

Ref No. Aug - 20 - 002

To,
The Branch Manager
State Bank of India,
Branch: - Fort, Sir P.M. Road
Mumbai

Date: 23/07/2020

Subject : Report on Valuation of Immovable property for Bank's Purpose.**Client Name : M/s. Maxheal Pharmaceuticals (India) Ltd.**

Dear Sir/ Madam,

Please find enclosed herewith the Valuation Report for your perusal.

Property Address : Property i.e Industrial Plot Along with Construction Situated on plot no.J-7, MIDC,
Tarapur Industrial Area, Tal. & District- Palghar.

Different Values of the Property:

Sr. No.	Particulars	Valuation Amt in Rs.
1	Fair Market Value (FMV)	Rs. 12, 37, 63,000.00
2	Realizable Value (90% of FMV)	Rs 11,13,86,700.00
3	Forced Sale Value (75% of FMV)	Rs. 9,28,22,250.00
4	Insurable Value	Rs. 6,72,13,280.00
5	Guideline Value	Rs. 8, 62, 22,080.00

This report contains 1 to 18 pages including site photographs.

Joshi Consultants
Authorised Signatory**Shrikant V. Joshi**B.E.(Civil), M.Val (R.E.), MIE, FIV, FIIBE, MICA
Govt. Registered Valuer & Chartered Engineer

To,
 State Bank of India,
 Branch: Fort, Sir P.M. Road
 Mumbai.

Date: 23/07/2020

VALUATION REPORT (IN RESPECT OF LAND / SITE)

(To be filled in by the Approved Valuer)

I. GENERAL			
1.	Purpose for which the valuation is made		To estimate different values of the property for Bank loan Purpose
2.	a) Date of inspection	:	22/07/2020
	b) Date on which the valuation is made	:	23/07/2020
3.	List of documents produced for perusal		1) Copy of Lease Deed Vide No.965/2003 SRO- Palghar between M/s. Monotex Pvt Ltd & M/s. Ally Pharma option Pvt Ltd. & MIDC . 2) Copy of building sanction plan no. IFMS/DE/SPA/TRP/B-52566/ Dated 28/04/2017 3) Copy of B.C.C & DCC Dated 28/04/2017 4) Copy of Letter from MIDC Dated 17/011/2017 for Name scheme of Amalgamated
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) Intended Purchaser	:	M/s. Maxheal Pharmaceuticals (India) Ltd.
5.	Brief description of the property (Including leasehold/freehold etc)	:	Leasehold for 95 years
6.	Location of property		
	a) Plot No. / Survey No.	:	J-7
	b) Door No.	:	--
	c) T. S. No. / Village	:	Tarapur Industrial Area
	d) Ward / Taluka	:	Palghar
e) Mandal / District	:	Palghar	
7.	Postal address of the property		
8.	City / Town	:	Tarapur MIDC Area



	Residential Area	:	No
	Commercial Area	:	No
	Industrial Area	:	Yes
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban Area
10	Coming under Corporation limit / Village Panchayat / Municipality	:	MIDC
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	Not Applicable
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	No
13	Boundaries of the property	:	As per the Deed
	North	:	Estate Road
	South	:	Plot no.J-1/1
	East	:	Plot No. J-6
	West	:	Plot No. J-8
14.1	Dimensions of the site	:	Land Area : 7540.00 Sqmt
14.2	Latitude, Longitude and Coordinates of the site	:	
15	Extent of the site	:	Land Area Considered for Valuation : 7540.00 Sqmt.
16	Extent of the site considered for valuation	:	Plot Area Considered for Valuation : 7540.00 Sqmt
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Occupied by Owner
II. CHARACTERISTICS OF THE SITE			
1.	Classification of locality		Tarapur MIDC
2.	Development of surrounding areas		Adjoining Industrial Area
3.	Possibility of frequent flooding / sub-merging		Not Observed
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.		All Civic Amenities nearby 3 to 5 km
5.	Level of land with topographical conditions		Plain
6.	Shape of land		Rectangular Shape

