

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Dinesh Velji Shah Proprietor of M/s. Swing Clothing Co.**

Industrial Unit No. 105, 1st Floor, Wing - B, Industrial Estate Building No. E5, "**Asmeeta Texpa**",
MIDC, Addl. Kalyan Bhiwandi Industrial Area, Village – Kone, Taluka – Bhiwandi,
District - Thane, State - Maharashtra, Country - India.

Latitude Longitude - 19°15'15.2"N 73°06'08.0"E

Think. **Valuation Done for:** Create

Cosmos Bank

Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai – 400 028,
State – Maharashtra, Country – India.

Vastukala Consultants (I) Pvt. Ltd.

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Vastukala Consultants (I) Pvt. Ltd.

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VALUATION OPINION REPORT

The property bearing Industrial Unit No. 105, 1st Floor, Wing - B, Industrial Estate Building No. E5, "**Asmeeta Texpa**", MIDC, Addl. Kalyan Bhiwandi Industrial Area, Village – Kone, Taluka – Bhiwandi, District - Thane, State - Maharashtra, Country - India to **Mr. Dinesh Velji Shah Proprietor of M/s. Swing Clothing Co.**

Boundaries of the property.

North : Building No. E-1B
South : Open Land
East : Road
West : Building No. E-5A

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 valued for banking purpose for **₹ 75,16,250.00 (Rupees Seventy Five Lakh Sixteen Thousand Two Hundred & Fifty 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.**

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Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl.: Valuation report

Mumbai

121, 1st Floor, Ackruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
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mumbai@vastukala.org

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Haryana - 122018, INDIA

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+91 9819670183
delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
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nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
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Tel. : +91 240 2485151
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+91 9860863601
aurangabad@vastukala.org

Valuation Report of Industrial Unit No. 105, 1st Floor, Wing - B, Industrial Estate Building No. E5,
"Asmeeta Texpa", MIDC, Addl. Kalyan Bhiwandi Industrial Area, Village – Kone, Taluka – Bhiwandi,
District - Thane, 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 27.05.2022 for Banking Purpose
2	Date of inspection	23.05.2022
3	Name of the owner/ owners	Mr. Dinesh Velji Shah Proprietor of M/s. Swing Clothing Co.
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Proprietary concern
5	Brief description of the property	Address: Industrial Unit No. 105, 1 st Floor, Wing - B, "Asmeeta Texpa", MIDC, Addl. Kalyan Bhiwandi Industrial Area, Village – Kone, Taluka – Bhiwandi, District - Thane, State - Maharashtra, Country - India Contact Person: Ms. Tejashree (Owner's employee) Contact No. 9967219037
6	Location, street, ward no	MIDC, Addl. Kalyan Bhiwandi Industrial Area
	Survey/ Plot no. of land	Plot No. 1
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area = 1,477.00 Sq. Ft. (Area as per actual site measurement) Carpet area = 1,479.00 Sq. Ft. Built Up area = 1,718.00 Sq. Ft. (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	MIDC Road



14	If freehold or leasehold land	Leasehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	Lessor – MIDC Lease – For 95 years commencing from 01.09.2009
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding.	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant at the time of visit
	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?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant at the time of visit
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 25,000.00 Expected rental income per month

	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	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	N. A. as the property under consideration is a Industrial Unit in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	N. A.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of completion - 2016
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	-

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar (W) Branch to assess fair market value as on 24.05.2022 for Industrial Unit No. 105, 1st Floor, Wing - B, "**Asmeeta Texpa**", MIDC, Addl. Kalyan Bhiwandi Industrial Area, Village – Kone, Taluka – Bhiwandi, District - Thane, State - Maharashtra, Country – India belongs to **Mr. Dinesh Velji Shah Proprietor of M/s. Swing Clothing Co.**

We are in receipt of the following documents:

1	Copy of Agreement For Lease dated 16.05.2013 (3 pages of document)
2	Copy of Consent dated 21.04.2014

LOCATION:

The said building is located at MIDC, Addl. Kalyan Bhiwandi Industrial Area, Village – Kone, Taluka – Bhiwandi, District - Thane, State - Maharashtra, Country – India. It comes under MIDC, Addl. Kalyan Bhiwandi Industrial Area. The Property falls in Industrial Zone. The surrounding locality is Industrial.

