet Wall, Waterproofing, Elevation, Staircase Etc.</b>		Rs.4,00,000.00			
<b>Summary of Valuation</b>					
Total Value of the Property (A + B+C)		<b>₹ 41,40,855.00 Say 41,41,000.00</b>			
Realizable Value		<b>₹ 37,26,900.00</b>			
Forced/ Distress Sale value.		<b>₹ 33,12,800.00</b>			
Insurable value of the property		<b>₹ 19,58,080.00</b>			
e)	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	Sale Instances attached for reference.			
	Details of last two transactions in the locality/area to be provided, if available.	Available, Sale Instance attached for reference			
	General Remark	Construction Permission & Sanctioned Plan Not Provided. Actual Measured Built Up Area Considered for Valuation.			

**14. Declaration**

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued.
- v. I/ my authorized representative, has inspected the subject property on 21.09.2023
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to no limit
- vii. I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Wealth Tax Reg. No.: (N) CCIT/1-14/52/2008-09

SIDBI Empanelment No.: 2018 Jan 19 / L00186516

**Address:**

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

Plot No.106, N-3, CIDCO, Chhatrapati Sambhajnagar (Aurangabad). – 431 005.

Name of Valuer association of which I am a bonafide member in good standing: Institution of Valuers & Practicing Valuers Association of India.

Date: 17.10.2023

Tel No. - +91 22 28371324 /25

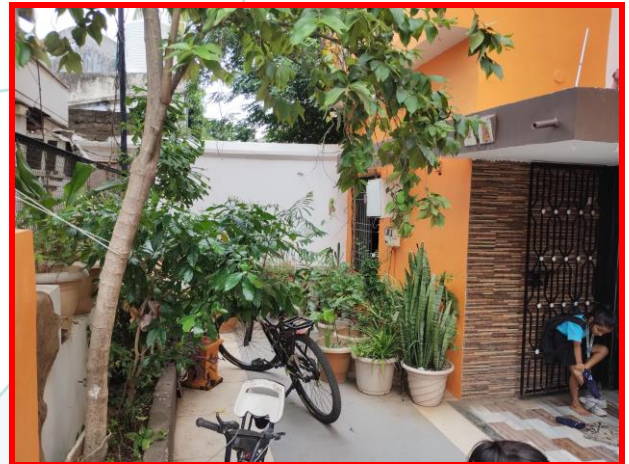
Mobile No. - +91 98195 97579

Email Id – aurangabad@vastukala.org

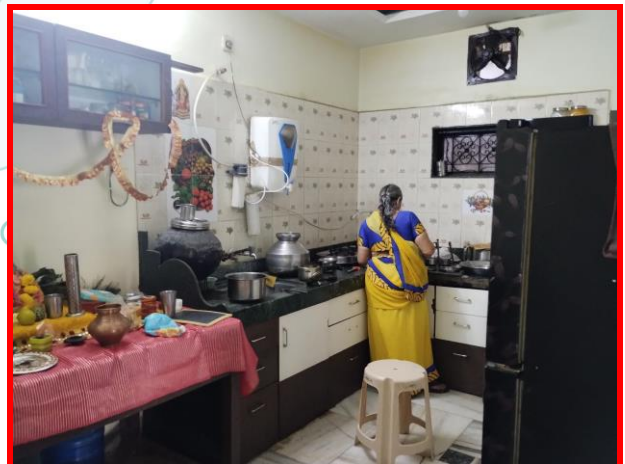
<b>15. Enclosures</b>		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the building
b)	Building Plan	Not provided
c)	Floor Plan	Not provided
d)	Site Photograph of the property	Site photographs of the property is provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not provided
f)	Google Map location of the property	Provided
g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makaan.com etc.	Sale Instance Provided
h)	Any other relevant documents/ extracts	No