7.	Type of use to which it can be put	Industrial
8.	Any usage restriction	To be used for Industrial
9.	Is plot in town planning approved layout?	No
10.	Corner plot or intermittent plot?	intermittent Plot
11.	Road facilities	Available
12.	Type of road available at present	Tar Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	below than 20 ft. road
14.	Is it a land – locked land?	No
15.	Water potentiality	Water Supply Available
16.	Underground sewerage system	Available
17.	Is power supply available at the site?	Power Supply Available
18.	Advantage of the site	
	1.	Nothing Specific
19.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	Not observed during site inspection
Part – A (Valuation of land)		
1.	Size of plot	Plot Area Considered for Valuation : 7540.00 Sqmt
2.	Total extent of the plot	Plot Area Considered for Valuation : 7540.00 Sqmt
3.	Prevailing market rate (Along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)	Market Rate in the Surrounding Area about Rs. 7000/- to Rs. 10000/- per sqmt for NA Land
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Rs. 2720.00/- per sqm for Land
5.	Assessed / adopted rate of valuation	Rs. 7500.00 Per Sqmt
Valuation Considerations: <ol style="list-style-type: none"> Basis of Valuation: While adopting rate we have considered surrounding Area Development, specification of the Property, Market rate enquiry, ready reckoner rate etc. As the rate adopted for valuation is more than 20% of Ready Reckoner Rate, we have attached Sale instance to justify the rate adopted for valuation. 		
6.	Estimated value of land	Area in sqmt x Rate adopted per sqmt 7540 X 7500.00/- per sqmt Rs. 5,65,50,000.00

Part - B (Valuation of Building)		
1.	Technical details of the building	
a)	Type of Building (Residential / Commercial / Industrial)	Proposed Industrial
b)	Type of construction (Load bearing / RCC / Steel Framed)	RCC Framed industrial Structure
c)	Year of construction	Year 2017 as per BCC
d)	Number of floors and height of each floor including basement, if any	Ground +1 st floor Storied Structure
e)	Plinth area floor-wise	2239.64
f)	Condition of the building	
	i) Exterior - Excellent, Good, Normal, Poor	Good
	ii) Inferior - Excellent, Good, Normal, Poor	Good
g)	Date of issue and validity of layout of approved map / plan	Building sanction plan no. IFMS/DE/SPA/TRP/B-52566/ Dated 28/04/2017
h)	Approved map / plan issuing authority	MIDC
i)	Whether genuineness or authenticity of approved map / plan is verified	Yes
j)	Any other comments by our empanelled valuers on authentic of approved plan	No

Specifications of construction (floor-wise) in respect of

S. No.	Description	Proposed Ground Floors
1.	Foundation	RCC frame industrial Structure
2.	Basement	RCC
3.	Superstructure	RCC
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Ground + 1st floor structure, RCC column & footings, B.B. masonry walls, Neeru finish plaster, Sand faced plaster, Industrial Trimix Flooring, RCC slab roofing, OBD Paint for Internally & Cement Paint Externally, Concealed Electrification, Wooded Door etc.
5.	RCC works	Completed



S. No.	Description	Proposed Ground Floors
6.	Plastering	Completed
7.	Flooring, Skirting, dadoing	Trimix Flooring
8.	Special finish as marble, granite, wooden panelling, grills, etc	Wooden
9.	Roofing including weather proof course	RCC roofing
10.	Drainage	Yes
2.	Compound wall	: Yes
	Height	: 5 feet
	Length	-
	Type of construction	RCC
3.	Electrical installation	
	Type of wiring	: Industrial wiring
	Class of fittings (superior / ordinary / poor)	: Ordinary
	Number of light points	: Provided
	Fan points	: --
	Spare plug points	: --
	Any other item	No
4.	Plumbing installation	
	a) No. of water closets and their type	: Yes
	b) No. of wash basins	: Yes
	c) No. of urinals	: Provided
	d) No. of bath tubs	: Provided
	e) Water meter, taps, etc.	: Yes
	f) Any other fixtures	: No



9.1 Depreciated replacement Cost Calculations:

Sr. No.	Particular	Area	Depreciated replacement cost	Value
1	Plinth/Ground Floor Area/1 st floor Area	4107.08	16000.00	65713280.00
2	Plot development,	Lump sum		1500000.00

Compound Wall, M.S. Gate. Etc.		
Total value		Rs. 6,72,13,280.00

9. 2 Ready Reckoner/ Govt. Value Calculations:

1) Plot Area of the property: 7540.00 sqmt.