BUILDING:

The building under reference is having Ground + 3 upper floors. It is a R.C.C. Framed Structure framed structure with 9" thick external walls and 6" thick internal POP finished brick walls. The walls are having sand faced plaster from outside. The Staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The whole building is used for Industrial purpose. 1st floor is having 9 units. The building is having 2 Lifts.

Industrial Unit:

The Industrial unit under reference is situated on the 1st Floor. It consists of Working Area + Toilet. The unit is finished with Vitrified Tile Flooring, Teak Wood door frame with Flush doors, MS Rolling shutter, paint type, Acrylic OBD painting, Aluminium Sliding windows & Concealed and open electrification.



Valuation as on 27th May 2022.

The Built Up Area of the Industrial Unit : 1,718.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building	: 2016
Expected total life of building	: 60 Years
Age of the building as on 2022	: 06 years
Cost of Construction	: 1,718.00 X 2,500.00 = ₹ 42,95,000.00
Depreciation	: 9.00%. (R)
Amount of depreciation	₹ 3,86,550.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: Plot - ₹ 4,400.00 per Sq. M.
Prevailing market rate	: ₹ 4,600.00 per Sq. Ft.
Value of property as on 27.05.2022.	: ₹ 1,718.00 Sq. Ft. X ₹ 4,600.00 = ₹ 79,02,800.00

(Area of property x market rate of developed land & Residential premises as on 2022 – 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 27.05.2022	: ₹ 79,02,800.00 (-) ₹ 3,86,550.00 ₹ 75,16,250.00
Total Value of the property	: ₹ 75,16,250.00
The realizable value of the property	: ₹ 67,64,625.00
Distress value of the property	: ₹ 60,13,000.00
Insurable value of the property (1,718 X 2,500.00)	: ₹ 42,95,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Industrial Unit No. 105, 1st Floor, Wing - B, "Asmeeta Texpa", MIDC, Addl. Kalyan Bhiwandi Industrial Area, Village – Kone, Taluka – Bhiwandi, District - Thane, State - Maharashtra, Country - India for this particular purpose at **₹ 75,16,250.00 (Rupees Seventy Five Lakh Sixteen Thousand Two Hundred & Fifty Only) as on 27th May 2022.**



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 **27th May 2022 is ₹ 75,16,250.00 (Rupees Seventy Five Lakh Sixteen Thousand Two Hundred & Fifty 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:



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ANNEXURE TO FORM 0-1

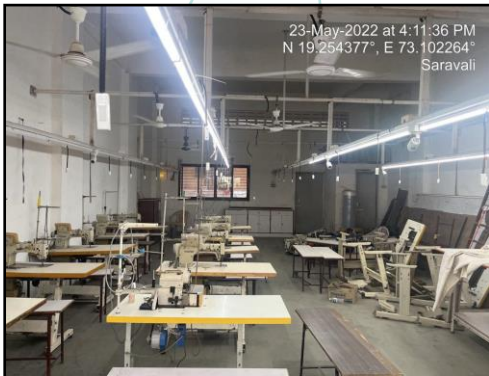
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 3 upper floors.
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Industrial Unit situated on 1 st Floor
3	Year of construction	2016
4	Estimated future life	54 Years, Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters, Aluminum sliding windows, M.S. Rolling shutter
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering, POP false ceiling
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed and open electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	2 Lifts

