

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Shree Vaishnav Udyog Pvt. Ltd.**

Industrial Land bearing Gut Nos. 85, 85/Part, 87/A, 87/B, 88, 89/Part of Village Sapronda & Gut No. 293/Part1, 294/Part, 295 & 298 of Village Usar, Near Sahara Industries, Kudus Road, Taluka - Wada, District - Palghar- 421312, State - Maharashtra, Country - India

Longitude Latitude: 19°31'54.1"N 73°06'57.5"E

Valuation Prepared for:

State Bank of India




Stressed Assets Management Branch (Colaba)

"The Arcade" 2nd Floor, World Trade Centre, Cuffe Parade, Colaba, Mumbai - 400 005,
State - Maharashtra, Country - India.



Our Pan India Presence at :

- | | | | |
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-  **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org



VALUATION OPINION REPORT

This is to certify that the property bearing **Industrial Land** bearing Gut Nos. 85, 85/Part, 87/A, 87/B, 88, 89/Part of Village Sapronda & Gut No. 293/Part1, 294/Part, 295 & 298 of Village Usar, Near Sahara Industries, Kudus Road, Taluka - Wada, District - Palghar- 421312, State - Maharashtra, Country - India belongs to **M/s. Shree Vaishnav Udyog Pvt. Ltd.**

Boundaries of the property.

North	:	Road
South	:	Open Plot
East	:	Kacha Road
West	:	Open Plot

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 and Fair Market Value for SARFAESI Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 10,78,80,000/- (Rupees Ten Crore Seventy Eight Lakh Eighty Thousand 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.29 12:38:39 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2019/11744
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2021-22/85/13
Encl: Valuation report.



Our Pan India Presence at :

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

Regd. Office : B1-001, 10/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager,
State Bank of India
Stressed Assets Management Branch (Colaba)

"The Arcade" 2nd Floor, World Trade Centre,
 Cuffe Parade, Colaba, Mumbai – 400 005,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF INDUSTRIAL LAND)

General	
1.	Purpose for which the valuation is made : As per the request from State Bank of India, SAMB (Colaba), to assess Fair Market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
2.	a) Date of inspection : 10.10.2023
	b) Date on which the valuation is made : 29.01.2024
3.	List of documents produced for perusal
	1. Copy of Sale Deed dated 02.08.2007 between M/s. Shree Vaishnav Udyog Pvt. Ltd. (the Purchaser) AND Mr. Dandū Bābu Jadhav (the Seller) (Gut No. 85) 2. Copy of Sale Deed dated 20.02.2008 between M/s. Shree Vaishnav Udyog Pvt. Ltd. (the Purchaser) AND Mr. Dilip Kashinath Thakare (the Seller) (Gut No. 85 part) 3. Copy of Sale Deed dated 20.02.2008 between M/s. Shree Vaishnav Udyog Pvt. Ltd. (the Purchaser) AND Mr. Dattatray Rama Varghade & others (the Seller) (Gut No. 87/B & 88) 4. Copy of Sale Deed dated 09.07.2007 between M/s. Shree Vaishnav Udyog Pvt. Ltd. (the Purchaser) AND Mr. Ganpat Bago Patil (the Seller) (Gut No. 298) 5. Copy of Sale Deed dated 09.07.2007 between M/s. Shree Vaishnav Udyog Pvt. Ltd. (the Purchaser) AND Mr. Dattatray Rama Varghade & others (the Seller) (Gut No. 293) 6. Copy of Sale Deed dated 09.07.2007 between M/s. Shree Vaishnav Udyog Pvt. Ltd. (the Purchaser) AND Mr. Hiranman Balu Patil & Mr. Dilip Kashinath Thakare (the Seller) (Gut No. 294 part) 7. Copy of Sale Deed dated 18.12.2007 between M/s. Shree Vaishnav Udyog Pvt. Ltd. (the Purchaser) AND Mr. Dilip Kashinath Thakare (the Seller) (Gut No. 295) 8. Copy of Sale Deed dated 09.07.2007 between M/s. Shree Vaishnav Udyog Pvt. Ltd. (the Purchaser) AND Mr. Prakash Pandurang Patil & others (the Seller) (Gut No. 89 Part) 9. Copy of Sale Deed dated 09.07.2007 between M/s. Shree Vaishnav Udyog Pvt. Ltd. (the Purchaser) AND Mandakini Damodar Jadhav & Mr. Sandeep Damodar Jadhav (the Seller) (Gut No. 89 Part) 10. Copy of Sale Deed dated 18.12.2007 between M/s. Shree Vaishnav Udyog Pvt. Ltd. (the Purchaser) AND Mr. Dhondu Govind Jadhav (the Seller) (Gut No. 89 Part) 11. Copy of NOC date 02.08.2007 issued by Chichghar Seva Hsg. Society Ltd. 12. Copy of Previous Valuation Report vide No. 200 / SDD / DMA / VR / LAND / SBI – SAMB -I / 2022-23 dated 11.08.2022 issued by S. D. Deshpande 13. Copy of Previous Valuation Report vide No. KACPL / SBI / DP / GA / MA /22-23 / ME1407 dated 25.07.2022 issued by Kokade Associates Consulting Pvt. Ltd.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : M/s. Shree Vaishnav Udyog Pvt. Ltd. Address: Industrial Land bearing Gut Nos. 85, 85/Part, 87/A, 87/B, 88, 89/Part of Village Sapronda & Gut No. 293/Part1, 294/Part, 295 & 298 of Village Usar, Near Sahara Industries,

			Kudus Road, Taluka - Wada, District – Palghar- 421312, State – Maharashtra, Country – India Contact Person – Mr. Uday Kiran (Bank Officer) Contact No. : 8143660470 Mr. Ambalal (Recovery) Contact No. : 9769797157 Pvt Ltd. Company Ownership																																																																												
5.	Brief description of the property (Including Leasehold / freehold etc.)	:																																																																													
<p>The property is an open Land well connected with road and train. The property is at 3.8 Km. travel distance from Kudus Bus Stand 29.5 Km. travel distance from Vasind Railway Station and 51.3 Km. travel distance from Thane Railway Station.</p> <p>Plot: Plot under valuation is Freehold plot. At the time of site inspection, we observed that all the plots were amalgamated. The plot is undeveloped. Demarcation of each plot is not available.</p> <p>The Land area as per Sale Deed are as under and considered for valuation:</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Gut No.</th> <th>Village</th> <th>Area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>293/1 (pt)</td> <td>Usar</td> <td>1,400.00</td> </tr> <tr> <td>2</td> <td>294 (pt)</td> <td>Usar</td> <td>700.00</td> </tr> <tr> <td>3</td> <td>295</td> <td>Usar</td> <td>2,200.00</td> </tr> <tr> <td>4</td> <td>298</td> <td>Usar</td> <td>200.00</td> </tr> <tr> <td colspan="3">Total</td> <td>4,500.00</td> </tr> <tr> <td colspan="3">Areas in acres</td> <td>1.11</td> </tr> <tr> <td>5</td> <td>85/2</td> <td>Sapronde</td> <td>24,000.00</td> </tr> <tr> <td>6</td> <td>85/1</td> <td>Sapronde</td> <td>4,000.00</td> </tr> <tr> <td>7</td> <td>87/A</td> <td>Sapronde</td> <td>3,540.00</td> </tr> <tr> <td>8</td> <td>87/B</td> <td>Sapronde</td> <td>3,590.00</td> </tr> <tr> <td>9</td> <td>88</td> <td>Sapronde</td> <td>1,850.00</td> </tr> <tr> <td>10</td> <td>89</td> <td>Sapronde</td> <td>8,000.00</td> </tr> <tr> <td>11</td> <td>89 (p1)</td> <td>Sapronde</td> <td>6,000.00</td> </tr> <tr> <td>12</td> <td>89 (p2)</td> <td>Sapronde</td> <td>7,830.00</td> </tr> <tr> <td>13</td> <td>89 (p2)</td> <td>Sapronde</td> <td>9,460.00</td> </tr> <tr> <td colspan="3">Total</td> <td>68,270.00</td> </tr> <tr> <td colspan="3">Area in acres</td> <td>16.87</td> </tr> <tr> <td colspan="3">Grand Total in acres</td> <td>17.98</td> </tr> </tbody> </table>				Sr. No.	Gut No.	Village	Area in Sq. M.	1	293/1 (pt)	Usar	1,400.00	2	294 (pt)	Usar	700.00	3	295	Usar	2,200.00	4	298	Usar	200.00	Total			4,500.00	Areas in acres			1.11	5	85/2	Sapronde	24,000.00	6	85/1	Sapronde	4,000.00	7	87/A	Sapronde	3,540.00	8	87/B	Sapronde	3,590.00	9	88	Sapronde	1,850.00	10	89	Sapronde	8,000.00	11	89 (p1)	Sapronde	6,000.00	12	89 (p2)	Sapronde	7,830.00	13	89 (p2)	Sapronde	9,460.00	Total			68,270.00	Area in acres			16.87	Grand Total in acres			17.98
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6.	Location of property	:																																																																													
	a) Plot No. / Survey No.	:	Gut Nos. 85, 85/Part, 87/A, 87/B, 88, 89/Part of Village Sapronde & Gut No. 293/Part1, 294/Part, 295 & 298 of Village Usar																																																																												
	b) Door No.	:	Not applicable																																																																												