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## Actual Site Photographs

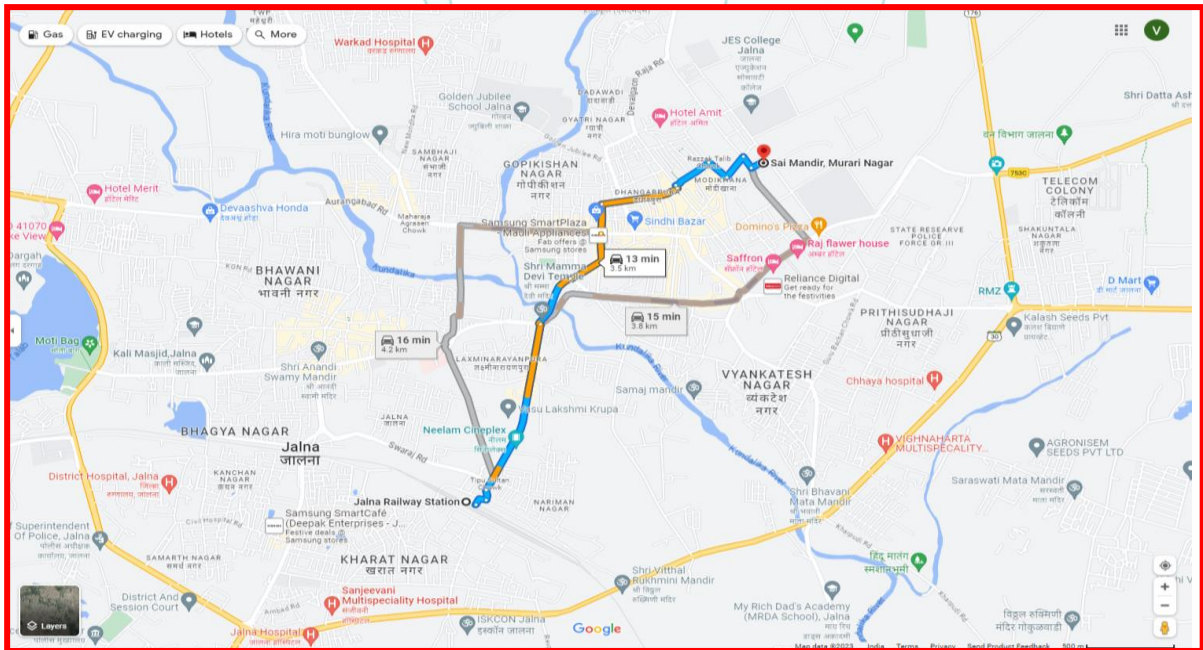









## Route Map of the property site u/r




Longitude Latitude: 19.852204, 75.906906

Note: The Blue line shows the route to site from nearest Railway (Jaina – 3.5 km.)

**Ready Reckoner Rate**


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
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Year  
 20232024 ▾

**Annual Statement of Rates**

Language  
 English ▾

Selected District: जालना ▾

Select Taluka: जालना ▾

Select Village: जालना नगरपालिका (अ. वर्ग जालना नगरपालिका) ▾

Search By:  Survey No  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1.10 A-जालना इस्टेट मधील 24.4 मि. रुंद रस्त्यावरील मिळकती-जुनी MIDC	6450	0	0	0	5000	चौ. मीटर
SurveyNo	1.10 B-जालना इस्टेट अंतर्गत रस्त्यावरील मिळकती-जुनी MIDC	5900	0	0	0	4500	चौ. मीटर
SurveyNo	1.10 - शिवाजी पूतळा ते फायर ब्रिगेड यांना जोडणारा कॉलेज रोड	10480	22710	37000	70000	0	चौ. मीटर
SurveyNo	1.11-पोस्ट ऑफीस रस्ता	13420	25260	41000	75000	0	चौ. मीटर
SurveyNo	1.12-उर्वरित सर्व मिळकती	9990	23260	26750	26750	0	चौ. मीटर

1 2 3 4 5 6 7 8 9 10 ...

Survey Number  
 2570, 2620, 2621, 2622, 2623, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2665, 2668, 2669, 2670, 2671, 2674, 2859, 2860, 2861, 2862, 2863, 2868, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919.



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**Nearest Sale Instance -1**

1724167 21-09-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. जालना 1 दस्ता क्रमांक : 1724/2022 नोंदणी : Regn.63m
<b>गावाचे नाव : जालना नगरपरिषदेचा संपूर्ण भाग</b>		
(1) विलेखाचा प्रकार	विक्रीपत्र	
(2) मोबदला	6500000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	5439261	
(4) भू-मापन, प्लॉटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव:जालनाइतर वर्णन : इतर माहिती: शहर जालना येथील शीट नंबर 31 नगर परीषद मालमत्ता क्रमांक 1-20-16 जे. पी. टी. 15 नगर भूमापन क्रमांक 972 एकूण क्षेत्र 107.90 चौरस मीटर ज्यामध्ये तल मजला 67.42 चौरस मीटर पहिला मजला 70.44 चौरस मीटर व दुसरा मजला 70.44 चौरस मीटर असे एकत्रित एकूण बांधकाम क्षेत्र 208.3 चौरस मीटर बाबत विक्रीपत्र. ( ( C.T.S. Number : 972 : ) )	
(5) क्षेत्रफळ	107.90 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:-श्री.विजय गंगाविष्णूजी शर्मा वय:-70 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. रा. आर.पी. रोड जालना, महाराष्ट्र, जालना. पिन कोड:-431203 पिन नं:-ACHPS7855G 2): नाव:-प्रभा विजय शर्मा वय:-68 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. रा. आर.पी. रोड जालना, महाराष्ट्र, जालना. पिन कोड:-431203 पिन नं:-	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-निलेश राजेंद्रकुमार सेठीया वय:-40; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. रा. नेहरू रोड खुशी जेवल्स, अग्रसेन भवन के सामने, जालना, महाराष्ट्र, जालना. पिन कोड:-431203 पिन नं:-AYGPPS417F	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/03/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	22/03/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	1724/2022	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	390100	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) येरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