19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

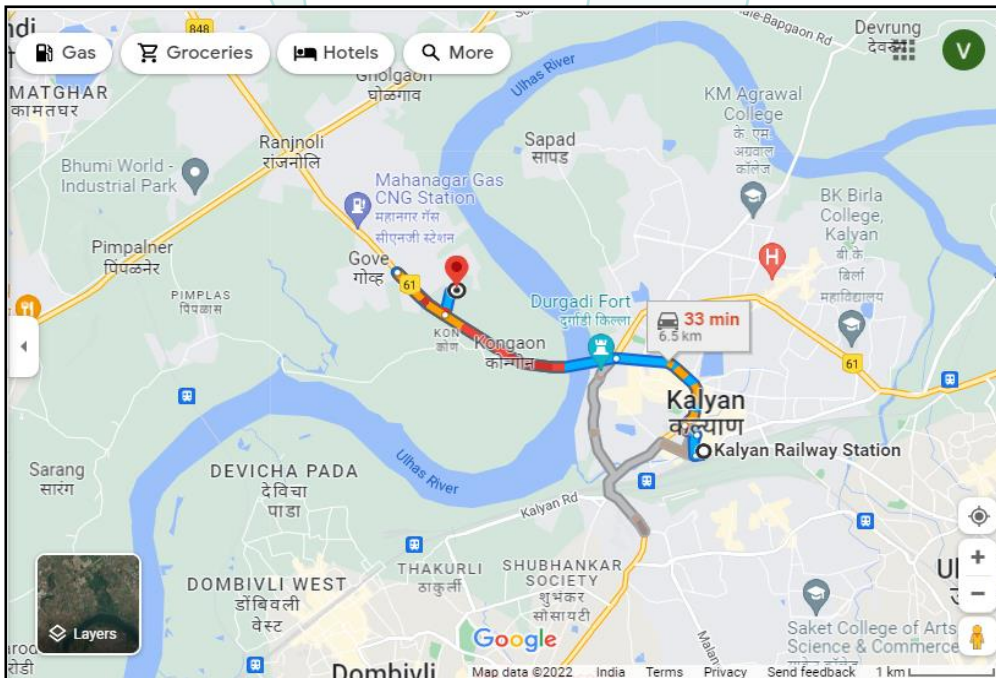


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Actual site photographs



Route Map of the property Site u/r



Latitude Longitude - 19°15'15.2"N 73°06'08.0"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan – 6.5 KM.)



Ready Reckoner Rate

Regional Office	<input type="text" value="Thane 2"/>	Industrial Area	<input type="text" value="KALYAN-BHIWANDI"/>	<input type="button" value="Search"/>								
■ KALYAN-BHIWANDI INDL. AREA												
<table style="width: 100%; border: none;"> <tr> <td style="width: 25%;">Basic Information</td> <td style="width: 25%;">City Information</td> <td style="width: 25%;">Location Details</td> <td style="width: 25%;">Contact Us</td> </tr> <tr> <td>Clients</td> <td>Infrastructure</td> <td>Plots/Sheds Available</td> <td>Industrial Maps</td> </tr> </table>					Basic Information	City Information	Location Details	Contact Us	Clients	Infrastructure	Plots/Sheds Available	Industrial Maps
Basic Information	City Information	Location Details	Contact Us									
Clients	Infrastructure	Plots/Sheds Available	Industrial Maps									
■ Objective : To Promote Industrial Growth.												
■ Industry Category : Major industrial area												
<p>The Kalyan Bhiwandi Industrial area is located within the village limits of Saravali and Gove in Kalyan taluka, Thane district. The area is situated on the Kalyan Bhiwandi road, at a distance of about 40 km from Mumbai city. Moreover, it is very close to Kalyan junction on the central railway line. The average maximum and minimum temperature of this area is 320C and 180 C respectively.</p>												
■ Land Rates												
<table style="width: 100%; border: none;"> <tr> <td style="width: 70%;">Industrial Plots per sq. mtr</td> <td style="width: 30%;">: 4400</td> </tr> <tr> <td>Commercial Plots per sq. mtr</td> <td>: 13200</td> </tr> <tr> <td>Residential Plots per sq. mtr</td> <td>: 8800</td> </tr> </table>					Industrial Plots per sq. mtr	: 4400	Commercial Plots per sq. mtr	: 13200	Residential Plots per sq. mtr	: 8800		
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Commercial Plots per sq. mtr	: 13200											
Residential Plots per sq. mtr	: 8800											
■ NOTE :												
<ul style="list-style-type: none"> • MIDC reserves the right to revise the rates without prior notice. • If the plot is facing State Highway/National Highway or the service road parallel to highways, then 15% additional premium will have to be paid. • If the plot is having the more frontage than the standard size, then additional frontage charges will have to be paid for the excess frontage per running meter decided by the corporation time to time. • If the plot is situated at the junction as stated at <ul style="list-style-type: none"> ◦ 1) above or having the excess frontage as stated at ◦ 2) above, in that case the additional premium will have to be recovered which will be on higher side. 												