Part – A (Valuation of land)		
1	Size of plot	: Total Plot area – 72,770.00 Sq. M. i.e. 17.98 acres (Area as per Sale Deed)
	North & South	: -
	East & West	: -
2	Total extent of the plot	: Total Plot area – 72,770.00 Sq. M. i.e. 17.98 acres (Area as per Sale Deed)
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 58,00,000/- to ₹ 62,00,000/- per acre
4	Land circle Rates from Government Portal (an evidence thereof to be enclosed)	: ₹ 1,580/- per Sq. M. i.e ₹ 63,94,260/- per acre for Village Usar : ₹ 750/- per Sq. M. i.e. ₹ 30,35,250/- per acre for Village - Saprondhe
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	: It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation	: ₹ 60,00,000/- per acre
6	Estimated value of land	: ₹ 10,78,80,000/-
Part – B (Valuation of Building)		
1	Technical details of the building:	:
	a) Type of Building (Residential / Commercial / Industrial)	: N.A. as the property is an Open Plot
	b) Type of construction (Load bearing / RCC / Steel Framed)	: N.A. as the property is an Open Plot
	c) Year of construction	: N.A. as the property is an Open Plot
	d) Number of floors and height of each floor including basement, if any	: N.A. as the property is an Open Plot
	e) Plinth area floor-wise	: N.A. as the property is an Open Plot
	f) Condition of the building	: N.A. as the property is an Open Plot
	i) Exterior – Excellent, Good, Normal, Poor	: N.A. as the property is an Open Plot
	ii) Interior – Excellent, Good, Normal, Poor	: N.A. as the property is an Open Plot
	g) Date of issue and validity of layout of approved map	: N.A. as the property is an Open Plot
	h) Approved map / plan issuing authority	: N.A. as the property is an Open Plot
	i) Whether genuineness or authenticity of approved map / plan is verified	: N.A.
	j) Any other comments by our empanelled valuers on authentic of approved plan	: -

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	N.A. as the property is an Open Plot
2.	Basement	:	N.A. as the property is an Open Plot
3.	Superstructure	:	N.A. as the property is an Open Plot
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	N.A. as the property is an Open Plot
5.	RCC Works	:	N.A. as the property is an Open Plot
6.	Plastering	:	N.A. as the property is an Open Plot
7.	Flooring, Skirting, dado	:	N.A. as the property is an Open Plot
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. as the property is an Open Plot
9.	Roofing including weatherproof course	:	N.A. as the property is an Open Plot
10.	Drainage	:	N.A. as the property is an Open Plot
2.	Compound Wall	:	
	Height	:	No Compound Wall
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. as the property is an Open Plot
	Type of wiring	:	-
	Class of fittings (superior / ordinary / poor)	:	-
	Number of light points	:	-
	Fan points	:	-
	Spare plug points	:	-
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	N.A. as the property is an Open Plot
	b) No. of wash basins	:	-
	c) No. of urinals	:	-
	d) No. of bath tubs	:	-
	e) Water meters, taps etc.	:	-
	f) Any other fixtures	:	-

Part – C (Extra Items)		:	Amount in Rs.
1.	Portico	:	N.A. as the property is an Open Plot
2.	Ornamental front door	:	-
3.	Sit out / Verandah with steel grills	:	-
4.	Overhead water tank	:	-
5.	Extra steel / collapsible gates	:	-
	Total	:	-
Part – D (Amenities)		:	Amount in Rs.
1.	Wardrobes	:	N.A. as the property is an Open Plot
2.	Glazed tiles	:	-
3.	Extra sinks and bathtub	:	-

4.	Marble / ceramic tiles flooring	:	-
5.	Interior decorations	:	-
6.	Architectural elevation works	:	-
7.	Paneling works	:	-
8.	Aluminum works	:	-
9.	Aluminum handrails	:	-
10.	False ceiling	:	-
	Total	:	-
Part – E (Miscellaneous)		:	Amount in Rs.
1.	Separate toilet room	:	N.A. as the property is an Open Plot
2.	Separate lumber room	:	-
3.	Separate water tank / sump	:	-
4.	Trees, gardening	:	-
	Total	:	-
Part – F (Services)		:	-
1.	Water supply arrangements	:	N.A. as the property is an Open Plot
2.	Drainage arrangements	:	-
3.	Compound wall	:	-
4.	C.B. deposits, fittings etc.	:	-
5.	Pavement	:	-
	Total	:	-

Government Value

Particulars	Area in acres	Rate in ₹	Value in ₹
Land (Village Usar)	1.11	63,94,260/-	70,97,629/-
Land (Village Sapronda)	16.87	30,35,250/-	5,12,04,668/-
		TOTAL	5,83,02,297/-

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part – A	Plot	:	₹ 10,78,80,000/-
Part – B	Building	:	
Part – C	Extra items	:	
Part – D	Amenities	:	
Part – E	Miscellaneous	:	
Part – F	Services	:	
	Total Fair Market Value	:	₹ 10,78,80,000/-
	Total Realizable value	:	₹ 9,16,98,000/-
	Total Distress value	:	₹ 7,55,16,000/-
	Total Insurable value	:	-
Remarks	1. We have considered the plot area as per Sale Deed. 2. At the time of site inspection, we observed that all the plots were amalgamated. The plot is undeveloped. Demarcation of each plot is not available		

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

The Price for similar type of property in the nearby vicinity is in the range of Rs. 58,00,000/- to Rs. 62,00,000/- per acre for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for industrial Plot, all round development of commercial and industrial application in the locality etc. We estimate Rs. 60,00,000/- per acre for Land.

