

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Ritriishi Multipap Pvt. Ltd.**

Industrial Plot No.19, Survey No. 130, Village - Palghar and Palghar Nagar Parishad, Taluka - Palghar,
District - Palghar, PIN - 401 404, State - Maharashtra, Country – India

Latitude Longitude - 19°42'53.7"N 72°46'00.7"E

Valuation Done for:

Cosmos Bank

MRO-A1, Vile Parle (East) Branch

Pratik Avenue, 1st Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057,
State – Maharashtra, Country – India



Our Pan India Presence at :

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

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 Report of Industrial Plot No.19, Survey No. 130, Village - Palghar and Palghar Nagar Parishad, Taluka - Palghar, District - Palghar, PIN - 401 404, State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 15.01.2024 for Bank Loan Purpose
2	Date of inspection	10.01.2024
	Name of the owner/ owners	M/s. Ritirishi Multipap Pvt. Ltd.
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Private Limited Company Ownership
5	Brief description of the property	Address: Industrial Plot No.19, Survey No. 130, Village - Palghar and Palghar Nagar Parishad, Taluka - Palghar, District - Palghar, PIN - 401 404, State – Maharashtra, Country – India. Contact Person: Mr. Rishi S. Mundhra (Owner) Contact No. +91 9082782089 Landmark: Near Dhawale Hospital
6	Location, street, ward no	Boisar – Palghar Road, Near ML Dhawale Memorial Trust, Village - Palghar and Palghar Nagar Parishad, Taluka - Palghar, District – Palghar
7	Survey/ Plot no. of land	Industrial Plot No.19, Survey No. 130
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Industrial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of land supported by documentary proof. Shape, dimension and physical features	Land Area – 1,969.00 Sq. M. (Area as per Deed of conveyance)
13	Roads, Streets or lanes on which the land is abutting	Boisar – Palghar Road
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.	N. A.
	(i) Initial premium	
	(ii) Ground rent payable per annum	

	(iii) Unearned increase payable to the Lessor in the event of sale or transfer	
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	Industrial
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	Copy of Approved Site Plan not available for our verification.
	IMPROVEMENT	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Not applicable, being valuation of open plot only
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Not applicable, being valuation of open plot only
24	Is the building owner occupied/tenanted/both?	Open plot in the name of /s. Ritriishi Multipap Pvt. Ltd.
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	N.A.
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc.	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent/ compensation / license fee, etc. paid by each	N.A.
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	N. A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, if any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.

33	Who has to bear the cost of electricity, charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	N. A.
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	N. A.
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
SALES		
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	₹ 11,500.00 per Sq. M.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	Online Price Indicators, Location, development of surrounding area, type of land and construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
COST OF CONSTRUCTION		
41	Year of commencement of construction and year of completion	N.A.
42	What was the method of construction, by contract / By employing Labour directly / both?	N.A.
43	For items of work done on contract, produce copies of agreements	N.A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N.A.
Remark: The land is demarcated by compound wall except front portion.		

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, MRO-A1, Vile Parle (East) Branch to assess fair market value as on 15.01.2024 for Industrial Plot No.19, Survey No. 130, Village - Palghar and Palghar Nagar Parishad, Taluka - Palghar, District - Palghar, State – Maharashtra, Country – India belongs to **M/s. Ritirishi Multipap Pvt. Ltd.**

We are in receipt of the following documents:

1	Copy of 7/12 Revenue Extract, Plot No. 19, Survey No. 130 of Village Palghar, Taluka - Palghar, District - Thane
2	Copy of Deed of Conveyance dated 16.08.2007 between Shri. Chandrakant Nilkanth Dandekar, Shri. Vinayak Nilkanth Dandekar, Shri. Keshav Nilkanth Dandekar, Shri. Dinkar Nilkanth Dandekar, Smt. Madhavi Suresh Dandekar, Shri. Rohit Suresh Dandekar, Smt. Tanuja Suresh Dandekar, Smt. Rohini Suresh Dandekar, Smt. Deepshri Milind Bhalerao, Shri. Gajanan Shridhar Kelakar, Smt. Kusum Vinayak

