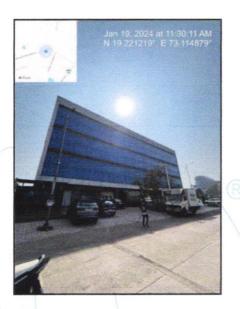




Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: M/s. Shrinath Enterprises

Industrial Unit No. 20, Ground Floor, "Globe Estate", Plot No. C9, Phase I, MIDC, Dombivli Industrial Area, New Kalyan Road, Near Nahar Industries, Village - Asade-Golavali, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 203, State - Maharashtra, Country - India.

Latitude Longitude - 19°13'15.5"N 73°06'54.5"E

Valuation Prepared for:

Cosmos Bank

Naupada Thane Branch

Kusumanjali, Opposite Deodhar Hospital, Naupada, Thane (West), State - Maharashtra, Country - India.



Our Pan India Presence at:

Mumbai Thane

P Delhi NCR P Nashik

♥ Nanded

Aurangabad Pune Ahmedabad 9 Jaipur

Rajkot **♀** Raipur 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

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: Cosmos Bank / Naupada Thane Branch / M/s. Shrinath Enterprises (6418/2304634) Page 2 of 18

Vastu/Thane/01/2024/6418/2304634 24/03-336-PSNIPA Date: 24.01.2024

VALUATION OPINION REPORT

The property bearing Industrial Unit No. 20, Ground Floor, "Globe Estate", Plot No. C9, Phase I, MIDC, Dombivli Industrial Area, New Kalyan Road, Near Nahar Industries, Village - Asade-Golavali, Dombivli (East), Taluka -Kalyan, District - Thane, PIN Code - 421 203, State - Maharashtra, Country - India belongs to M/s. Shrinath Enterprises.

Boundaries of the property.

Open Plot / New Kalyan Road North South Plot No. C10, Nahar Industries Parking Area / Plot No. A16 East Gala Number No. 5 Road West

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 ₹ 75,66,264.00 (Rupees Seventy Five Lakh Sixty Six Thousand Two Hundred Sixty Four 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 Consultants (i) Pvc. Ltd., ou=Mumbai, Date: 2024.01.24 12:02:24 +05'30'



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report



0	ur Pan	India Prese	ence at :	
P	Mumbai Thane Delhi NCR	AurangabadNandedNashik	Pune Indore Ahmedabad	Rajkot Raipur 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

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Industrial Unit No. 20, Ground Floor, "Globe Estate", Plot No. C9, Phase I, MIDC, Dombivli Industrial Area, New Kalyan Road, Near Nahar Industries, Village - Asade-Golavali, Dombivli (East), Taluka - Kalyan, District - Thane,

PIN Code - 421 203, 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 24.01.2024 for Bank Loan Purpose	
2	Date of inspection	19.01.2024	
3	Name of the owner/ owners	M/s. Shrinath Enterprises	
4	If the property is under joint ownership / co- ownership, share of each such owner. Are the shares undivided?	Proprietorship Ownership	
5	Brief description of the property	Address: Industrial Unit No. 20, Ground Floor "Globe Estate", Plot No. C9, Phase I, MIDO Dombivli Industrial Area, New Kalyan Road, Nea Nahar Industries, Village - Asade-Golaval Dombivli (East), Taluka - Kalyan, District - Thane PIN Code - 421 203, State - Maharashtra, Countr - India. Contact Person: Mr. Sameer (Owner's Representative) Contact No. 8850946080	
6	Location, street, ward no	Plot No. C9, Phase I, MIDC, Dombivli Industrial Area, New Kalyan Road, Near Nahar Industries, Village - Asade-Golavali, Dombivli (East), Taluka - Kalyan, District - Thane.	
	Survey/ Plot no. of land	Plot No. C9, Phase I of Village - Asade-Golavali	
8	Is the property situated in residential/ Industrial/ 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	2,10,20	
12	Area of Industrial Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 2295.00 Mezzanine Area in Sq. Ft. = 2295.00 (Area as per actual site measurement of Amalgamated Commercial Unit No. 20, 21 & 22)	