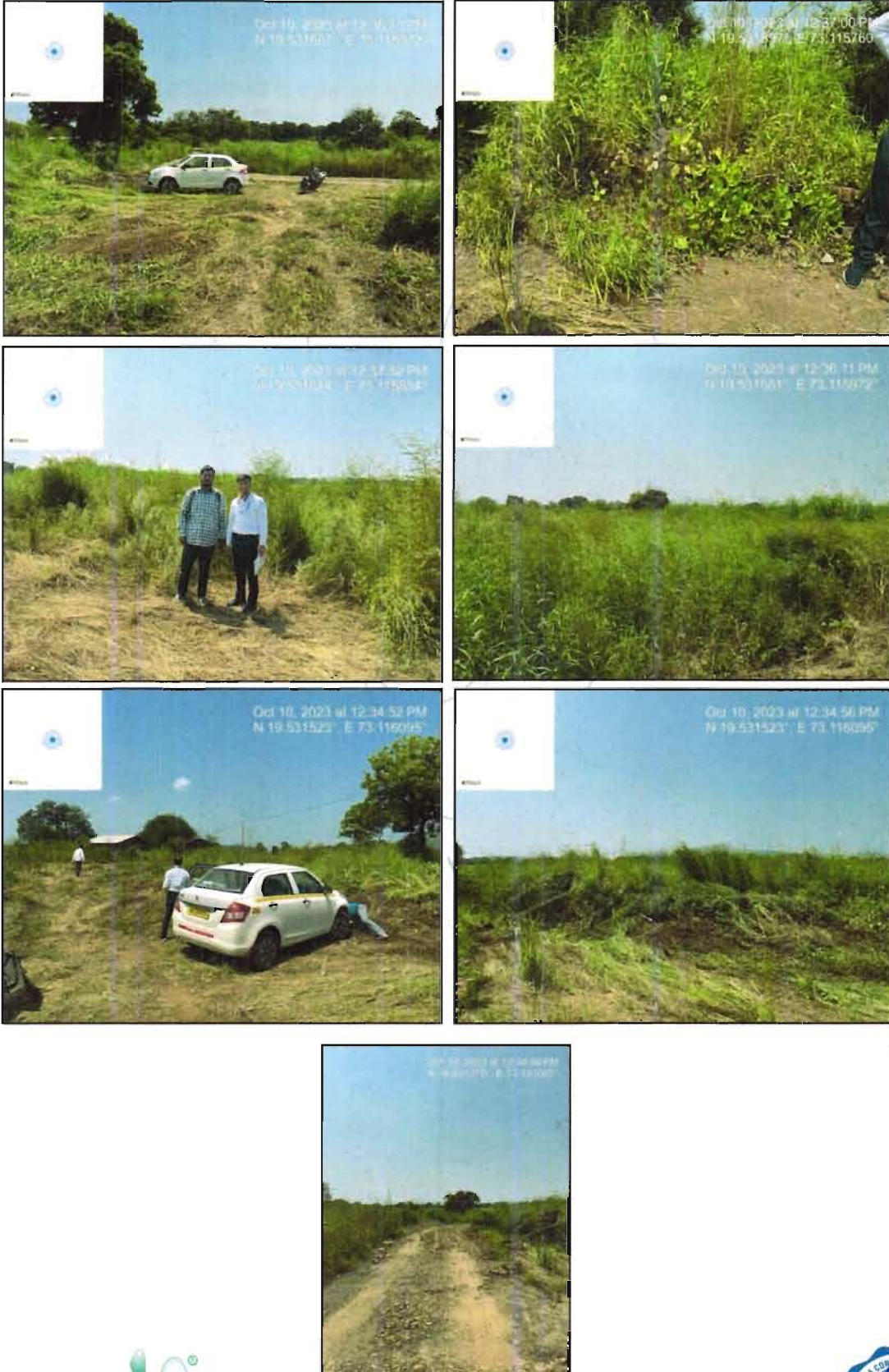
The saleability of the property is: Average

Likely rental values in future in: N.A.

Any likely income it may generate: N.A.

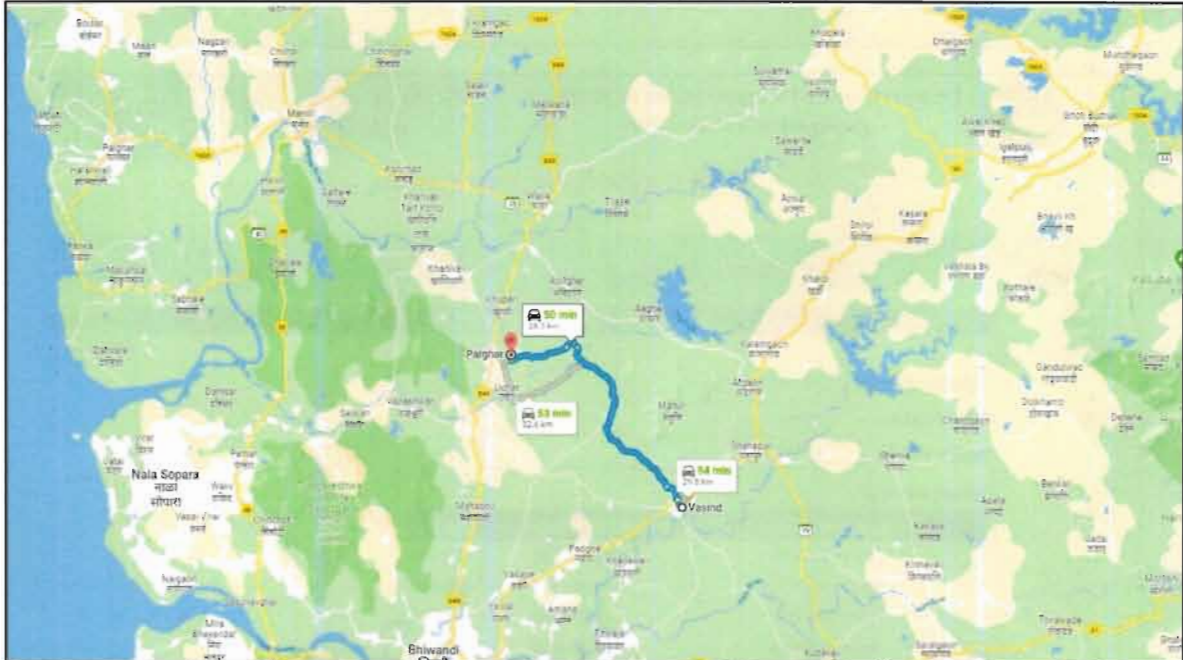
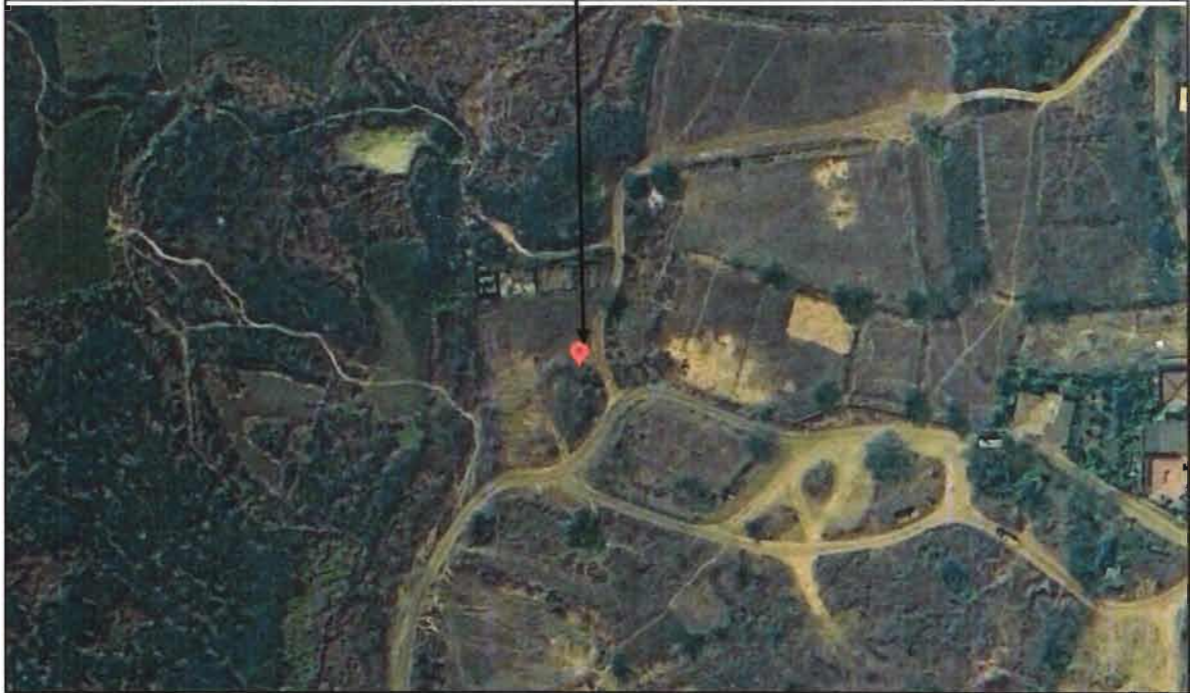
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ACTUAL SITE PHOTOGRAPHS