	Vad & Smt. Vimal Madhusudan Dandekar (Vendors) AND M/s. Ritrihi Multipap Pvt. Ltd., through its Director Mr. Rishi Shankarlal Mundhra (Purchaser)
3	Copy of No Objection Certificate No. P.N.P / B.B / 64 / 2006-2007 dated 20.03.2007 issued by Palghar Nagarparishad, Palghar

LOCATION:

The said building is located at bearing Plot No.19, Survey No. 130, Village - Palghar and Palghar Nagar Parishad, Taluka - Palghar, District - Palghar. The property falls in Industrial Zone. It is at a travelling distance of 3.2 km. travelling distance from Palghar railway station.

Valuation as on 15th January 2024:**A) Land Valuation:**

Fair Market Value	Area in Sq. M.	Rate in ₹	Fair Market Value in ₹
A) Plot	1,969.00	11,500/-	2,26,43,500/-

B) Valuation of Structures.

The Built-up area of the building : Not applicable, being valuation of open plot only

Deduct Depreciation:

Year of Construction of the building	: N.A.
Expected total life of building	: N.A.
Age of the building as on 2024	: N.A.
Cost of Construction	: N.A.
Depreciation	: N.A.
Amount of depreciation	: N.A.
Depreciated cost of construction	: N.A.

Government Value:

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Plot	1,969.00	4,500/-	88,60,500/-
Total			88,60,500/-

TOTAL VALUE OF THE PROPERTY:

Particulars	Value (₹)
Land	2,26,43,500.00
Land Development	-
Building	-
Fair Market Value	2,26,43,500.00

Realizable Value	2,03,79,150.00
Distress Sale Value	1,81,14,800.00
Insurable value (Depreciated Cost of Construction	-

Taking into consideration above said facts, we can evaluate the value of Industrial Plot No.19, Survey No. 130, Village - Palghar and Palghar Nagar Parishad, Taluka - Palghar, District - Thane, PIN - 401 404, State - Maharashtra, Country – India for this particular purpose at **₹ 2,26,43,500.00 (Rupees Two Crore Twenty-Six Lakh Forty-Three Thousand Five Hundred Only)** as on **15th January 2024**.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **15th January 2024** is **₹ 2,26,43,500.00 (Rupees Two Crore Twenty-Six Lakh Forty-Three Thousand Five Hundred Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose, Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

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

Think.Innovate.Create

ANNEXURE TO FORM 0-1

Technical details		Building
1.	No. of floors and height of each floor	Not applicable, being valuation of open plot only
2.	Plinth area floor wise as per IS- 1225	-
3.	Year of construction	-
4.	Estimated future life	-
5.	Type of construction- load bearing walls/RCC frame/ steel frame	-
6.	Type of foundations	-
7.	Walls	-
8.	Partitions	-
9.	Doors and Windows	-
10.	Flooring	-
11.	Finishing	-
12.	Roofing and terracing	-
13.	Special architectural or decorative features, if any	-
14.	(i) Internal wiring – surface or conduit	-
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15.	Sanitary installations	-
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sinks	
Class of fittings: Superior colored / superior white/ordinary.		
16.	Compound wall Height and length Type of construction	-
17.	No. of lifts and capacity	-
18.	Underground sump – capacity and type of construction	-
19.	Over-head tank Location, capacity Type of construction	-
20.	Pumps- no. and their horse power	-
21.	Roads and paving within the compound approximate area and type of paving	Kachha Road
22.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	-
23.	General Remarks	

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude - 19°42'53.7"N 72°46'00.7"E


Note: The Blue line shows the route to site from nearest Metro station (Palghar – 3.2 km)