		Carpet Area in Sq. Ft. = 762.00 (Area as per Deed of Assignment)
		Built Up Area in Sq. Ft. = 818.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Plot No. C9, Phase I, MIDC, Dombivli Industrial Area, New Kalyan Road, Near Nahar Industries, Village - Asade-Golavali, Dombivli (East), Taluka - Kalyan, District – Thane
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.	Lessor – MIDC
	(i) Initial Premium	Lease – For 95 years commencing from 01.06.1965
	(ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	As per Agreement
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 Create
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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per M.I.D.C. norms Percentage actually utilized – Details not





		material for the first of the f	available	
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	₹ 24,000.00 Expected rental income per month	
	(iv)	Gross amount received for the whole property	N.A.	
27		any of the occupants related to, or close to ness associates of the owner?	N.A.	
28	of fi	parate amount being recovered for the use xtures, like fans, geysers, refrigerators, ing ranges, built-in wardrobes, etc. or for ces 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	no.,	ne building insured? If so, give the policy amount for which it is insured and the ual premium	Information not available	
36		ny dispute between landlord and tenant rding rent pending in a court of rent?	Information not available	
37		any standard rent been fixed for the nises under any law relating to the control nt?	Information not available	
	SAL	ES		
38	in the Name	instances of sales of immovable property e locality on a separate sheet, indicating the e and address of the property, registration 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	





Valuation Report Prepared For: Cosmos Bank / Naupada Thane Branch / M/s. Shrinath Enterprises (6418/2304634) Page 6 of 18

		Industrial Shop / Unit in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	COST OF CONSTRUCTION	A RECEDENT FILE CONTRACTOR
41	Year of commencement of construction and year of completion	Year of commencement of construction – 2017 (As per Commencement Certificate)
		Year of Completion - 2018 (As per Occupancy Certificate)
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.
		20, 21 & 22 are internally amalgamated with separate have considered area as per Deed of Assignment of

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 24.01.2024 for Industrial Unit No. 20, Ground Floor, "Globe Estate", Plot No. C9, Phase I, MIDC, Dombivli Industrial Area, New Kalyan Road, Near Nahar Industries, Village - Asade-Golavali, Dombivli (East), Taluka - Kalyan, District – Thane, PIN Code - 421 203, State – Maharashtra, Country – India belongs to M/s. Shrinath Enterprises.

We are in receipt of the following documents:

1	Copy of Deed of Assignment dated 18.03.2019 between M/s. Globe Enterprises (the Assignor) AND M/s.
	Shrinath Enterprises (the Assignee/s)
2	Copy of Occupancy Certificate No. EE / SPA / DMB / C-9 / B-90225/2018 dated 01.06.2018 issued by
	Maharashtra Industrial Development Corporation Division Dombivli.
3	Copy of Commencement Certificate No. EE / SPA / DOM / C-9 / C-76915/2017 dated 28.07.2017 issued
	by Maharashtra Industrial Development Corporation Division Dombivli.
4	Copy of Letter No. MIDC / DOB / C-9/Unit No. 20 / 70 dated 04.01.2019 issued by Maharashtra Industrial
	Development Corporation.

LOCATION:

The said building is located at Plot No. C9, Phase I of Village - Asade-Golavali, Dombivli (East), Taluka - Kalyan, District - Thane. It is at 3.8 km. travelling distance from Dombivli Railway Station.





BUILDING:

The building under reference is having Ground + 3 upper floors. It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal 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 external condition of building is good. The building is used for Industrial purpose. There are 26 units on Ground floor. The building is having 4 lifts.

Industrial Unit:

The Industrial Unit under reference is situated on the Ground floor. As per site inspection we found that Unit No. 20, 21 & 22 are internally amalgamated with separate two entry doors each. The amalgamated unit consist of Reception + Working Area + 1 Cabin + Toilet + Mezzanine floor. Ground floor heigh is 8.5 ft. & Mezzanine floor height 7.24 ft. The Industrial Unit is finished with Vitrified tiles flooring, Glass Door with MS rolling shutter to main entrance, Aluminum Sliding Windows, Casing Caping, Conduit & Concealed wiring etc.