ROUTE MAP OF THE PROPERTY


Site u/r



Longitude Latitude: 19°31'54.1"N 73°06'57.5"E

Note: The Blue line shows the route to site from nearest Railway Station (Vasind – 29.5 KM.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन


नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year
20232024
Annual Statement of Rates
Language
English

Selected District: पालघर
 Select Taluka: वाडा
 Select Village: उत्तर
 Vibhag Number: 7

Assessment Type	Assessment Range	Rate Rs/-
विरायत शेत जमिन	10.01-12.50	2267400
विरायत शेत जमिन	1.26-2.50	1811800
विरायत शेत जमिन	5.01-7.50	1938500
विरायत शेत जमिन	2.51-5.00	1741300
विरायत शेत जमिन	7.51-10.00	2141900
विरायत शेत जमिन	12.51-च्या पुढे	3125200
विरायत शेत जमिन	0-1.25	1306000
बिनशेती जमीनी/भूखंड	0-0.00	1580
		1 2 3 4


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year
20232024
Annual Statement of Rates
Language
English

Selected District: पालघर
 Select Taluka: वाडा
 Select Village: मापरोडे
 Vibhag Number: 3

Assessment Type	Assessment Range	Rate Rs/-
विरायत शेत जमिन	10.01-12.50	1123400
विरायत शेत जमिन	1.26-2.50	593300
विरायत शेत जमिन	5.01-7.50	893000
विरायत शेत जमिन	2.51-5.00	774500
विरायत शेत जमिन	7.51-10.00	1066300
विरायत शेत जमिन	12.51-च्या पुढे	1347900
विरायत शेत जमिन	0-1.25	462800
बिनशेती जमीनी/भूखंड	0-0.00	750
		1 2 3 4

Price Indicator

The screenshot shows a real estate listing on the Magicbricks website. The listing is for industrial land for sale in Wada, Palghar, with a price of ₹25.0 Cr. The property is 60 acres in size, with dimensions of 10 x 6. It is TMC approved and has 2 open sides. The ownership is freehold, and the transaction type is resale. The listing was posted on 3rd Oct 24 and has a property ID of 53325029. The contact agent is Ravindra Sheke. The listing includes a photo of the land and a 'More Details' section with the following information:

Property Details	Value
Price	₹ 25 Cr
Booking Amount	₹ 5.0 Lac
Address	palghar, Wada, Palghar, Maharashtra



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SALE INSTANCE

1125457 29-01-2024 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. वाडा दस्त क्रमांक : 1125/2022 नोंदणी : Regn:63m
गावाचे नाव : सापरोंडे		
(1)विलेखाचा प्रकार	खरेदीखत	
(2)मोबदला	1200000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	319500	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: विभाग-3 मौजे सापरोंडे ता वाडा जि पालघर येथील ग.नं.11 क्षेत्र जि.0.47.80 हे.आर.चौ.मी. पोटखराबा क्षेत्र 0.06.40 हे.आर.चौ.मी. एकुण क्षेत्र 0.54.20 हे.आर.चौ.मी. यापैकी लिहुन देणार यांचे मालकीचे व नावे असलेले विकत दिलेले जमिन क्षेत्र 0.07.80 हे.आर.चौ.मी. पोटखराबा क्षेत्र 0.06.40 हे.आर.चौ.मी. एकुण क्षेत्र 0.14.20 हे.आर.चौ.मी. शेतीकामी((GAT NUMBER : 11 ;))	
(5) क्षेत्रफळ	0.0780 हेक्टर . आर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणा-या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-उल्हास मंगल जाधव वय-60 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: कुडूस (संत रोहिदासनगर) ता वाडा जि पालघर, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421312 पॅन नं:-AHHPJ6385R	
(8)दस्तऐवज करून घेणा-वा पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-अनुजा अनंता धोरत वय-29; पत्ता:-प्लॉट नं:-, गाळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: वाडा (सिध्दार्थ नगर) ता वाडा जि पालघर, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421303 पॅन नं:-BKOPG7497Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/07/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	22/07/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	1125/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	60000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	12000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)	
https://freesearchignservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx		

SALE INSTANCE

1/29/24, 12:48 PM		freesearchgirservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
10645?	सूची क्र.2	दुय्यम निबंधक : दु.नि. वाडा	
29-01-2024		दस्त क्रमांक : 106/2020	
Note -Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m	
गावाचे नाव : उसर			
(1)विलेखाचा प्रकार	खरेदीखत		
(2)मोबदला	1400000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2431000		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: विभाग-7 मौजे उसर ता वाडा जि पालघर येथिल गट नं 18 क्षेत्र 0.16.50 हे आर.चौ.मी. पोटखराबा क्षेत्र 0.01.00 हे.आर.चौ.मी. एकूण विकत दिलेले जमिन क्षेत्र 0.17.50 हे.आर.चौ.मी.((GAT NUMBER : 18 :))		
(5) क्षेत्रफळ	0.1650 हेक्टर . आर		
(6)आकारणी किंवा जुडी देण्यात असेल रीक्या.			
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव -गजानन परशुराम खिस्मतराव वय-60 पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव. - ब्लॉक नं. 205 रिज्जेंन्सी सारवन गणेश मंदिर रोड टिडवाळा पूर्व कल्याण ठाणे, रोड नं. - महाराष्ट्र, ठाणे पिन कोड-421605 पॅन नं.-AIIPPK8909E		
(8)दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -पुण्या पेडेस्टल प्रायव्हेट लिमिटेड तर्फे अधिकृत स्वाक्षरीकर्ता रितेश पंच. राठोड वय-41; पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव. - ब्लॉक नं. अदानी कॉर्पोरेट हाऊस तळ नजला उत्तर विंग एस जी हायवे शांतीग्राम अहमदाबाद, रोड नं. - गुजरात, अहमदाबाद. पिन कोड -380007 पॅन नं.-AAICP9713G		
(9) दस्तावेज करून दिल्याचा दिनांक	24/01/2020		
(10)दस्त नोंदणी केल्याचा दिनांक	24/01/2020		
(11)अनुक्रमांक.खंड व पृष्ठ	106/2020		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	121600		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	24310		
(14)शेरा			
मुल्यांकनासाठी विचारत घेतलेला तपशील :-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही		
मुद्रांक शुल्क आकारताय निवडलेला अनुच्छेद :-	(ii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (i)		
https://freesearchgirservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx			

JUSTIFICATION FOR PRICE /RATE

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II / Property Documents is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II / Property Documents because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particulars above property in the prevailing condition with aforesaid specification is **₹ 10,78,80,000/- (Rupees Ten Crore Seventy Eight Lakh Eighty Thousand Only)**. The **Realizable Value** of the above property is **₹ 9,16,98,000/- (Rupees Nine Crore Sixteen Lakh Ninety Eight Thousand Only)** and the **Distress value** **₹ 7,55,16,000/- (Rupees Seven Crore Fifty Five Lakh Sixteen Thousand Only)**.

