

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Sachin Sonybapu Kul, Proprietor of M/s. Kul Systems**

Industrial Unit No. 310, 3<sup>rd</sup> Floor, 'B' Type, "**Udyog Bhavan - 1**", Plot No. AM-20, Additional Ambarnath Industrial Area, Near Anand Nagar, M.I.D.C., Village Jambhivali, Ambarnath (East), Taluka - Ambarnath, District - Thane, PIN - 421 506, State - Maharashtra, Country - India.

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Latitude Longitude - 19°10'57.6"N 73°11'53.3"E

### Valuation Prepared for:

**Cosmos Bank**

**Fort Branch**

229/231, Bazar Gate, Perin Nariman Street, Borabazar Precinct, Ballard Estate, Fort, Mumbai,  
PIN Code – 400 001, State - Maharashtra, Country - India



#### Our Pan India Presence at :

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

## VALUATION OPINION REPORT

The property bearing Industrial Unit No. 310, 3rd Floor, 'B' Type, "Udyog Bhavan - 1", Plot No. AM-20, Additional Ambernath Industrial Area, Near Anand Nagar, M.I.D.C., Village Jambhivali, Ambernath (East), Taluka - Ambernath, District - Thane, PIN - 421 506, State - Maharashtra, Country - India belongs to **Shri. Sachin Sonybapu Kul, Proprietor of M/s. Kul Systems.**

Boundaries of the property.

North : Viton Engineers Pvt. Ltd.  
South : Press Fit Pipe & Profile  
East : 'A' Type / Open Land  
West : Udyog Bhavan Road

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 ₹ 32,22,000.00 (Rupees Thirty Two Lakh Twenty Two Thousand Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar,  
o=Vastukala Consultants (I) Pvt.  
Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.27 11:17:11 +05'30'

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



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Regd. Office : B1-001, U/B Floor, Boomerang,  
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Industrial Unit No. 310, 3rd Floor, 'B' Type, "Udyog Bhavan - 1", Plot No. AM-20, Additional Ambernath Industrial Area, Near Anand Nagar, M.I.D.C., Village Jambhivali, Ambernath (East), Taluka - Ambernath, District - Thane, PIN - 421 506, 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 27.01.2024 for Bank Loan Purpose
2	Date of inspection	25.01.2024
3	Name of the owner/ owners	<b>Shri. Sachin Sonybapu Kul, Proprietor of M/s. Kul Systems</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Company Ownership
5	Brief description of the property	<b>Address:</b> Industrial Unit No. 310, 3 <sup>rd</sup> Floor, 'B' Type, "Udyog Bhavan - 1", Plot No. AM-20, Additional Ambernath Industrial Area, Near Anand Nagar, M.I.D.C., Village Jambhivali, Ambernath (East), Taluka - Ambernath, District - Thane, PIN - 421 506, State - Maharashtra, Country - India  <b>Contact Person:</b> Mr. Sachin Kul (Owner) Contact No.: 9423907080
6	Location, street, ward no	Additional Ambernath Industrial Area, Near Anand Nagar, M.I.D.C.
	Survey/ Plot no. of land	Plot No. AM-20
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
	<b>LAND</b>	
12	Area of Industrial Gala supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 625.00 (Area as per actual site measurement)  Carpet Area in Sq. Ft. = 600.00 (Area as per Agreement for Sale)  Built-up Area in Sq. Ft. = 720.00 (Carpet Area as per Agreement + 20%)

		Super Built Up Area in Sq. Ft. = 870.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Udyog Bhavan Road, Additional Ambernath Industrial Area, Near Anand Nagar, M.I.D.C.
14	If freehold or leasehold land	MIDC Leasehold Land
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 period – 95 years computed from 01.04.2010
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.
	<b>IMPROVEMENTS</b>	
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	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MIDC norms Percentage actually utilized - Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.