2) Rate as per Ready Reckoner : Rs. 2720 per Sqm

3) Value Of plot = Area in Sqm X Guideline Rate per Sqm

$$= 7540 \times 2720 = \text{Rs. } 2,05,08,800.00$$

= Land Value + Construction Cost

4) Guideline Value = Rs. 20508800.00 + Rs. 6, 57, 13,280.00

$$= \text{Rs. } 8, 62, 22,080.00$$



Part C- (Extra Items)

(Amount in Rs.)

1.	Portico	:	--
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	:	Not Applicable
2.	Glazed tiles	:	Not Applicable
3.	Extra sinks and bath tub	:	Not Applicable
4.	Marble / ceramic tiles flooring	:	Not Applicable
5.	Interior decorations	:	Not Applicable
6.	Architectural elevation works	:	Not Applicable

7.	Paneling works	:	Not Applicable
8.	Aluminum works	:	Not Applicable
9.	Aluminum hand rails	:	Not Applicable
10.	False ceiling	:	Not Applicable
	Total		-----

Part E- (Miscellaneous)

(Amount in Rs.)

1.	Separate toilet room	:	Not Applicable
2.	Separate lumber room	:	Not Applicable
3.	Separate water tank/ sump	:	Not Applicable
4.	Trees, gardening	:	Not Applicable
	Total		-----

Part F- (Services)

(Amount in Rs.)

1.	Water supply arrangements	:	Not Applicable
2.	Drainage arrangements	:	Not Applicable
3.	Compound wall	:	Available
4.	C. B. deposits, fittings etc.	:	Not Applicable
5.	Pavement	:	Not Applicable
	Total	:	---

Total abstract of the entire property

Part- A	Land		Rs. 5,65,50,000.00
Part- B	Construction	:	Rs. 6,72,13,280.00
Part- C	Extra Items	:	--
Part- D	Amenities	:	----
Part- E	Miscellaneous	:	----
Part- F	Services	:	----
	Total	:	Rs. 12,37,63,280.00 Say Rs. 12,37,63,000.00

(Valuation: Land has been valued by Sales Comparison Method, i.e. Market Approach Method)



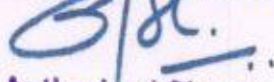
As a result of my appraisal and analysis, it is my considered opinion that the present **Fair market value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 12, 37, 63,000.00/-(Rupees Twelve Crore Thirty Seven Lakh Sixty Three Thousand Only.)** The Realizable value of the above property as of **Rs 11, 13, 86,700.00** (Rupees Eleven Crore Thirteen Lakh Eighty Six Thousand Seven Hundred Only) and the Distress value **Rs. 9, 28, 22,250.00** (Rupees Nine Crore Twenty Eight Lakh Twenty Two Thousand Two Hundred Fifty Only).

Place: Mumbai

Date: 23/07/2020

Signature

For Joshi Consultants



Authorised Signatory

Shrikant V. Joshi

B.E.(Civil), M.Val(R.E.), MIE, FIV, FIIBE, MICA

Govt. Registered Valuer & Chartered Engineer



The undersigned has inspected the property detailed in the Valuation Report dated 09/03/2020. We are satisfied that the fair and reasonable market value of the property is **Rs. 12, 37, 63,000.00/-(Rupees Twelve Crore Thirty Seven Lakh Sixty Three Thousand Only.)**

Signature

(Name of the Branch Manager with Official seal)


Date: 23/07/2020

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, who is also a 'valuer', has inspected the subject property as per the date mentioned in report.
- vi. I am a registered Valuer under Section 34A 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.
- x. This value does not include Stamp Duty, Registration or any other Governmental and Incidental expenses or brokerage charges etc.
- xi. Value varies with the purpose and date. This report is not to be referred if the purpose is anything other than mentioned in the report.
- xii. If any financial assistance is sought producing this property as security, the concerned Financial Institution is requested to verify the extent shown in this valuation Report with respect to the latest legal opinion.
- xiii. The ownership and land boundaries are considered on the basis of documents and information provided by the party.
- xiv. The valuation is subject to clear and marketable title and adequacy of engineering design.
- xv. The valuation report will remain valid only for the purpose for which it is made.
- xvi. Emphasis of this report is on the value of property and not on the area measurement or title verification of the property.
- xvii. The legal aspects of the property have not been verified by us.