Place: Mumbai

Date: 29.01.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.29 12:39:00 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____
_____ only).

Date

Think.Innovate.Create

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
	Model code of conduct for valuer - (Annexure - II)	Attached

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 29.01.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative has personally inspected the property on 10.10.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The land was owned by M/s. Shree Vaishnav Udyog Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, SAMB – (Colaba), to assess Fair Market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.

3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Nikhil Sonawane –Valuation Engineer Vinita Surve – Technical Manager Vaishali Sarmalkar – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 10.10.2023 Valuation Date – 29.01.2024 Date of Report – 29.01.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 10.10.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Comparative Sales Method (For Land component)
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **29th January 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualizing the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous and non-agricultural land parcel admeasuring **72,770.00 Sq. M. i.e. 17.98 acres**. The property is owned by **M/s. Shree Vaishnav Udyog Pvt. Ltd.** At present, the property is vacant. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject At Present property is vacant, contiguous and non-agricultural Plot area is **72,770.00 Sq. M. i.e. 17.98 acres**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **29th January 2024**.

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.

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 and Fair Market Value for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 10,78,80,000/- (Rupees Ten Crore Seventy Eight Lakh Eighty Thousand Only)**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

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


SBI Empanelment No.: SME/TCC/2021-22/85/13

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.29 12:39:19 +05 30'




Auth. Sign.

7/12 REVENUE EXTRACT – VILLAGE SAPRONDE



महाराष्ट्र शासन
महसूल विभाग



महाराष्ट्र शासन

गाव नमुना नंबर ४९२ व ट अ, मालमता पत्रक पाठने

अहवाल दिनांक : 21/12/2021

गाव नमुना साठ (अधिकार अधिनेष पत्रक)
 महापट्ट बळीत महसूल बरिबार बभिलेख बाबि नोंदवद्दा। वपार करचे व बुनिदीत केवने। निषय. १९९१ राष्टीय निषय ३.५.६ बाबि ७।

गाव : साप्रोडे (552101) तालुका : वाळा जिल्हा : पालघर
 ULPIN 17508057665 गट क्रमांक व उपविभाग : 85/2

पु.शाखा पध्दती : **भोगवटादार वर्ग - 1** शेताचे स्थानिक नाव :

शेत, एकक व आकारणी	खाले क्र	भोगवटादाराचे नाव	शेत	आकार	पो ख	पे. वा	कुल, खंड व इतर अधिकार
शेतचे एकक हेक्टर चौ.मी	88	श्री. वैभव ठकोण बा.ति. वने साबरेकर शेठरचैन बचवगत	1.40.00	16.00		(461)	कुलाचे नाव व संद मूल अधिकार माल वैधोपिक कारणासाठी खरेदी (461) अतिरिक्त वेवधार नाही शेताचा मालमता क्रमांक 972 व दिनांक 15/02/2020
अ) भागवट कायम शेत							
बिनामक	1.50.00						
कायमक	0.00.00						
पट्टण ना सो शेत	2.40.00						
क) पोट-मुताप शेत (कायमक अर्थात)	0.00.00						
वर्ग (अ)							
वर्ग (ब)							
पट्टण ना सो	0.00.00						
पट्टण शेत (अ-अ)	2.40.00						
कायमक	16.00						
पुनः किना विलीन आकारणी							

कुल मालमता क्र. (1 Y 207 Y 461 Y 968 Y 972) शेता अति अकारण किंमु

बुधना : या मंडेलेमन्वकार दअबिलेखी माहिती ही कोलापारी आसकीय अथवा कारभारी बाबीसाठी वापरला येणार नाही

गाव नमुना बारा (विकांची नोंदवद्दी)
 महापट्ट बळीत महसूल बरिबार बभिलेख बाबि नोंदवद्दा। वपार करचे व बुनिदीत केवने। निषय. १९९१ राष्टीय निषय २९।


गाव : साप्रोडे (552101) तालुका : वाळा जिल्हा : पालघर
 गट क्रमांक व उपविभाग : 85/2

वर्ष	हंगाम	खाता क्रमांक	विकासातील शेताचा मालमता				सागाबडीसाठी उपलब्ध नसलेली वडीत		शेरा
			विकासाचे प्रकार	विकासाचे नाव	कुल मालमता	अवगत मालमता	कुल मालमता माधन	अवगत	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	
					हेक्टर चौ.मी		हेक्टर चौ.मी		
2023-24	वरीर	88						पयस पद	2.4000


टीप : * सदरची नोंद मोबाइल अथ द्वारे घेणेत आलेली आहे



7/12 REVENUE EXTRACT – VILLAGE SAPRONDE



महाराष्ट्र शासन
महसूल विभाग



गाव नमुना नंबर ४/१२ व ८ अ, मालमत्ता पत्रक पाहणे

अद्यत्पत्र दिनांक - 12-10-2020


गाव नमुना सात (अधिकार अधिलेख पत्रक)
[महाराष्ट्र वरील महसूल अधिकार अधिलेख अधिनियम नोदवळा / अकार करणे व बुझितीत ठेवणे / विषय ११०१ भारतीय विषय ३१६ अर्ध ०]

गाव - साप्रणे (552101)
ULPIN 20711942753

तालुका - वाखा

जिल्हा - पाचघर

महसूल क्रमांक व उपविभाग 87/1



20711942753

पु.आरवा पडती:

भोववटादार वर्ग - 1

शेताचे स्थानिक नाव:

अंश, एकक व आकाराची	खाने क्र.	भोववटादाराचे नाव	अंश	आकार	चौख	पै.ना.	कुठे, खंय व इतर अधिकार
अंश नं. ६६ ४) मालमत्ता पत्रक अंश	६६	श्री. वैष्णव उद्योग प्रा. लि. तर्फे सापरोडर शेतांमि बघवत	०.३२.००	३.७४	०.०३.००	(४६३)	इतरांचे नाव व अंश
जिल्हा कर ०.३८.००							
मालमत्ता ०.०४.००							
उत्पादन कर अंश ०.३२.००							
४) मालमत्ता पत्रक अंश (मालमत्ता अंश)							
अंश (अ) ०.०३.००							
अंश (अ) ०.०३.००							
उत्पादन कर (अ-अ) ०.३६.४०							
मालमत्ता ३.७४							
कुठे किती किती							
आकाराची							

इतर अधिकार
इतर
सुनामुना खेळीपिक वारसाकारी बरोही कर्ती व बरोही अधिन (४६३)

अधिकार ईच्छार नाही

शेताचा वेगळा अंशक ६७२ व विभाग १६-०१-२०२०

अंश नं. ६६ (३) x ३८ x ४६३ x ६६३ x ००६ x ०४० x ०७२)

सूचना - या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शायकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र वरील महसूल अधिकार अधिलेख अधिनियम नोदवळा / अकार करणे व बुझितीत ठेवणे / विषय ११०१ भारतीय विषय ११]