READY RECKONER RATE



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

Home

Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Palghar

Select Taluka: Palghar

Select Village: Mauje [Gav] Palghar and Gothanpur K

Search By: Survey No. Location

Select	उपविभाग	शुची जमीन	निवासी सरनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1/10-4.4) मौजे (गांव) पालघर व गोठणपूर क्रमांक 1-संभाव्य विनशेती जमिनी मिटीएस क्रमांक अलेख क्रमांक 34	4500	32400	4920054100	49200	चौ. मीटर
SurveyNo	1/10-4.4) मौजे (गांव) पालघर व गोठणपूर क्रमांक 1-संभाव्य विनशेती जमिनी मिटीएस क्रमांक अलेख क्रमांक 37	4500	32400	4920054100	49200	चौ. मीटर
SurveyNo	1/10-4.4) मौजे (गांव) पालघर व गोठणपूर क्रमांक 1-संभाव्य विनशेती जमिनी मिटीएस क्रमांक अलेख क्रमांक 35	4500	32400	4920054100	49200	चौ. मीटर
SurveyNo	1/10-4.4) मौजे (गांव) पालघर व गोठणपूर क्रमांक 1-संभाव्य विनशेती जमिनी मिटीएस क्रमांक अलेख क्रमांक 11	4500	32400	4920054100	49200	चौ. मीटर
SurveyNo	1/10-4.4) मौजे (गांव) पालघर व गोठणपूर क्रमांक 1-संभाव्य विनशेती जमिनी मिटीएस क्रमांक अलेख क्रमांक 38	4500	32400	4920054100	49200	चौ. मीटर

...891011121314151617

Price Indicators

Home
Palghar
Search
Feedback Link Report Sign in

Indus Rs 2,00,00,000 Land for Sale at Palghar West, Mumbai - from IndiaProperty

[Industrial Land for Sale at Palghar West, Mumbai](#)

Bedrooms	Plot Area	Price
	12500 Sq Feet	INR 2 00 00 000
Locality	City	Listed By
Palghar West	Mumbai	Owner

Address
court road tarco chowk

[From IndiaProperty](#) [View 16 photos](#)

Industrial Land for Sale - [Contact Us Today](#) - **Developed Lands For Sale**

[View Website](#) **Sponsored** - Residential Units Starting from ₹44.9L at Holistic Royal Farms near Kargh. Visit Today. Build your

<p>Pricing & Offers</p> <p>Plots Starting ₹49.9 Lakhs</p> <p>Click here to know more</p>	<p>Download Brochure</p> <p>Get more details about this offer</p> <p>Download the brochure now</p>
---	---

99acres.com - **Industrial land for sale in Palghar**

[View Website](#) **Sponsored** - Find details with easy to use filters like Photos, Verified Listings, L1C & RTM

magicbricks
Buy Rent Sell Home Loans
Login Post Property

Get full support from Relationship Manager **MB Prime**

- Shortlists Properties
- Communicates with Owners
- Live Video Call

[Join Prime 50% OFF](#)

₹1.30 Cr [EMI - ₹ 59k](#) | [Get Loan offers from 34+ banks](#)

Industrial Land For Sale in **Palghar, Palghar** [View on map](#)

RCUDA Approved **Congo Floors allowed**

Plot Area	Dimensions(L X B)	No Of Open Sides
1500 sqm	60 X 25	2
Any Construction Done	Boundary Wall	Type Of Ownership
No	No	Freehold
Overlooking	Transaction Type	
Main Road	Resale	

[+3 Photos](#)

[Near Laxmi Moulds and P2H Solutions PVT LTD](#)

[Contact Owner](#)
[Get Phone No.](#)

Last contact made 4 days ago

More Details

Price	₹1.3 Cr
Address	Padghe, Palghar East, Palghar, Palghar, Maharashtra

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **15th 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.

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. 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.

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 2,26,43,500.00 (Rupees Two Crore Twenty-Six Lakh Forty-Three Thousand Five Hundred Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=admins,
c=IN, email=manojbaburaochalikwar@vastukala.com, postalCode=400009, st=Maharashtra,
serialNumber=41854366ab, cn=MANOJ BABURAO CHALIKWAR
Date: 2024.01.13 15:49:54 +05'30'


Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Think.Innovate.Create