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Sale Instance

गावाचे नाव : कोन	
(1)विलेखाचा प्रकार	असाईनमेंट डीड
(2)मोबदला	6975000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6544824
(4) भू-मापन,पोटहिस्सा व परकामांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: इस्टेट युनिट नं. 109,बिलिंग नं. डी 3,बी विंग,पहिला मजला,अस्मिता टेक्सा प्लॉट नं. 1,अति. कल्याण भिवंडी इंडस्ट्रियल एरिया,कोन,क्षेत्र 1881 चौ. फुट कारपेट((Plot Number : 1, MIDC ;))
(5) क्षेत्रफळ	1881 चौ फूट
(6) आकारणी किंवा खुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-श्रीम फैशन तर्फे भागीदार माधवन कौचामी कुट्टीकाटी (असायनर) वय:-73 पत्ता:-प्लॉट नं. शॉप - 4३ , माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: साईबाबा नगर, शेल कॉलनी रोड , रोड नं: चेन्नूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAEFD7902L 2): नाव-श्रीम फैशन तर्फे भागीदार अमित माधवन कुट्टीकाटी (असायनर) वय:-35 पत्ता:-प्लॉट नं. शॉप - 4३ , माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: साईबाबा नगर, शेल कॉलनी रोड , रोड नं: चेन्नूर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AAEFD7902L
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-शकुंतला सिल्क मिल्स तर्फे प्रोगा राम द्वारकादास आगीचा (असायनी) वय:-57; पत्ता:-प्लॉट नं: युनिट नं. ००९ , माळा नं:-, इमारतीचे नाव: बिलिंग नं. डी ३ 'बी' विंग, अस्मिता टेक्सा, ब्लॉक नं: कल्याण भिवंडी इंडस्ट्रियल एरिया , रोड नं: कोन, भिवंडी, ठाणे, महाराष्ट्र, THANE. पिन कोड:-421311 पॅन नं:-AABPA9058R
(9) दस्तऐवज करून दिल्याचा दिनांक	10/12/2021
(10)दस्त नोंदणी केल्याचा दिनांक	05/01/2022
(11)अनुक्रमांक,खंड व पृष्ठ	101/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	349000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला	