For Joshi Consultants,



Authorised Signatory

Shrikant V. Joshi

**B.E.(Civil), M.Val(R.E.), MIE, FIV, FIIBE, MICA
Govt. Registered Valuer & Chartered Engineer**

Approved Valuer : F – 10269

Chartered Engineer: M / 119522/ 5

Registration No : CAT-I 689 of 2003-04

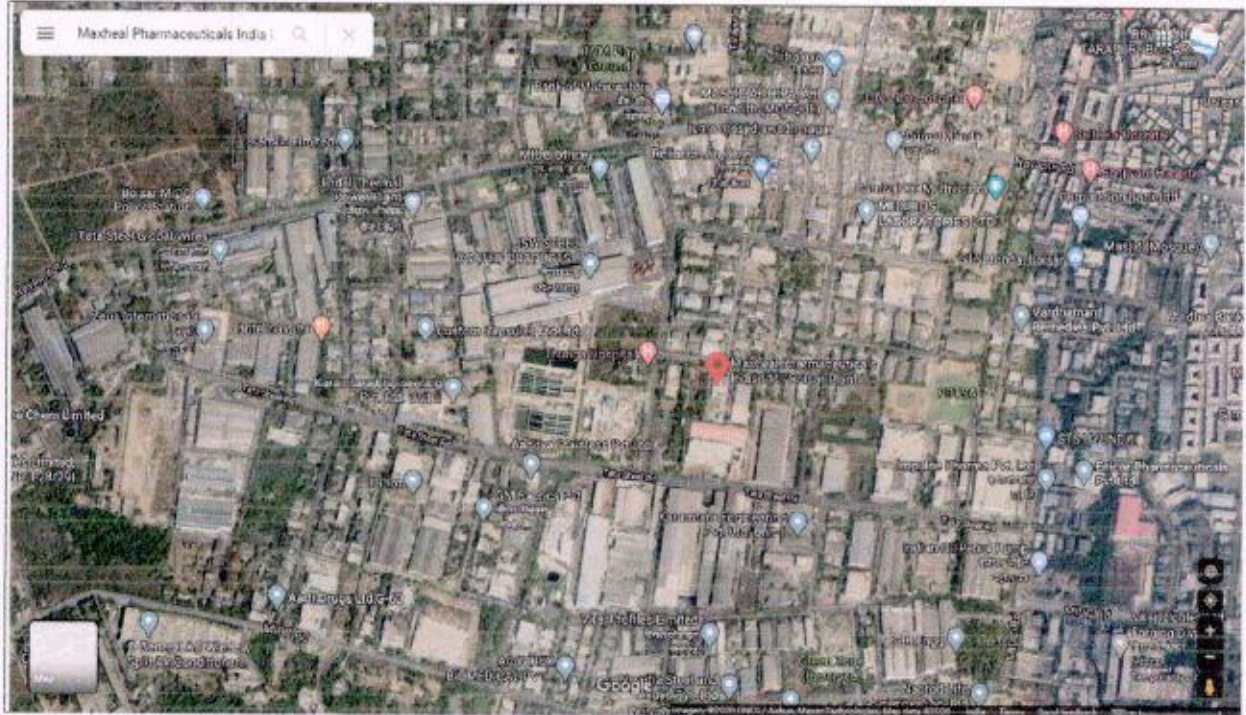
Central Board of Direct Taxes




Place: Mumbai

Date: 23/07/2020

Google Location Map: 19°47'33.8"N 72°44'44.8"E



Ready Reckoner : Rate Rs.2720 per Sqmt for NA Land




Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
सर्व शिफटीय मुद्रीत कावेलापर्यंत सन २०१५-२० सालीचे दर कायम ठेवण्यात आलेले आहेत.
बाजारमूल्य दर पावक