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**Land Rate Arrived from this Sale Instance After Deducting Cost of Construction by (Rs.18,000.00 per Sq. M. x Built Up Area 208.30 Sq. M.) = Rs.25,492.00 Per Sq. M. for Land.**



**Nearest Sale Instance -2**

4255359	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. जालना 3
21-09-2023		दस्त क्रमांक : 4255/2021
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी: Regn.63m
<b>गावाचे नाव : जालना (न"प")</b>		
(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2)मोबदला	5421000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	813460	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:जालनाइतर वर्णन : इतर माहिती : इतर माहिती: शहर जालना येथील एक मिळकत न भू मा क्र 1272 एकूण क्षेत्र 91.40 चौ मी मिळकती बाबत विक्रीपत्र( ( C.T.S. Number : 1272 : ) )	
(5) क्षेत्रफळ	91.40 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ओमप्रकाश कन्हैयालाल पहाडे . वय:-70 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव : ब्लॉक नं. , रोड नं: शोला चौक जालना, महाराष्ट्र, जालना. पिन कोड:-431203 पॅन नं:-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निशा नरेंद्र पहाडे . वय:-28; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव : ब्लॉक नं. , रोड नं: जेठमल नगर जालना, महाराष्ट्र, जालना. पिन कोड:-431203 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/09/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	13/09/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	4255/2021	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	325300	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

**Land Rate Arrived from this Sale Instance = Rs.59,310.00 Per Sq. M. for Land.**

**Nearest Sale Instance -3**

932167 03/03/2021 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. जालना 1 दस्ता क्रमांक : 932/2021 नोंदणी : Regn.63m
<b>गावाचे नाव : जालना नगरपरिषदेचा संपूर्ण भाग</b>		
(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2)मोबदला	2000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1534800	
(4) भू.मापन,पॉटहिसा व फरक्रमांक(असल्यास)	1) पालिकेचे नाव:जालनाइतर वर्णन : इतर माहिती: शहर जालना नगर भूमापन क्रमांक 2299/1 क्षेत्र 40.2 चौरस मीटर ज्यामध्ये तळमजला बांधकाम क्षेत्र 30.15 चौरस मीटर व पहिला मजला बांधकाम क्षेत्र 30.11 चौरस मीटर एकुण बांधकाम क्षेत्र 60.26 चौरस मीटर बाबत विक्रीपत्र(( C.T.S. Number : 2299/1 ; ) )	
(5) क्षेत्रफळ	40.2 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या लिहून देणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिलीपराजजी प्रेमराजजी सिधवी वय:-73 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. मोदीखाना जालना, महाराष्ट्र, जालना. पिन कोड:-431203 पॅन नं:-AVUPS8281N 2): नाव:-अशिशराज दिलीपराज सिधवी वय:-36 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. मोदीखाना जालना, महाराष्ट्र, जालना. पिन कोड:-431203 पॅन नं:-CHKPS6139P 3): नाव:-निरंजराज दिलीपराज सिधवी वय:-33 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. मोदीखाना जालना, महाराष्ट्र, जालना. पिन कोड:-431203 पॅन नं:-BROPS8393A	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शोभा सानेश्वर जाधव वय:-55; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. अग्नीशमन दत्त कॉर्पेअर अर एच व्ही शाळे समोर दे.राजा रोड जालना, महाराष्ट्र, जालना. पिन कोड:-431203 पॅन नं:-ABDPJ3703D 2): नाव:-सानेश्वर माधवराव जाधव वय:-60; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. अग्नीशमन दत्त कॉर्पेअर अर एच व्ही शाळे समोर दे.राजा रोड जालना, महाराष्ट्र, जालना. पिन कोड:-431203 पॅन नं:-ABDPJ3703D 3): नाव:-प्रविण सानेश्वर जाधव वय:-30; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. अग्नीशमन दत्त कॉर्पेअर अर एच व्ही शाळे समोर दे.राजा रोड जालना, महाराष्ट्र, जालना. पिन कोड:-431203 पॅन नं:-BSLPJ6181K	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/12/2020	
(10)दस्त नोंदणी केल्याचा दिनांक	12/02/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	932/2021	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	60000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	20000	
(14)श्रेया		
मुख्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

**Land Rate Arrived from this Sale Instance After Deducting Cost of Construction by (Rs.18,000.00 per Sq. M. x Built Up Area 60.26 Sq. M.) = Rs.22,769.00 Per Sq. M. for Residential Plot.**

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## **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess Value of the property under reference as on **17<sup>th</sup> October 2023**.

The term **Fair Market 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 the property is free of liens and encumbrances.
4. 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.
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, 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 for this particular purpose at **Rs.41,41,000.00 (Rupees Forty One Lakh & Forty One Thousand Only)**.

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential House	41,41,000.00	37,26,900.00	33,12,800.00	19,58,080.00

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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