Valuation as on 24th January 2024

The Carpet Area of the Industrial	Unit	:	762.00 Sq. Ft.

Deduct Depreciation:

Value of property as on 24.01.2024	:	762.00 Sq. Ft. X ₹ 10,200.00 = ₹ 77,72,400.00
Prevailing market rate	:	₹ 10,200.00 per Sq. Ft.
Guideline rate (after depreciate) Think.Inn	0	₹ 53,332.00 per Sq. M. i.e., ₹ 4,955.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property		₹ 55,900.00 per Sq. M. i.e., ₹ 5,193.00 per Sq. Ft.
Amount of depreciation	1:	₹ 2,06,136.00
Depreciation {(100-10) X 6 / 60}	1:	9.00%
Cost of Construction	:	818.00 Sq. Ft. X ₹ 2,800.00 = ₹ 22,90,400.00
Age of the building as on 2024	:	6 Years
Expected total life of building	:	60 Years
Year of Construction of the building	:	2018 (As per Occupancy Certificate)

(Area of property x market rate of developed land & Industrial premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. — Depreciation)

Fair value of the property as on 24.01.2024	: ₹ 77,72,400.00 - ₹ 2,06,136.00 = ₹ 75,66,264.00
Total Value of the property	: ₹75,66,264.00
The realizable value of the property	: ₹68,09,638.00
Distress value of the property	: ₹ 60,53,011.00





Valuation Report Prepared For: Cosmos Bank / Naupada Thane Branch / M/s. Shrinath Enterprises (6418/2304634) Page 8 of 18

Insurable value of the property (818.00 X ₹ 2,800.00)	:	₹ 22,90,400.00
Guideline Value of the property (818.00 Sq. Ft. X ₹ 4,955.00)		₹ 40,53,190.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. 20, Ground Floor, "Globe Estate", Plot No. C9, Phase I, MIDC, Dombivli Industrial Area, Village - Asade-Golavali, Dombivli (East), Taluka - Kalyan, District – Thane, PIN Code - 421 203, State – Maharashtra, Country – India for this particular purpose at ₹ 75,66,264.00 (Rupees Seventy Five Lakh Sixty Six Thousand Two Hundred Sixty Four Only) as on 24th January 2024.

NOTES

- 1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 24th January 2024 is ₹ 75,66,264.00 (Rupees Seventy Five Lakh Sixty Six Thousand Two Hundred Sixty Four 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.
- 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

Think.Innovate.Create

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:





ANNEXURE TO FORM 0-1

Technical details

Main Building

		Toominour dotaino	main building	
1.	No. of floors and height of each floor		Ground + 3 rd upper floors	
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is an Industrial Unit situated on Ground Floor	
3	Year of construction		2018 (As per Occupancy Certificate)	
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	Partition	S	6" thick brick wall	
9	Doors a	nd Windows	Glass Door with MS rolling shutter to main	
10	Flooring	A second second	Vitrified tiles flooring	
11	Finishing		Cement plastering	
12		and terracing	R.C.C. slab roofing	
13		architectural or decorative features,	No	
14	(i)	Internal wiring – surface or conduit	Casing Caping, Conduit & Concealed wiring	
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	I formation of	
15	Sanitary installations			
	(i) No. of water closets		N.A.	
	(ii)	No. of lavatory basins		
	(iii)	No. of urinals	The second of th	
	(iv)	No. of sink		
16	white/ord		Ordinary	
17		and wall nd length Think.Inno construction	Provided Vate.Create	
18	No. of lif	ts and capacity	4 lifts	
19	Undergro	ound sump – capacity and type of tion	R.C.C tank	
20		ad tank , capacity construction	R.C.C tank	
21		no. and their horse power	As per requirement	
22	Roads a	nd paving within the compound nate area and type of paving	Chequred tiles in open spaces, etc.	
23	Sewage	disposal – whereas connected to wers, if septic tanks provided, no.	Connected to Municipal Sewerage System	