गाव - साप्रणे (552101)
महसूल क्रमांक व उपविभाग 87/1

तालुका - वाखा

जिल्हा - पाचघर

वर्ष	ह्याच	खाने क्रमांक	पिकांचा तपशील				सापरोडरमाठी उपलब्ध नसलेली वर्गीत		शेरा
			पिकांचा प्रकार	पिकांचे नाव	उत्प. विधित	उत्प. विधित	उत्प. विधिताचे माध्यम	अंश	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
				दे.आर चौ.सी		दे.आर चौ.सी			दे.आर चौ.सी
२०२१-२२	वर्ष	६६						खेळीपिक शेरा	०.३६.४०



7/12 REVENUE EXTRACT – VILLAGE SAPRONDE

महाराष्ट्र शासन
महसूल विभाग
 गाव नमुना नंबर ७/१२ व ट ख, मालमत्ता पत्रक पाठने

अवकाश दिनांक: 17-10-2023

गाव नमुना सात (अधिकार अधिनेख पत्रक)
 [महाराष्ट्र नवीन महसूल अधिकार अधिनेख अधि नोदवही (उपार करणे व द्रुतिपतीत ठेवणे), विभव. १९७१ चावीत निभव ३५,६ अधि ७]

गाव - सापरोंडे (552101) गावसूत्रा - वाडा तालुका - पालघर
 ULPIN 10187581083 गट क्रमांक व उपविभाग - 88

प्र.शासना पदवी: **भोगवटादार वर्ग - 1** भोगवटे म्यानिंक नांव:

अर्थ, एकक व आकाराची	खाने क्र.	भोगवटादाराचे नांव	अंश	आकार	रो.ख	पो.का	हुक, खंड व इतर अधिकार
है.बा.र.पो.मी (अ) आकार व मालमत्ता 0.18.00 (ब) मालमत्ता 0.07.00 (क) नोदवही मालमत्ता 0.13.00 (द) नोदवही मालमत्ता 0.00.50 (इ) नोदवही मालमत्ता 0.00.50 (फ) नोदवही मालमत्ता 0.13.00 (ग) नोदवही मालमत्ता 1.27	55	श्री. वेणुब उजोप प्रा.शि. तर्फे सापरोंडेकर शोशिन मरुवात	0.18.00	1.37	0.00.50	(454)	हुकाने मात व हुक इतर अधिकार हुक हुक (1) महाराष्ट्र नोदवही मालमत्ता करी (454) अधिकार देणार नाही शेवटचा मालमत्ता आकार: 801 व दिनांक: 15-02-2020
हुक मालमत्ता (1 X 449 X 464 X 465 X 884 X 896 X 945 X 982)							संपूर्ण अधिकार विवृत


सूचना: या संकेतपत्रावर टांकितलेली फाटिली ही कोणाचाही सामकीच अवकाश देणारी व द्रुतिपतीत ठेवणारी वापरता येणार नाही.

गाव नमुना बारा (चिकाडी नोदवही)
 [महाराष्ट्र नवीन महसूल अधिकार अधिनेख अधि नोदवही (उपार करणे व द्रुतिपतीत ठेवणे), विभव. १९७१ चावीत निभव २९]


गाव - सापरोंडे (552101) गावसूत्रा - वाडा तालुका - पालघर
 गट क्रमांक व उपविभाग: 88

चिकाडीतील क्षेत्राचा तपशील								सारांश/सामकीची उपलब्ध नसलेली		अंश
वर्ग	हुकाने	खाने क्रमांक	चिकाडी अधिकार	चिकाडी नांव	जव. विविधित	उपलब्ध विविधित	जव. विविधित/साधने	मालमत्ता	अंश	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
2013-22	मरुव वर्ग	55			है.बा.र.पो.मी	है.बा.र.पो.मी				है.बा.र.पो.मी
							नोदवही मालमत्ता	8.1849		

7/12 REVENUE EXTRACT – VILLAGE SAPRONDE



महाराष्ट्र शासन
महसूल विभाग



गाव नमुना नंबर 14/92 व ट अ, मालमत्ता पत्रक पाहणे


प्रहवाल दिनांक 24-12-2023

गाव नमुना सात (अधिकार अधिलेख पत्रक)
 (महाराष्ट्र ग्रामीण महसूल अधिकार अधिलेख अधिनियम नोंदवह्या (उत्तर करणे व सुनिश्चित ठेवणे) विषय 1901 राष्ट्रीय नियम 3, 4 आणि 5)

गाव - साप्रोडे (552101)
ULPIN 13271331293

तासुका - वाळा
शट क्रमांक व उपविभाग 85/1

जिल्हा - पालघर



भू-दस्तावेजाचा प्रकार: **भोगवटदार वर्ष - 1**

भोताचे स्थानिक नंबर:

अंश, एकक व आकाराची	खाल क्र	भोगवटदारचे नाव	अंश	आकार	पा. ख	फ. र	कुल, खंड व इतर अधिकार
अंश नं. 55 अ) मालमत्ता पत्रक क्षेत्र क्रमांक 1.66.70	55	श्री. वैष्णव उद्योग प्रा. लि. वर्ये साप्रेन्डर सेटिंग मध्यवर्त	2.36.70	21.36	0.20.20	(532)	कुलाचे नाव व वर
अंश नं. 243 अ) मालमत्ता पत्रक क्षेत्र क्रमांक 1.66.70	243	सेदून हरीश पाटील	0.40.00	3.75		(821)	इतर अधिकार

मनामुना अंतर्गत कायदाही करेरी, कर्ती व कटीय अधिन (485
 अंश - महकरी सेक्यरी इकाय
 पुढे मनु बांधक मान्ना 0-40-00 अंशवट वचनचर व व साक्षात्पत्र
 नोबरा र. व. 200000 - (481)
 अंश - महकरी सेक्यरी इकाय
 नारे सेवा महकरी सेक्यरीचा र. व. 200000 - चा नोबरा (821)

अधिकारधार - नाही

वेळापत्रक नं. 981 व दिनांक 15-02-2020

सुचना - या अंतर्गत कायदा व अधिकारी माहिती ही अंतर्गत ही शासकीय अथवा कायदेभोर बाबींचाही बाधरता वेधार नाही

गाव नमुना बारा (पिकाची नोंदवही)
 (महाराष्ट्र ग्रामीण महसूल अधिकार अधिलेख अधिनियम नोंदवह्या (उत्तर करणे व सुनिश्चित ठेवणे) विषय 1901 राष्ट्रीय नियम 21)

गाव - साप्रोडे (552101)
शट क्रमांक व उपविभाग 85/1


तासुका - वाळा

जिल्हा - पालघर


पिकावारीतील अंशाचा वर्णनाम							मालमत्ता पत्रक नमूनेची		शेरा
वर्ष	हंगाम	खाल क्रमांक	पिकाचा प्रकार	पिकाचे नाव	अंश विघिन	अंश विघिन	अंश विघिन	वस्तुप	अंश
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
				हेअर जो सी		हेअर जो सी			हेअर जो सी
2023-24	हरीश	243	निर्भर	गाव		0.4000		गाव पत्र	2.4590



7/12 REVENUE EXTRACT – VILLAGE SAPRONDE



महाराष्ट्र शासन
महसूल विभाग



गाव नमुना नंबर 8/92 व ८ अ, मातमता पत्रक पाहणे

महाराष्ट्र नवीन महसूल बविकाय बविलेख कवधि नोंदवणु (उभार करणे व दुविवीत केवणे) विषय १९९१ चातीत विषय ३,१,१ कवि ७

गाव नमुना सात (अधिकार अविनेख पत्रक)