41	Year of commencement of construction and year of completion	Year of Completion 2010 (As per Possession Receipts)
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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 27.01.2024 for Industrial Unit No. 310, 3<sup>rd</sup> Floor, 'B' Type, "Udyog Bhavan - 1", Plot No. AM-20, Additional Ambernath Industrial Area, Near Anand Nagar, M.I.D.C., Village - Jambhivali, Ambernath (East), Taluka - Ambernath, District - Thane, PIN – 421506, State – Maharashtra, Country – India belongs to **Shri. Sachin Sonybapu Kul, Proprietor of M/s. Kul Systems.**

### We are in receipt of the following documents:

1	Copy of Tripartite Agreement to Sub-Lease dated 31.01.2012 between Maharashtra Industrial Development Corporation (the Lessor) AND M/s. MGN Properties LLP (the Lessee) AND Shri. Sachin Sonybapu Kul, Proprietor of M/s. Kul Systems (the Sub-Lessee)
2	Copy of Letter No. MIDC / M (Land) / 739 / 2011 dated 23.09.2011 regarding Execution of sub-Lease issued by M.I.D.C.
3	Copy of Possession Receipt dated 16.04.2010 issued by M.I.D.C.

### LOCATION:

The said building is located at bearing Plot No. AM -20 of Village - Jambhivali, Taluka - Ambernath, District – Thane. The property falls in Industrial Zone. It is at 4.00 km. travelling distance from Ambernath 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 14 Units on 3<sup>rd</sup> floor. The building is having 3 Lifts.

### Industrial Gala:

The Industrial Unit under reference is situated on the 3<sup>rd</sup> floor. The composition of unit is working area, Aluminium framed glass partition cabin, toilet block. The Industrial Unit is furnished with Kota tiles flooring, Teak wood door frame with flush shutter to main entrance, Powder coated Aluminium sliding windows, Industrial type wiring & concealed plumbing etc.



**Valuation as on 27<sup>th</sup> January 2024**

<b>The Carpet Area of the Industrial Gala</b>	<b>:</b>	<b>600.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2010 (As per Possession Receipt)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 Years
Cost of Construction	:	720.00 X 2,500.00 = ₹ 18,00,000.00
Depreciation $\{(100-10) \times 14 / 60\}$	:	21%
Amount of depreciation	:	₹ 3,78,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 38,200.00 per Sq. M. i.e. ₹ 3,549.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 33,616.00 per Sq. M. i.e. ₹ 3,123.00 per Sq. Ft.
Prevailing market rate	:	₹ 6,000.00 per Sq. Ft.
<b>Value of property as on 27.01.2024</b>	<b>:</b>	<b>600.00 Sq. Ft. X ₹ 6,000.00 = ₹ 36,00,000.00</b>

(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)

<b>Fair value of the property as on 27.01.2024</b>	<b>:</b>	<b>₹ 36,00,000.00 - ₹ 3,78,000.00 = ₹ 32,22,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 32,22,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 28,99,800.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 25,77,600.00</b>
<b>Insurable value of the property (720.00 X 2,500.00)</b>	<b>:</b>	<b>₹ 18,00,000.00</b>
<b>Guideline value of the property (720.00 X 3,123.00)</b>	<b>:</b>	<b>₹ 22,48,560.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. 310, 3<sup>rd</sup> Floor, 'B' Type, "Udyog Bhavan - 1", Plot No. AM-20, Additional Ambernath Industrial Area, Near Anand Nagar, M.I.D.C., Village Jambhivali, Ambernath (East), Taluka - Ambernath, District - Thane, PIN – 421 506, State – Maharashtra, Country – India for this particular purpose at **₹ 32,22,000.00 (Rupees Thirty Two Lakh Twenty Two Thousand Only)** as on 27.01.2024.





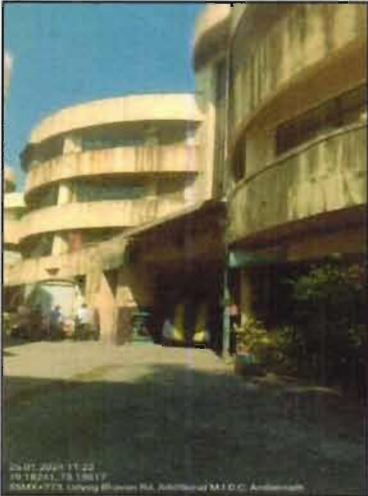
**ANNEXURE TO FORM 0-1**

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 3 upper floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is an Industrial Unit situated on 3 <sup>rd</sup> Floor
3	Year of construction	2010 (As per Possession Receipt)
4	Estimated future life	46 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 shutter to main entrance, Powder coated Aluminium sliding windows
10	Flooring	Kota tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. slab roofing
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Industrial type electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	N.A.
	(i) No. of water closets	
	(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	Existing
18	No. of lifts and capacity	3 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
21	Pumps- no. and their horse power	As per requirement
22	Roads and paving within the compound approximate area and type of paving	PCC flooring & B.T. Road
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