Actual site photographs











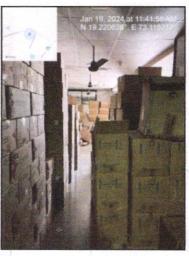






Actual site photographs



















Actual site photographs





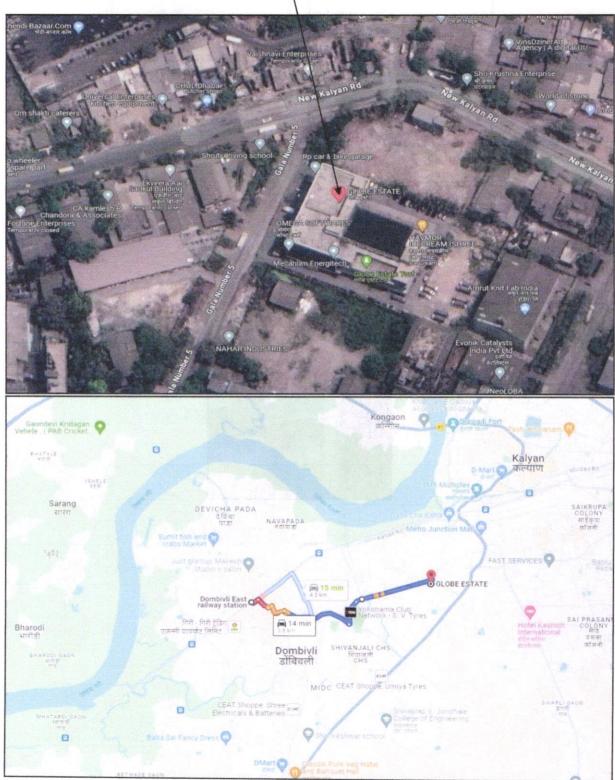






Route M ap of the property

Site u/r



Latitude Longitude - 19°13'15.5"N 73°06'54.5"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli -3.8 Km)





Ready Reckoner Rate

Annual Statement of Rates Ver. 2.0 (वाजारमूल्य दर पत्रक आवृत्ती 2.0)						
♠ Home				Valuation Guidelines M User N	Manual	
Year	2023-2024 -			Language trassits ~		
	Selected District	Thane		-		
	Belect Taluka	Kalyan				
	Select Village	Gavacha Nav. A	ade (Kalyan Dombi			
	Search By	Survey No.	*Location			
elect suffer				रनिवासी सदनिका ऑक्टीस दुकाने औद्योगिक एर	ere (Ro	
urveyNo	37/104 मीले आसाई सामानीर 37/105 भीले आसाई सामानीर			39200 4660065100 46600 4 41400 4250055700 47600 5	भी मीता का संस्था	
THE RESERVE AND ADDRESS.	ST/100-the wind quickers	B. St. Fit. or (MIND C) and Vol.	19100	49000 SSB00 SSB00 SSB00	भी भीत	
	Survey No	1 3 3 4 6 6 7 6 27 29 30 31 32 3 61 62 63 64 66 6 74 75 76 77 70 7 97 85 98 100 101	6 67 50 69 60 61 6 9 80 61 62 63 84 6	16 16 17 16 10 20 21 27 23 24 2 35 40 41 42 43 44 46 46 47 47 50 63 64 65 66 67 60 69 70 71 72 60 66 86 87 00 80 00 01 92 93 04 96 86		

Stamp Duty Ready Reckoner Market Value Rate for Unit	55,900.00			
No Increase, Unit Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	55,900.00	Sq. Mtr.	5,193.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	13,100.00			
The difference between land rate and building rate (A – B = C)	42,800.00			11
Depreciation Percentage as per table (D) [100% - 6%]	94%			
(Age of the Building – 6 Years)				
Rate to be adopted after considering depreciation [B + (C x D)]	53,332.00	Sq. Mtr.	4,955.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