गाव - सापरोडे (552101) गावुका - वाडा विल्ला - पालधर

ULPIN 15218184316 गट क्रमांक व उपविभाग 89/2

अवकाश दिनांक 18/10/2023

भू-आरणा पध्दती		भोगवटादार वर्ष:-1		भेताचे म्यानिक माव :-			
अंश, एकक व आकारणी	खाने क्र.	भोगवटादारचे नांव	अंश	आकार	चौ ख.	पं. का.	भुज, खंड व भुतर अधिकार
भेताचे एकक अ) सापरोडे गाव क्षेत्र 0.16.60	56	श्री. वेण्णव उजोप प्र ति. वरुं शावरुंटर सेलवेन बववात	1.32.70	2.48	0.05.00	(469)	भुजणे गाव व इतर
विलयन आकार भुजणे गाव क्षेत्र 1.38.10	219	प्रकाश पानुंण पाटील	0.20.00	0.37		(438)	इतर अविना इतर
भुजणे गाव क्षेत्र अ) गाव-आरणा क्षेत्र (सापरोडे अविना)							<p>बववाणुंण खेळोपिक बारावाकरी छरेदी (469)</p> <p>इतर</p> <p>बववाणुंण खेळोपिक बारावाकरी छरेदी (469)</p> <p>अंश - भुजणे गाव व इतर</p> <p>दिवसक 26-12-2023 रोमी कारे सेवा बटुवारी जोडावटी ति. वा प्रकाश पानुंण पाटील पांचा नावे रु. 500000/- वा एकवेवा इकार केजा. (1072)</p> <p>प्रविवि वेवचार - नाही</p> <p>भेताका वेवकाश क्रमांक 1072 व दिनांक 09/06/2023</p>
वर्ग (अ) वर्ग (ब) वर्ग (ग) वर्ग (घ) वर्ग (च) वर्ग (ज) वर्ग (ड) वर्ग (ध) वर्ग (ढ) वर्ग (ण) वर्ग (त)							
<p>इतर वेवकाश क्र. (3 X 39 X 228 X 438 X 456 X 469 X 680 X 901 X 968 X 972)</p> <p>मुचला - वा मंगेलायकावर दुशेविकेची माहिती ही कोषापाही शासकीय अथवा शावरुंटेरी आरुंवेणी वापरता वेणार नाही</p>							दिवसक 26-12-2023 रोमी कारे सेवा बटुवारी जोडावटी ति. वा प्रकाश पानुंण पाटील पांचा नावे रु. 500000/- वा एकवेवा इकार केजा. (1072)

गाव नमुना बारा (पिकांची नोंदवणी)

महाराष्ट्र नवीन महसूल बविकाय बविलेख कवि नोंदवणु (उभार करणे व दुविवीत केवणे) विषय १९९१ चातीत विषय २१।

गाव - सापरोडे (552101) गावुका - वाडा विल्ला - पालधर

गट क्रमांक व उपविभाग 89/2

		विकाखालील अविना वपरीत					आगत वीकाठी उपपन्न मन्वला वपीन		अंतर
वर्ष	वेवकाश	खाना क्रमांक	विकाख आकार	विकाख नाव	अवकाश वेविवित	अवकाश वेविवित	अवकाश वेविवित	अवकाश वेविवित	अंतर
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
				इ. बारा ली. सी		इ. बारा ली. सी		इ. बारा ली. सी	
2021-22	इटीए	शरुं वारुं	निरुंके	पात		0.2000		भेळोपिक क्षेत्र पात	2.3530
	इपुं वरुं	शरुं वारुं							

7/12 REVENUE EXTRACT – VILLAGE USAR



महाराष्ट्र शासन
महसूल विभाग

मास नमुना नंबर ७/१२ व ८ व, मालमता पत्रक घालणे

अहवाल दिनांक: 12.10.2023


गाव नमुना घाट (अधिकार अभिलेख पत्रक)

(महाराष्ट्र ग्रामीण वस्तुन अधिकार अभिलेख रजिस्ट्रार नोंदवद्धा) उपार वरचे व सुविधीत ठेवणे. निषेध: १९७१ भारतीय निषेध ३२, १ धावि ६)

गाव - उसर (552103)
ULPIN 23685407708

तासुका - वाडा
गट क्रमांक व उपविभाग : 293/1/1

जिल्हा - पालघर



पु-कारणा परतले: **भोगबटादार बयं - 2**

आय, एकक व अधिकारचा	खाली क्र.	भांगबटादाराने नोंद	आय	आकार	पो.ख.	पे.पा.	दुसरे, तिसरे व इतर अधिकार	
दे.कार जो सी 1.39.00 3.39.00 0.20.00 0.20.00 3.39.00 13.39	124	बबन राम बापडे आंजावाडी श्रीधर राठीस माळवी परब बापड प्रफिना प्रेमनाथ जोडार दाकिनी कल्लारकर तुलेते -बबन-राम-बापडे विद्या विनायक बापुत नितीन बबन बापडे तपस्वी बबन बापडे बबन बबन बापडे भगोज बापड बापडे -बबन-राम-बापडे -बबन-राम-बापडे -बबन-राम-बापडे भगोज ताराबेन बापडे दूषेक ताराबेन बापडे पंज ताराबेन बापडे -सनाबाई-दमाशेन-बापडे -शाबाईक जोड-	0.10.00	0.20			1239 1239 1239 1239 1486 1486 1486 1486 1486 1486 1790 1790 1790 1801 1801 1801 1801 1801 1801 1801 1801 1801 1844 1844 1844 1844	दुसरे व इतर हण अधिकार महान प्रधिकारीक पूर्व मालमता किराने मालमता वरी. - दुसरे व इतर गण अर्थ (52) हण नि. स. प्र. दु. डा. क्र. 43 प्रमाणे (1) हण क्षेत्र 0-14-0 रजवावाडी ग्रामीण सहाय्यता सौक्ष्णिक कारणावाडीय वापरपैची लव्हे १ व 3 फेब्रुवारी 1994 चे राज्यपाल नमूद वटी व वरील वरिण (741) हण क्षेत्र 0-18-0 वरील सहाय्यता सौक्ष्णिक कारणावाडीय वापरपैची लव्हे 2 व 3 फेब्रुवारी 1994 चे राज्यपाल नमूद वटी व वरील वरिण (749) (कलम) 153 [विश्व-विषय-दिल्ली-स-1200-स-कोष-153] हण बबन राम बापडे व इतर साने क्षेत्र 3-14-0 दे.कार - सर्व निविद व्यवहारीक वटी व वटी 1 वे 9 ला ग्रामीण (1853)
	148	सा. दे. मंगल विधाविनि प्रो. दिपु देवेद कोटगी	0.10.00	0.20			749 749	
	149	श्रीविष्णव उजोन प्रा. जि. सर्वे शापदेवदर शेरविष बघवात	0.14.00	0.55			741 741	

पुणे मालमता क्र. (1 व 62 व 289 व 415 व 705 व 743 व 1229 व 1484 व 1486 व 1554 व 1808)

मुचना : या मालमतावाक्य उर्वरितेजी माहिती ही कोणत्याही शासकीय प्रवका कापडेवरील यावीवाडी वापरता वेगार नाही

गाव नमुना वादा (विकासी नोंदवणी)

(महाराष्ट्र ग्रामीण वस्तुन अधिकार अभिलेख रजिस्ट्रार नोंदवद्धा) उपार वरचे व सुविधीत ठेवणे. निषेध: १९७१ भारतीय निषेध २२।

गाव - उसर (552103)
गट क्रमांक व उपविभाग : 293/1/1

तासुका - वाडा

जिल्हा - पालघर

विकासातील क्षेत्राचा तपशील								गावबडीवाडी उपलब्ध नमावणी		अंदा
वर्ष	हेगाव	खाला क्रमांक	विकासा प्रकार	विकासा मांड	जव विविध	अजव विविध	जव विविधाने	जवदान	अंदा	अंदा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
2023-24	वरीय	124*	निर्विक	पाव	दे.कार जो सी	दे.कार जो सी	3.1486		दे.कार जो सी	