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Sale Instance

गावाचे नाव : कोन	
(1) विलेखाचा प्रकार	असाईनमेंट डीड
(2) मोबदला	5709000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5321440
(4) भू-मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: इस्टेट युनिट नं. - 311 क्षेत्र - 1510 चौ फुट कार्पेट, 3 रा मजला, इंडस्ट्रीयल इस्टेट बिल्डिंग नं. - ई 2, ए विंग अस्मिता टेक्सपा.एम आय डी सी प्लॉट नं 1, अतिरिक्त कल्याण भिवंडी इंडस्ट्रीयल एरिया मौजे कोन, तालुका भिवंडी, जिल्हा ठाणे, (उप मूल्य विभाग - 1 / 2), नोंदविलेले भाडेपट्ट्याचे हस्तांतरणपत्र दस्त क्र - बवड - 2 / 1498 / 2020 दिनांक - 14 / 02 / 2020 च्या अनुषंगाने सदरचे भाडेपट्टीचे अभिहस्तांतरण पत्र दस्तात नमूद केल्या प्रमाणे, मुद्रांक शुल्क रु. - 285500/- व नोंदणी शुल्क रु. - 30000/- वसूल. ((Plot Number : 1 :))
(5) क्षेत्रफळ	1510 चौ.फूट
(6) आकारणी किंवा खूडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव.-मे ज्युलियट अंपरेल्स प्रा लि (औपचारिकरिवा ज्ञात म्हणून ज्युलियट अंपरेल्स लि) तर्फे अधिकृत अधिकारी अखिल जयतीलाल पंचाल बय.-42 पत्ता.-प्लॉट नं. - माळन नं. - इमारतीचे नाव: ज्युलियट हाऊस, ब्लॉक नं: टी जे रोड जव्हान, शिवडी पश्चिम, मुंबई, रोड नं.-, महाराष्ट्र, मुम्बई. पिन कोड:-400015 पॅन नं:-AAACJ8702F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-मनोज लालचंद शेट मे इंडियन एथनिक चे एक भागीदार - - बय.-55; पत्ता.-प्लॉट नं: सदनिका क्र- 201, माळन नं. - इमारतीचे नाव: सनशार्इन हार्टस, ब्लॉक नं: दादर पश्चिम मुंबई, रोड नं: पी एल काले गुरुजी मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AAJPS9526Q
(9) दस्तऐवज करून दिल्याचा दिनांक	19/01/2022
(10) दस्त नोंदणी केल्याचा दिनांक	19/01/2022
(11) अनुक्रमांक, खंड व पृष्ठ	747/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100

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Sale Instance

गावाचे नाव : कोन	
(1) विलेखाचा प्रकार	असाईनमेंट डीड
(2) मोबदला	5709000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5321440
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: , इतर माहिती: इस्टेट युनिट नं - 312 क्षेत्र - 1510 चौ फुट कार्पेट, 3 रा मजला, इंडस्ट्रीयल इस्टेट बिल्डिंग नं - ई 2, ए विंग अस्मिता टेक्सपा, एम आय डी सी प्लॉट नं 1, अतिरिक्त कल्याण भिवंडी इंडस्ट्रीयल एरिया मीजे कोन, तालुका भिवंडी, जिल्हा ठाणे, (उप मूल्य विभाग - 1 / 2), नोंदविलेले भाडेपट्ट्याचे हस्तांतरणपत्र दस्त क्र - बवड - 2 / 1497 / 2020 दिनांक - 14 / 02 / 2020 च्या अनुषंगाने सदरचे भाडेपट्टीचे अभिहस्तांतरण पत्र दस्तात नमूद केल्या प्रमाणे, मुद्रांक शुल्क रु. - 285500/- व नोंदणी शुल्क रु. - 30000/- वसूल. ((Plot Number : 1 ;))
(5) क्षेत्रफळ	1510 चौ.फूट
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे ज्युलिपट अॅपरेल्स प्रा लि (औपचारिकरित्या ज्ञात म्हणून ज्युलिपट अॅपरेल्स लि) तुर्फे अधिकृत अधिकारी अजित जयतीलाल पंचाल वय:-42 पत्ता:-प्लॉट नं:-, माळ नं:-, इमारतीचे नाव:- ज्युलिपट हाऊस, ब्लॉक नं:- टी जे रोड जंक्शन, शिवडी पश्चिम, मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400015 पॅन नं:-AAACJ8702F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहिनी मनोज मोठ मे मिस इंडिया चे प्रक भागीदार - - वय:-52; पत्ता:-प्लॉट नं:- सदनिका क्र- 201, माळ नं:-, इमारतीचे नाव:- सनशाईन हाईटस, ब्लॉक नं:- दादर पश्चिम मुंबई, रोड नं:- पी एल कॉले गुरुजी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AHGPS9415C
(9) दस्तऐवज करून दिल्याचा दिनांक	19/01/2022
(10) दस्त नोंदणी केल्याचा दिनांक	19/01/2022
(11) अनुक्रमांक, खंड व पृष्ठ	750/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th May 2022**.

The term Value is defined as

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are: (R)

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 neighbourhood 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 **₹ 75,16,250.00 (Rupees Seventy Five Lakh Sixteen Thousand Two Hundred & Fifty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

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