Location of Flat / Commercial Unit in the building		Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table - D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation		
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.	
0 to 2 Years	100%	100%	
Above 2 & up to 5 Years	95%	95%	
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate	





Sales Instance

H40838	सुची क्र.2	इयम निकंपकः सह दु नि कल्याण 4
01-2024	K. a.c.	दस क्रमांक 13840 2022
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	गावाचे नाव: आसदे	
(दोक्टम प्रकर	अँग्रीमेंट टू असाईनमेंट	
्रेस्टरत	6500000	3
) शहरभव भड़ेन्दरयन्य शबक्तिन्दरकार अवसर्ग देते की नदेदार है न्दूर करवे	4189000	
४) धूनापन् पीटविस्ता व परक्रमाकः असत्यासः	1) पातिकेचे नाव-कत्याण-हॉबिवतीहतर वर्णन इतर माहितीः मीने आबंदे प्लॉट नं. सी-० ग्लॉब इस्टेट मधील ग्लॉब इस्टेट फेज -2 पुनिट नं. 203 दुसरा मजला क्षेत्रफळ ४६.12 ची.मी. कार्पेटा (Plot Nauder : सी-० .))	
S) 養有中間	65.12 ची मीटर	
् अनमनी किछ बुडी डेव्यन असेत तेज्ञः		
) इस्त्रेचन करन देशाऱ्या तिहून ठेवलाया पक्षकारचे नाव किया दिकार्यी नावातवाचा हुकु केया अंदेश असत्यान प्रतिचादिन नात व पत्त	ननम् ।) नार भेतर्न तांव एट्याप्येत तर्ने भागेदार माध्य तिर यांचे कु मु ऋगून एत. ये. तव ग इंकिंग्डी पूर्व महत्त्वकु ठावे. पिन कोड भागांव पैन ने अश्चादकार क	ती का .% पत्त-सरोर न , मारा ने , इमारतिये नार सरोब इसेर सर्वेष ने हुमेर ने व 2 तोड़ ने मु बन्याण रोड़ (इमायाडीसी, केब)
; इस्तरित्व करन बेका-य पश्चकराचे १ किया दिवाली न्यायतायाचा हुकुमनामा किया आदेश स्तरवास प्रतिवादिषे नाव १ पता	1): नव मोलर्ट एक अत इंडस्ट्रीय तकें बोक रोडियी कुनित मावडे वर :1, क्ला-व्यांट न - पिन कोड -4,1301 पैन न -AYPPNOSEE	माण २ . इसरतीये नद संपेदी डेंब्रल ३ स्टीक २ की.४३ तेड २ कारावी अरण कॉम्टोब्स उठक ,१५ मीट तेड, ठाकुर्वी पूर्व, महरक, उप
९) दसाएंडल करून दिल्याचा दिनांक	1740/2022	en de la companya de
१९दस नेदर्ग के साथ दिनक	1710/2022	
!)अनुक्रमोक,संह द पृष्ठ	13846-2022	- 1
्राह्मजाभवादमार्थे मुझेक कुळ	325000	
्रवाहरभाषात्रमार्थ नेदारी सुन्व	30000	
14/रोंग		
त्यांकनसाठी विचारत बेतरोता रापगीत -		UT (0.10) (10)
द्रांक गुन्क आकारताम निरहतेता अनुस्रोद -:	(i) within the limits of any Manicipal Corporation or any Cantonnest	step annexed to it