7/12 REVENUE EXTRACT – VILLAGE USAR



महाराष्ट्र शासन
महसूल विभाग



गाव नमुना नंबर ४/१२ व ८ अ, माळमता पत्रक पाहणे

उत्पन्न दिनांक 12-10-2023

गाव नमुना गाव (अधिकार बंधितलेख पत्रक)
(महाराष्ट्र ग्रामीण महसूल अधिकार बंधितलेख बंधि नोव्हडला । उभार करणे व दुर्गितीत ठेवणे) निचम. १ (१०) प्राचीन निचम ३.१.१ (अधिसूचि)

गाव - **उसर (552103)** गाव नमुना - **वाढा** तालुका - **पासघर**
ULPIN 24344807017 गाव प्रमाणिक व पुनर्विमापन - 295

स. शासनाचा पत्रकी : **भोगवटादार बर्ग ।** मालाचे स्थानिक नाव

शेती, पत्रक व आकाराची	खाने क्र.	भोगवटादाराचे नाव	शेत	आकार	पो. व	पो. ना	सुट, खंड व इतर अर्थीकार
शेत/पत्रक नं. १ हे. ख. पो. वी	160	नामस्वेल कान्हेल्ल-प्राचीन				(167)	सुट/शेत नं. ३ अ
वि. शासनाचा पत्रकी	149	श्रीरक्षित महाराज				(834)	हस्त अर्थीकार
उत्पन्न ०.49.00		श्रीरक्षित महाराज	0.22.00	0.22		(834)	सुट/शेत
उत्पन्न नं. पो. वी	164	शंकर नाथराव प्रा. शि. बर्गे शास्त्रेदार	0.13.00	0.07		(966)	सुट/शेत (1)
उत्पन्न नं. पो. वी	163	शंकर नाथराव प्रा. शि. बर्गे शास्त्रेदार	0.14.00	0.07		(167)	सुट/शेत
उत्पन्न नं. पो. वी							श्री. शे. ०-12-० रावणवाडी वरील कन्याकुला शेतीविक्रय कारणासाठी बांधण्याची बाहे. 1 व 3 फेब्रुवारी 1994 चे राजपत्रानुसार नमुद घडी व शाहीना बंधि (834)
							श्री. शे. ०-13-० वरील कन्याकुला शेतीविक्रय कारणासाठी बांधण्याची बाहे. 1 व 3 फेब्रुवारी 1994 चे राजपत्रानुसार नमुद घडी व शाहीना बंधि (866) (सुट/शेत) 1491 (निचम व कुला-क-अ-इ-सुट/शेत) 1491
							अर्थीकार घेण्यात नाही
							संपन्न नोंदना क्रमांक : 1637 व दिनांक : 26-06-2017

शेत नोंदना क्र. (2 व 100 व ४75 व 700 व 862 व 1466 व 1491) शेत नोंदनी सुट/शेत नं.

सूचना : या संपन्न नोंदनावर अर्थीकारिता माहिती ही कोणत्याही शासकीय अथवा कारभारी बांधणीसाठी वापरता येणार नाही

गाव नमुना बारा (पिकांची नोंदवरी)
(महाराष्ट्र ग्रामीण महसूल अधिकार बंधितलेख बंधि नोव्हडला । उभार करणे व दुर्गितीत ठेवणे) निचम. १ (१०) प्राचीन निचम ३.१.१


गाव - **उसर (552103)** गाव नमुना - **वाढा** तालुका - **पासघर**
गाव प्रमाणिक व पुनर्विमापन - 295

पिकावारीतील शेताचा तपशील							बागावडीसाठी उपलब्ध नोंदवारी		शे. नं.
बर्ग	हंगाम	खाना क्रमांक	पिकाचा प्रकार	पिकाचे नाव	पत्रक विंचित	उत्पन्न विंचित	पत्रक विंचिताचे माध्यम	उत्पन्न	शे. नं.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
					हे. ख. पो. वी	हे. ख. पो. वी		हे. ख. पो. वी	
2023-24	फरीन	387	पिठोळ	भाद		०.1400			

टीप : * बांधणीची नोंद नोंदवारीतून अर्थीकारिता घेणे आवश्यक आहे


सूचना : या संपन्न नोंदनावर अर्थीकारिता माहिती ही कोणत्याही शासकीय अथवा कारभारी बांधणीसाठी वापरता येणार नाही

7/12 REVENUE EXTRACT – VILLAGE USAR



महाराष्ट्र शासन
महसूल विभाग

गाव नमुना नंबर ६४/१२ व ८ अ, मालमत्ता धनक गावणे




प्रकाशन दिनांक: 29-04-2023

गाव नमुना सारा (अधिकार अभिलेख पत्रक)
 [यद्वा राष्ट्र जमीन मद्दत बहिष्कार अभिलेख आणि नोंदवह्या; तयार करणे व सुविधीत ठेवणे] विषय: [९७१ गावील विषय ३,५,१ आणि ७]

गाव - **उसर (552103)**
ULPIN - 18090266748

गावठाका - **वाडा**

जिल्हा - **पालघर**



पु. शासनाचा पत्रवही - **भोमवटदार बर्वे - 2**

क्र. सं.	वर्ग	अधिकार	क्षेत्र	आकार	रा. मूल्य	अ. मूल्य	अ. मूल्य	अ. मूल्य	अ. मूल्य
36	अवकाश-वाले-मालीक	अवकाश वाडू तुपले	0.0020	0.55	0.0000	(1647)			
		भारती मजबान ठाकरे				(1647)			
		सोपिका मजबान पाटील				(1647)			
		— शासकीय क्षेत्र —				(1647)			
349	श्रीवैद्यक मजबान	श्रीवैद्यक मजबान या दि. ३०/०१/१९६२	0.0200	0.17		(740)			
360	अवकाश मजबान पाटील		0.3100	2.50		(1240)			
370	मुसावर नाशिक मारपटा		0.2000	1.60		(807)			
377	मालमत्ता नाशिक मारपटा		0.2000	1.60		(808)			

सर्व विषयक [1 x 6 x 302 x 612 x 532 x 552 x 1400 x 1600]

मुचमला या मालमत्ताधारक प्रत्येकीची माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरता येणार नाही.

गाव नमुना सारा (पिकाची नोंदवह्या)
 [यद्वा राष्ट्र जमीन मद्दत बहिष्कार अभिलेख आणि नोंदवह्या; तयार करणे व सुविधीत ठेवणे] विषय: [९७१ गावील विषय ३,५]

गाव - **उसर (552103)**

गावठाका - **वाडा**

जिल्हा - **पालघर**

वर्ष	हंगाम	पिकाचे प्रकार	पिकाचा प्रकार	पिकाचा नाव	एकक	एकक	एकक	एकक	एकक
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
2022-23	श्रीवैद्यक	श्रीवैद्यक	श्रीवैद्यक	श्रीवैद्यक	एकक	श्रीवैद्यक	एकक	श्रीवैद्यक	एकक
	श्रीवैद्यक	श्रीवैद्यक	श्रीवैद्यक	श्रीवैद्यक	एकक	श्रीवैद्यक	एकक	श्रीवैद्यक	एकक
2023-24	श्रीवैद्यक	श्रीवैद्यक	श्रीवैद्यक	श्रीवैद्यक	एकक	श्रीवैद्यक	एकक	श्रीवैद्यक	एकक



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