### Actual site photographs



**Actual site photographs**



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## Route Map of the property

Site u/r



**Latitude Longitude - 19°10'57.6"N 73°11'53.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Ambarnath – 4 km.)





## Ready Reckoner Rate

Department of Registration and Stamp Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन	
<b>Annual Statement of Rates Ver. 2.0</b>			
<b>( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )</b>			
<a href="#">Home</a>		<a href="#">Valuation Guidelines</a>   <a href="#">User Manual</a>	
Year	2023-2024	Language	English
Selected District	Thane		
Select Taluka	Ambarnath		
Select Village	Mauje (Gav) Jambhvali (Ambarnath N:		
Search By	<input type="radio"/> Survey No.	<input checked="" type="radio"/> Location	
Select	उपविभाग	पूची नोंदणी विभागीय मदनिचा नोंदणीय प्रकार	औद्योगिक मूल्य (Rs./)
SurveyNo	5/17-ई) नोंदणी बांधकामी बांधकाम मधील निवडकरी ( एन. अय. सी. सी. विभाग )	5460	33200
SurveyNo	5/17/1-महाराष्ट्र औद्योगिक विकास महामंडळाचे अखत्यारीतील औद्योगिक भूखंड	4800	0

Stamp Duty Ready Reckoner Market Value Rate for Unit	38,200.00			
No increase for gala located on 3 <sup>rd</sup> floor with lift	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>38,200.00</b>	<b>Sq. Mtr.</b>	<b>3,549.00</b>	<b>Sq. Ft.</b>
<b>Stamp Duty Ready Reckoner Market Value Rate for Land (B)</b>	<b>5,460.00</b>			
<b>The difference between land rate and building rate (A – B = C)</b>	<b>32,740.00</b>			
<b>Depreciation Percentage as per table (D) [100% - 14%] (Age of the Building – 14 Years)</b>	<b>86%</b>			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>33,616.00</b>	<b>Sq. Mtr.</b>	<b>3,123.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

	Location of Flat / Industrial Gala 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

गावाचे नाव : जांभिवली		
3298339	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3
25-01-2024		दस्त क्रमांक : 3298/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
(1)विलेखाचा प्रकार	असाईनमेंट डीड	
(2)मोबदला	2670000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2366000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:अंबरनाथइतर वर्णन : इतर माहिती: मौजे-जांभिवली,अंबरनाथ,तालुका-अंबरनाथ,जिल्हा ठाणे येथील एडीशनल अंबरनाथ इंडस्ट्रीअल एरिया,उद्योग भवन -1, प्लॉट नं. ए.एम.20 बी विंग मधील दुसरा मजला युनिट नं 208 क्षेत्र- 80.82 चौ. मीटर. म्हणजे कार्पेट क्षेत्र - 600 चौ. फूट कार्पेट म्हणजे कार्पेट क्षेत्र -55.74 चौ. मीटर(( Plot Number : AM 20 ; ))	
(5) क्षेत्रफळ	600 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चंद्रदेव रघु यादव प्रोप्रायटर ऑफ मेसर्स विजय स्टील फॅब्रिकेटर्स वय:-69 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: युनिट नं २०८, बी विंग दुसरा मजला प्लॉट नं ए.एम.२० उद्योग भवन -१, एम.आय.डी.सी, एडीशनल अंबरनाथ इंडस्ट्रीअल एरिया, अंबरनाथ पूर्व जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421506 पॅन नं:-AASPY8498A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स भवार्स इंजिनरिंग प्रायव्हेट लिमिटेड चे डायरेक्टर /संचालक करुणा बिपीन अधिकारी वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: युनिट नं २०६/२१२ बी विंग दुसरा मजला प्लॉट नं ए.एम.२० उद्योग भवन -१, एम.आय.डी.सी, एडीशनल अंबरनाथ इंडस्ट्रीअल एरिया, अंबरनाथ पूर्व जिल्हा ठाणे, महाराष्ट्र, THANE. पिन कोड:-421506 पॅन नं:-AAJCB4130E 2): नाव:-मेसर्स भवार्स इंजिनरिंग प्रायव्हेट लिमिटेड चे डायरेक्टर /संचालक मथुरा रंगनाथ धीवर वय:-44; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: युनिट नं २०६/२१२ बी विंग दुसरा मजला प्लॉट नं ए.एम.२० उद्योग भवन -१, एम.आय.डी.सी, एडीशनल अंबरनाथ इंडस्ट्रीअल एरिया, अंबरनाथ पूर्व जिल्हा ठाणे, महाराष्ट्र, THANE. पिन कोड:-421506 पॅन नं:-AAJCB4130E	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	01/04/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	3298/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	133500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	26700	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
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	