24334	सुची क्र.2	इक्रम निर्वशक सह दू नि कल्याण 4	
-2021 -2021		दल समेत 6228 2023	
ote -Generated Through eSearch Module For original report please contact concern 8	RO	दल कमल (0.25 202)	
CE .		Regri 63m	
		164.000	
	गावाचे नाव: आसदे		
्रितिस्य प्रकार	असाईनमेंट डीड	100 100 100	
्रमेवरत	4000000	On Ground to a second	
 क करभाव भाडेमटट्याच्या शकतितपटटकार आकारती देती की पटटेकर ते नमुद्र करावे। 	2525190		
(४) भू-माप्त पेटडिक्त द घरकमंत्र अक्तराह)	1) पालिकेचे नाव कल्याण-डोबिवलीइतर वर्णन: इतर माहिती: विभाग के 37 106 मुख्यदर 55900 - मीले आजदे और मं सी.० स्लोब इस्टेट बिल्डिंग युनेट मं 216 दुसरा मजला क्षेत्रफळ 41.45 ची.मी कॉप्ट.45.17 ची.मी. बिस्ट अप (Plot Namber : सी.० ;))		
े खेरू	41.8 चौ.मीटर		
हं अन्यत्यों किया जुड़ी देण <mark>्या</mark> त असेत ते ज् य	enii alue	- 1mm s silvita 12 1 /	
ा उसरोकर करन देगाऱ्या तिहुन ठेठणऱ्या यक्षकाराचे नाट किया दिवाली न्यायातवाचा हुडुमनामा किया अदेश अतायात प्रतिप्रदिच नाट द पत्र	 ना-नेवर्त नीव दिरावायोव की भगीदा मान कि तमें हु मु महन हत थी रह नी बया, एका मोर में , माना में , इमालीई नाद नीव इसेट, मीत में हुनिट में 122, देव में मु कावता देव, सम्भवतीयी, केल 1, हिन्दियों हुने, महत्त्व, हती जिस कोट म1330 में मान अध्यादाला एक एक प्रविद्या हुने, महत्त्व, हती जिस कोट म1330 में मान अध्यादाला एक एक प्रविद्या हुने, महत्त्व, हती जिस कोट म1330 में मान अध्यादाला एक एक प्रविद्या है कि हता. 		
्ड दसर्पण्ड करन थेन था २५कलार्थ व किया दिशार्थ न्यायातामा हुकुन्समा किया आदेश असरामा अभिवादिये नाव द ना	 तम-म्लीकत सर्वेद देवाई दय-१८, तक, न्यार २ , माल २ , इमलीये नार भी सभी तीर्थ विशित २ १ व्यक्ति २ ११०० ते इने मोता माने, वहकावा करित, करवान २, माल २ , माल २ , इमलीये नार भी सभी तीर्थ ने तीर्थ २ । वाल माने विश्व करित विश्व करित करित करवान १ । माने २ , माल २ , इमलीये नार मुख्य मित्रेक्ती स्थाव १८, व्यक्ति माने १९४ ते इने सम्बद्ध माने विश्व करित होता करित करवान भी स्थाव १८ , व्यक्ति माने विश्व करित होता होता होता होता होता होता होता होत		
 दसारेवा करन दित्याचा दिनांक 	(205202)		
१८ दस नेदर्श केलाक दिसक	02.05.2023		
11 अनुक्रमान संड व पृष्ठ	6236 3023		
12,कजरभवप्रमणे मुझेन गुन्त	2000		
। इस्तरभण्यम् नेदर्व दृष	3000		
१५)केंस			
ुन्चोक्नमास्तरी विवासन वेतरोता स्वयोतः :			
द्रांव मृत्य अवारतान निरहतेत अनुद्धेर -	(a) within the limits of any Municipal Corporation or any Cantonneur area assessed to it.		