Home	Valuation Rules	User Manual	Class	Feedback
Year: 20192020	Annual Statement of Rates			Language: English
Selected District: महाराष्ट्र	Select Tahsila: रायगड	Select Village: सरावली	Vibhag Number: 6	
Assessment Type	Assessment Range	Rate (Rs.)	Unit	
निर्यात क्षेत्र सविक	0-1.25	1900200	इंचर	
निर्यात क्षेत्र सविक	1.25-2.50	1802800	इंचर	
निर्यात क्षेत्र सविक	2.51-5.00	2022800	इंचर	
निर्यात क्षेत्र सविक	5.01-7.50	2082100	इंचर	
निर्यात क्षेत्र सविक	7.51-10.00	2188000	इंचर	
निर्यात क्षेत्र सविक	10.01-12.50	2198000	इंचर	
निर्यात क्षेत्र सविक	12.51-आपूढे	2059500	इंचर	
निवासी जमीनपुढे	0-0.00	2720	चौ. मीटर	
			1 2 3 4	

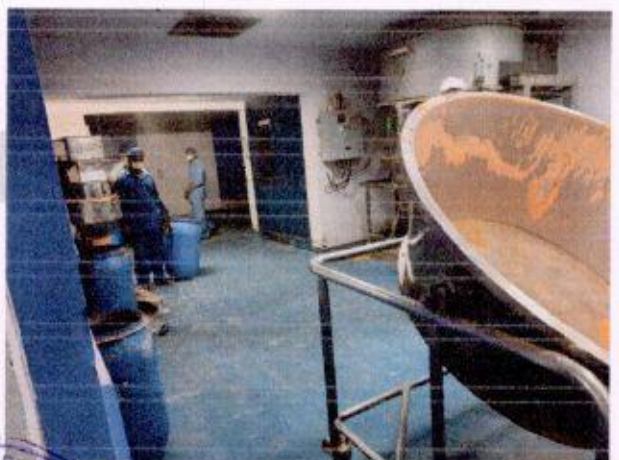


Shrikant Joshi
B.E. (Civil) M.Val. (R.E.)
MIE, P.N., P.Q.E., M.C.A.
Chartered Engineer
CATI-689703-04

Site Photographs as on date of site visit:



GO. VALUER
Joshi Consultants
B.E. (Civil) B.A. (Hons.)
M.E. (Tech) P.Eng. (MCA)
Chartered Engineer
CATIA-689/M/134



DOCUMENTS

7/30/2020

Online Document Search.....Department of Registration and Stamps

96584

30-07-2020

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

सूची क्र.2

दुय्यम निबंधक : पालघर

दस्त क्रमांक : 965/2003

नोंदणी :

Regn.63m

गावाचे नाव : सरावली (प्रभाव क्षेत्र)

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मीबदला	रु.3940000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 9730000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव-इतर वर्णन : एम.आय.डी.सी. तारापूर येथील औद्योगिक प्लॉट (95 वर्षांचा भाडेपट्टा)
(5) क्षेत्रफळ	7540 चौ.मि.पैकी बांधकाम 786.42 चौ.मि.
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मे. मोनोटॅक्स प्रा.लि.चे डायरेक्टर श्री. उपेंद्र माणिकलाल घिया वय:-55पत्ता.-टपिन कोड:-मु.नं. ९२पिन नं:- 2): नाव:-मे. अलाय फार्मा, ऑप्शन प्रा.लि.चे डायरेक्टर श्री. जगदीश हरीलाल पारेस वय:-49पत्ता:-२०२पिन कोड:- मु.नं. ९२पिन नं:-
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:- एम.आय.डी.सी.चे रिजिनल ऑफिसर श्री. आर.एस.काटकर - - वय:-पत्ता:-पिन कोड:-पिन नं:-
(9) दस्तावेज करून दिल्याचा दिनांक	12/05/2003
(10) दस्ता नोंदणी केल्याचा दिनांक	12/05/2003
(11) अनुक्रमांक, खंड व पृष्ठ	965/2003
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	291940
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	-



BUILDING COMPLETION CERTIFICATE



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

BUILDING COMPLETION CERTIFICATE

This is to certify that M/s. ALLY PHARMA OPTIONS PVT. LTD., Plot No. J-7 in MIDC Tarapur Industrial Area has completed the Factory Building work on the above said plot accordance with the building plans approved vide letter No. IFMS/DE/SPA/TRP/B-29502, Dt. 02/05/2014 through the Licensed Architect Shri Ashok Dange, Reg. No. CA/76/3063.