## Sales Instance

1/25/24, 12:57 PM	freesearchignservice.maharashtra.gov.in/isartaHTMLReportSuchiKramank2_RegLive.aspx	
6619339 25-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3 दस्त क्रमांक : 6619/2022 नोदणी : Regn:63m
<b>गावाचे नाव : जांभिवली</b>		
(1)विलेखाचा प्रकार	असाईनमेंट डीड	
(2)मोबदला	2900000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2112000	
(4) भू.मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:अंबरनाथइतर वर्णन : इतर माहिती: मौजे- जांभिवली,अंबरनाथ,तालुका-अंबरनाथ,जिल्हा ठाणे येथील एडीशनल अंबरनाथ इंडस्ट्रीअल एरिया,उद्योग भवन -1,प्लॉट नं. ए.एम.-20,बी- टाईप सध्याचे नाव ए.एम.-20 प्रिमायसेस को.ऑप. सोसायटी लिमिटेड मधील दुसरा मजला युनिट नं 213 कार्पेट क्षेत्र- 54.81 चौ. मीटर. म्हणजे कार्पेट क्षेत्र - 590 चौ. फूट कार्पेट.(( Plot Number : AM 20 ; ) )	
(5) क्षेत्रफळ	590 चौ.फूट	
(6)आकारणी किंवा जुडी 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:-मेसर्स ग्लोबल टेक सोल्युशन्स चे प्रोग्रायटर रवी कुमार करी वय:-52 पत्ता:-प्लॉट नं. :-, माळा नं. :-, इमारतीचे नाव: -, ब्लॉक नं. :-, रोड नं: सदनिका नं १२ दुसरा मजला ऐऊनी बिल्डिंग पनवेलकर गार्डन को-ऑप. हौसिंग सोसायटी, अंबरनाथ पश्चिम, जिल्हा ठाणे, महाराष्ट्र, THANE. पिन कोड:-421505 पॅन नं:-AJHPK8760D	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स श्री गणेश एंटरप्रायजेस चे प्रोग्रायटर सचिन शांताराम गुंजाळ वय:-31; पत्ता:-प्लॉट नं. :-, माळा नं. :-, इमारतीचे नाव: सदनिका नं जी.-२०५, ब्लिस्स अपार्टमेंट, जुना उद्योग भवन -१ समोर, एडीशनल अंबरनाथ इंडस्ट्रीअल एरिया, आनंद नगर एम.आय. डी. सी., अंबरनाथ पूर्व, जिल्हा ठाणे, ब्लॉक नं. :-, रोड नं: प्लॉट नं १४४३, गुंजाळ चाळ, मोरिवली गाव, गणपती मंदिर जवळ, अंबरनाथ पश्चिम, तादुका अंबरनाथ, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421506 पॅन नं:-ASWPG7010L	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/06/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	30/06/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	6619/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	145000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	29000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
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 area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	
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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 **27<sup>th</sup> 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:

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 ₹ 32,22,000.00 (Rupees Thirty Two Lakh Twenty Two Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.27 11:17:38 +05'30'



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

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