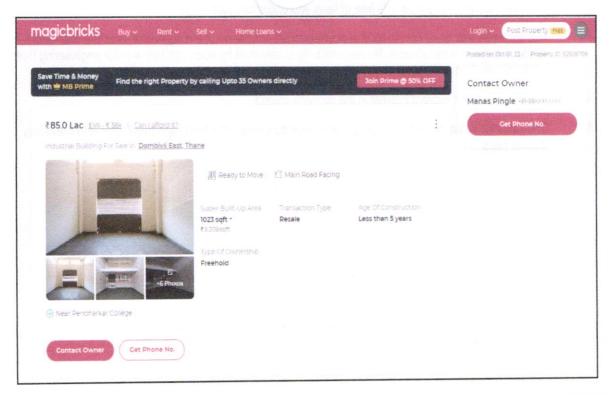




Sales Instance

9.234	सूची क्र.2	इच्छ निषंशक सह दु नि कल्याण 4
use-Generated Through eSearch Module For original report please contact concern S fice	RC	ਵਜ ਕਜ਼ਾਲ 1062 3924 ਜੰਵਰੀ Regn 63m
elegyar yér azerbanada ara il ma	गावाचे नाव: आसदे	er med may kear all marker to the first
ा विदेशक प्रकार	अधीमंद दू असाईनमंद	
्रमेक्ट ^न	*50000	
() मजा भव भवेपरस्थान्य वयोजनस्थानम् अनामी देशे मी प्रतिका हे स्मृद्ध नगरे।	435500	
(३) थू-मापन पोटिहेस्ता व चरक्रमांकः असत्यातः	1) पातिकचे नाव कल्याण-डॉबिक्टीइतर वर्णन इतर माहिती: विभाग क्रं 37.006 मुल्यदर 55900 - मोजे आजदे प्लॉट नं. सी-9 त्लोब इस्टेट बिल्डिंग युनिट नं. 120 पहिला मजला क्षेत्रकळ १०४२ ची मी कार्पेट((Pin Nimble: ची-9 :))	
्र केवरण	१८३ चे मेरर	
्र अकरवी क्रिय वृद्धी देखात असेत तेक्		
ा रस्तोवन कान देशाऱ्या तिहन देशाऱ्या २५कातचे नार क्रिया देशार्थी साधानवादा हुनुननामा किंदा आदेव असत्यार प्रतिकृतिक नार १ पत	ा. नव. मेकर्त तोव रेटायायंक की भरीचा अर्थाव मेमार्थ यों कु वू कुमून रह यें राव मेरी स्थाप मा. मार्थ न . मार्था न . स्वरतिये नव तांव इसेट स्वर्ध न युनेट न ; व 2 तंह ने यू वत्याय रेड रामभावीती मेर ह होतियती पूर्व . स्वराष्ट्र राजे. निन कोड म्हाराथ मैने . स्थाप राज्य मार्थ मेर .	
(इ.स.चीयर करन येगा-य फेक्स वर्ष र किया देखती योगात्माचा हुकुमनाम किया आदेश अस्तराज्ञ प्रतिशक्ति नव य नव	ा स्थ-तुस्ति होई सह था था सा जोर र . महा र . इमाजी रह मारीवरी को और है हो है. ब्रॉक र की 20 रेड र अब रेड सु रवसर महरत महिरावण प्रवक्त यह कच्या २ . महरतू हुएँ। विर बोर -1710 मिन -2008/1913	
्र सर्वोद्धाः स्टब्स देन्याचा देनात	16/01/2024	
ा। इस नेवर्ग केराक देनक	16 01 2024	
(1) अनुस्मान, संद द पृष्ट	1/62/2024	
(1) इजाभकामचे मुर्ग व सुक	375000	
(1) इंग्रजनभाषप्रमणे नेदर्श शुक्त	3000 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	
(असी)		
मुख्यस्त्रसारी विवास चेतरेल सामीतः		
मुहान शुन्त आकारतम् निरहतेल अनुबंद -	(i) within the limits of any Monocopal Corporation or any Castonness area americal to it.	

Price Indicator







DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 24th January 2024.

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:

- Buyer and seller are motivated by self-interest.
- Buyer and seller are well informed and are acting prudently.
- 3. The property is exposed for a reasonable time on the open market.
- Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

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





Valuation Report Prepared For: Cosmos Bank / Naupada Thane Branch / M/s. Shrinath Enterprises (6418/2304634) Page 18 of 18

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 ₹75,66,264.00 (Rupees Seventy Five Lakh Sixty Six Thousand Two Hundred Sixty Four Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar

DN: cn=Manoj Chalikwar, o=Vastukala

Consultants (I) Pvt. Ltd., ou=Mumbal,
email=manoj@vastukala.org, c=IN

Date: 2024.01.24 12:02:36 +05'30'

Director

Auth. Sign.

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

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