Details of units constructed are as given below.

1. Name of allottee : M/s. ALLY PHARMA OPTIONS PVT. LTD.,
2. Plot No. : Plot No. J-7
3. Plot Area in Sqm. : 7540.00 Sq. Mtr.
4. Date of Lease Agreement : 08/05/2003
5. Transfer of Plot : 21/02/2003
6. Approval of Plans : **BUILT UP AREA IN SQ.M.**


Sr.	Description of Plan Approval/BCC	Base/ Stilt (Fee) Area in m ²	Plinth/ Gr. Floor Area in m ²	Lot/ Mezz/ Floor Area in m ²	1 st floor Area in m ²	2 nd floor Area in m ²	3 rd floor Sq. Mtr in m ²	Addl Area in m ²	Total Built up area in m ²
A.	BCC issued to Plot No. J-7 vide letter No. <u>DE/ID/TRP/1044</u> of 1998 dt. 27/05/99.	---	645.84	---	140.58	---	---	---	786.42
B.	Demolition Permission vide letter No. <u>DE/MIDC/TRP/IFMS/B-29502</u> dt. 28/04/2014.	---	(-645.84)	---	(-140.58)	---	---	---	(-1786.42)
C.	Plan approved to Plot No. J-7 vide letter No. <u>IFMS/DE/SPA/TRP/B-29502</u> , Dt. 02/05/2014	---	2239.64	---	1867.44	---	---	---	4107.08
D.	Grand Total	---	2239.64	---	1867.44	---	---	---	4107.08
E.	GRAND TOTAL...	4107.08 Sq.Mtr							

7. Position of construction on site as on 18/04/2017
 - a) Built-up Area Completed in all respects = 4107.08 m²
 - b) Area under construction = Nil



Name Amalgamated

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)
Regional Office, MIDC, Thane Region-1, Office Complex Building, 1st Floor,
Near West Estate District Check Area, Thane-401 604


MIDC

BY RPAD
NO.MIDC/ROT-1/TRP/J-7/3630

To,
M/s. Ally Pharma Options Pvt. Ltd.,
301, Maxheal House,
Plot No. 109, Old, Ayyappa Temple,
Off Link Road, Bangur Nagar,
Goregaon (W), Mumbai-400 090.

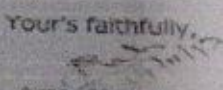
Date :- 17 NOV 2017


Sub :- Tarapur Industrial Area ... Plot No. J-7
Amalgamation of Co. through Non. Court order

Ref :- 1) letter dated 11/09/2017 & 27/09/2017 from
M/s. Maxheal Pharmaceuticals India Ltd.
2) This office letter No. 3234., dated 16/10/2017
3) letter dated 14/11/2017 from M/s. Maxheal
Pharmaceuticals India Ltd.

Sr,
Since you have paid Rs. 20,93,900/- (Rupees Twenty Lakhs Ninety Three Thousand
Nine Hundred only) vide D.R.No.003700 dated 14/11/2017, towards towards Differential
Premium, the Corporation has taken a note of the Scheme of Amalgamation of Company
between M/s. Ally Pharma Options Pvt. Ltd. with M/s. Maxheal Pharmaceuticals
India Ltd., pursuant to orders from Hon. High Court Bombay dated 09/12/2016 in respect
of Plot No. J-7, MIDC, Tarapur Industrial Area and now the subject plot stand in the name
of M/s. Maxheal Pharmaceuticals India Ltd.

Thanking you,


Your's faithfully,
Area Manager,
MIDC, THANE-1.



Copy with Compliance to,
• M/s. Maxheal Pharmaceuticals India Ltd., 301, Maxheal House, Bangur Nagar,
Goregaon (W), Mumbai-400 090
• Copy f.w.cs. to The Deputy Engineer & SPA, MIDC, Drainage Sub Dn., Tarapur
• Copy f.w.cs. to The Deputy Engineer, Maintenance Sub Division, Tarapur
• Copy to Guard file



Sale Instance

Total consideration = Rs. 22500000.00, Plot Area = 2100.00 Sqm. Construction Area = 473.85
Cost Construction = 473.85 X Rs. 16000.00 = 7581600.00, Rs. 22500000 - Rs. 7581600 = Rs. 14918400.00
Rate Arrived Rs. 14918400/2100.00 = **Rs. 7104.00 per Sqm.**

7/30/2020		https://freesearchignrservice.maharashtra.gov.in/sarita/html/ReportSuchiKramank2_RegLive.aspx	
5771542	सूची क्र.2	दुयम निबंधक : दु.नि.पालघर-2	
30-07-2020		दस्त क्रमांक : 5771/2019	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी :	
		Regn:63m	
गावाचे नाव : सरावली (प्रभाव क्षेत्र)			
(1)विलेखाचा प्रकार	असाईनमेंट डीड		
(2)मोबदला	22500000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16086246		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मौजे सरावली तारापूर इंडस्ट्रीयल एरिया एम. आय. डी. सी.ता. जि. पालघर येथील प्लॉट नं.एस-11 चे क्षेत्र 2100 चौ. मी.व त्यावरील बांधकामाचे क्षेत्र 473.85 चौ. मी. हा या असाईनमेंट चा विषय आहे.((Plot Number : S-11 ;))		
(5) क्षेत्रफळ	473.85 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-कोणार्क फिचरसर्स लीमिटेड तर्फे श्री. वेदांत राकेश गुप्ता -- वय:-20; पत्ता.-प्लॉट नं. :- माळा नं. :-, इमारतीचे नाव. - ब्रॉक नं. 333, अर्धपू इंडस्ट्रीयल इस्टेट, सनगिल कॉम्पाउंड, लोळ परेल, मुंबई, रोड नं. :-, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAACK1697G		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-एस.के.केमिकल इंडस्ट्रीज(मुंबई) प्रायव्हेट लि. तर्फे डायरेक्ट श्री.आमिष सूर्यकांत शाह -- वय:-45; पत्ता.-प्लॉट नं. :-, माळा नं. :-, इमारतीचे नाव: -, ब्रॉक नं. ऑफिस पत्ता- 818/819, कॉर्पोरेट एंवेन्यू, सोनवला रोड, गोरगाव(पु), मुंबई, रोड नं. :-, महाराष्ट्र, MUMBAI पिन कोड:-400063 पॅन नं.-AAFCS8416C		
(9) दस्तऐवज करून दिल्याचा दिनांक	14/11/2019		
(10)दस्त नोंदणी केल्याचा दिनांक	14/11/2019		
(11)अनुक्रमांक,खंड व पृष्ठ	5771/2019		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1125000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारत घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही		
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		



Net Enquiry

The screenshot shows a real estate listing on the Magicbricks website. At the top, the navigation bar includes 'magicbricks' and links for 'Buy', 'Rent', 'Sell', 'Tools & Advice', 'What's New', 'Home Loans', 'News', and 'Help'. There are also buttons for 'Sign in My Activity' and 'Post Property FREE'. The main listing features a price of ₹ 12.39 Cr for 'Industrial Land' for sale in 'Boisar, Thane'. The listing is by a dealer named 'Pawan'. Below the title, there are tabs for 'PROPERTY DETAILS', 'LOCALITY DETAILS', and 'PRICE TRENDS'. The 'PROPERTY DETAILS' tab is active, showing a placeholder image for the property with the text 'Photo not uploaded by advertiser' and a 'Request Photo' button. To the right of the image, the address is listed as 'Boisar, Thane - Beyond Mira Road, Maharashtra'. Below the address, the plot area is '13,774 sqm' and the transaction type is 'Resale'. At the bottom of the listing, there is a 'Contact Owner' button and a 'Share Property Feedback' link. A 'Disclaimer' section at the bottom states: 'Magicbricks has endeavoured to ascertain the requirement of RERA registration. However, the advertiser claims that there is no requirement'. The browser's taskbar at the bottom shows several open files: 'Lease Agreement.pdf', 'Building Complete...pdf', '20200728_112021.jpg', '20200728_112456.jpg', and '20200728_112860.jpg'.

